

- CONSERVATION AREA STATEMENT -

CONSERVATION AREA NO. 34
STRATFORD PARK



Stratford Park is the largest green space in Stroud. It is an important and unique area, the amenities of which are enjoyed by many visitors.

The Park features a variety of public services, which range from the Museum set within the mansion house, to the Leisure facilities, parkland and woodland.

Part of the Park's great attractiveness lies in its green and leafy spaces, which are a welcome retreat from the busy urban environment of Stroud.

Stratford Park encompasses woodland, parkland and water features and contains many species of trees, which are significant assets to Stroud.



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PART I: INTRODUCTION



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 area and to 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 STRATFORD PARK STUDY AREA

The Stratford Park Conservation Area (No.34) was first designated on 28th June 1990.

In this review, we will be looking at the existing Stratford Park 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 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 OF STRATFORD PARK

ORIGINS OF THE SETTLEMENT

Since 1307 the name of Stratford has been recorded within the Stroud locality. The area of Stratford Park was first associated with Edward Stratford in the 1600s, and there is proof that a house existed on the present Mansion site before the 1670s.

The Stratford family were prominent in the local community. Their name not only continues with the Park, but also the road crossing over the Painswick Stream to Paganhill, and the present Stratford Road.

There is clear proof that the house in Stratford Park was redeveloped around 1674, as well as this being well documented, evidence survives within the fabric of the building, even after later modifications.

Over the west door of the house, the initials GG are prominent as well as the date 1674. GG stands for Giles Gardner, who took over the estate from his widowed mother in 1688. A date of 1674 is also found on one of the chimneystacks.

Architectural proof comes in the form of mullion windows on the rear of the building, which point towards the building's 17th century past.



Left: The name and date plaque over the side entrance

It was Giles Gardner's father, Nathaniel, a successful cloth mercer in Stroud who had purchased the estate from Edward Stratford in 1653. The Gardner family acted as brokers for the many small cloth manufacturers who made their living weaving at home in the Stroud area, and as a result had become a relatively

wealthy and high status family in the local area. A house and estate of some standing such as Stratford Park proved that they had made it successfully in business and society.

A quaint tale is described in Paul Hawkins Fisher's *Notes and Recollections* about how in 1779, Giles Gardner's widow, commonly called Madam Gardner, was in possession of the house and died there. 'On Sunday morning after her decease, while the coffined remains were lying in her chamber, the female servants in charge of the house, were startled by the ringing of the bell that communicated with their mistress's room. Terror prevented their attempting to ascertain its cause, until other servants returned from church; when they summoned courage to visit the apartment of the dead, and discovered that an owl had made its way down the chimney; and, in flying about, had entangled its claws in the bell-wire, and caused the alarm.' (*Notes and Recollections of Stroud, Paul Hawkins Fisher, pp171*)

EIGHTEENTH CENTURY

Towards the end of the 18th century the Mansion under went re-ordering and re-facing to make the house 'polite', as was fashionable in accordance with the prevailing style of the day. Seen within the context of the development of Stroud town, this very much coincides with the beginning of a period of great wealth and growth based on the expanding profits of the local cloth industry.

In 1781 Stratford Park passed from his childless Uncle, James, to Nathaniel Winchcombe, together with Bownham Park, Rodborough and the textile business. After marrying the sole heiress of Daniel Parker a year later, the last in a line of successful clothiers from Painswick, he accumulated a vast fortune. While his widowed aunt remained at Stratford House until her death, he is recorded as living within the house by 1792. Although Winchcombe spent a brief amount of time at Stratford Park (1790-1802), he wrought great change on the building, once more bringing it up to fashionable taste. The work has been attributed to Anthony Keck on stylistic grounds, and as he

is known to have worked at Bownham Park around twenty years earlier for Winchcombe's uncle, therefore the attribution seems entirely reasonable.

The new, formal public face of the house marked a further escalation in its social status to become a distinguished villa-type residence suitable for wealthy local industrialists. The previous elevations remained essentially unchanged to the west and the north, although both presumably gained an upper floor in a classical style with a parapet and ancillary detailing. A cornice and plat bands survive on the north and west today. In connection with this, a new main entrance was added to the centre of the south elevation, the old front door on the west becoming the service entrance.

Nathaniel Winchcombe's wealth and ambition allowed him to make the transition from industrialist to aristocratic gentleman. After selling all that linked him to his origins, including Stratford Park, he acquired the right to the name Clifford and settled in Frampton Court, Gloucestershire in the early 19th century.



Above: Stratford Park Mansion as it looked before the removal of the third storey c.1918 (Conservation Management Plan for Stratford Park and Museum in the Park. Oct 2006, pp.13)

NINETEENTH CENTURY

Within the grounds is a walled garden, which is considered to be unusual for the period in that it is closely attached to the house, irregular in plan, and built on a steeply sloping site. It is

first mentioned in 1802, and shown on the first map of the estate dating from 1819 (See **Fig I** within Appendix I). The tall walls surrounding the garden, especially on the west and north sides, provide the shelter necessary for delicate plants, and for extending the growing season. These walls are substantially built of local rubble stonework, which would probably have been given a rendered finish.

The owners turned their interest towards the Park and surrounding landscape in the 19th century. Analysis of the grounds is more informative of the changes during this period, as little is known about the house.

The Stratford Estate once more passed into new hands in 1819, when Joseph Watts, a local brewer who had become the sole proprietor of the Stroud Brewery by 1826, purchased it. He was an important figure in local politics at a time when the town enjoyed its most significant heyday.

Over the next 100 years there were notable design changes and additions to the landscape, many of which survive today.

In 1825, soon after the purchase of the house, a map of the Stroud area reveals that little had altered in the grounds. (**Fig II**)

However a map of 1835 showed that the Park had undergone a radical redesign including:

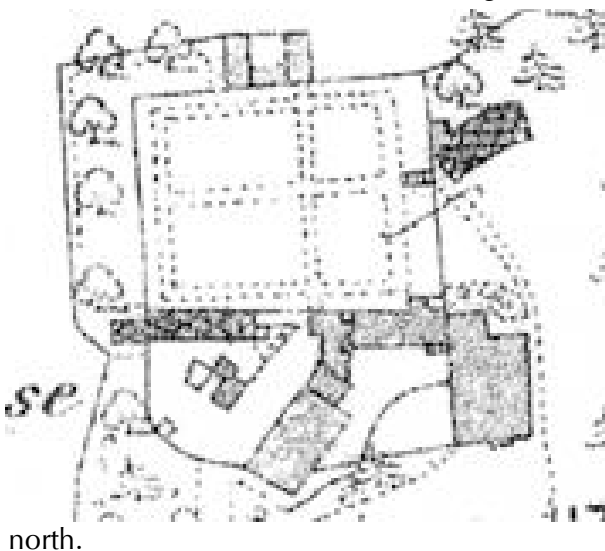
- The introduction of a new access from the southwest
- The retention of the former access driveway from the southeast
- The introduction of a lake east of Painswick Stream
- New planting separating the driveway entrance from the service yard entrance
- New planting along the southern and eastern boundaries and on the western side of the stream (**Fig III**).

This is symptomatic of a period of growth in the extent of land that is brought into the setting of the house, and also of the change in the house name from Stratford House to Stratford Park, which reflects this design intention.

Upon John Watts death in 1855, the property, together with the brewery business, passed to his grandson, John Watts Hallewell, who continued his grandfather's business. He successfully built up one of the largest national breweries in operation during the 19th century. He was also a close friend of Captain Robert Holford of Westonbirt, and shared with him an interest in the discovery of new plant species.

The extent of the additional planting in the immediate grounds of Stratford House is clearly noticeable on the map of 1882 (**Fig VI**). Hallewell planted many of the fine specimen trees which are seen in Stratford Park today, these include the avenue along the main driveway with its Wellingtonias and deodars, both specimens introduced into Britain in 1853, only seven years before Hallewell inherited the estate. The planting and layout shown in the 1882 map reflects Hallewell's vision to develop an arboretum to a strong design.

The 1882 map also shows the establishment of the avenue, arboretum and boundary planting, and the addition of the orangery and the removal of the orchard and the hedge to the



Above: The first reference on a map of the orangery. Dating from 1882, the First Edition Ordnance Survey Map shows the group of buildings relating to the Mansion, including walled garden and service buildings. The orangery is shaded dark brown in the top right corner. (Conservation Management Plan for Stratford Park and Museum in the Park. Oct 2006 pp.19)

It is very unlikely that the orangery, with its façade of extensive windows was built before the abolition of the glass tax in 1845, but the exact date of its construction is not certain.



Above: A formal party in front of the Orangery circa turn of the 20th century (Conservation Management Plan for Stratford Park and Museum in the Park. Oct 2006, pp.21)

In 1870, Hallewell hosted a 'Horticultural Exhibition and Agricultural Show' at Stratford Park. This event is thought to have been the forerunner to the now annual Stroud Show.

On Hallewell's death in 1891, the property was sold at auction. Details of the estate describe it as 'stone built mansion...situated on a Terrace, in the midst of Ornamental Pleasure Grounds, and surrounding by a nobly timbered Park.'

The cast iron bridge over the Painswick Stream is difficult to date as it is a standard type, which would have been available from an iron founder's catalogue. It is a very simple design, consisting of only two casting patterns, but is perhaps a relatively rare survivor for that reason.

The Cottage on Stratford Park has now become Stratford Court, and has been extended and refaced to its present state in a Gothic revival style. This building has been 'scraped' back to expose the stone and brick of its construction, probably during the mid 20th century. Originally, it would almost certainly have been rendered to look like imitation ashlar.

TWENTIETH CENTURY

George Ormerod, a silk spinner from Brighouse, Yorkshire, bought the Stratford Park Estate in 1918, and as the house no longer suited his needs or tastes he had the second floor of the Keck designed Mansion removed. This is by no means general practice, and it is not entirely clear why, even if the house was too big for his purposes. It might simply have seemed easier to him than repair. Ormerod's Yorkshire builders, with the parapets and chimneys being reconstructed properly at the lower level, carried the work out well and the reduced south and east elevations remain elegant.

It was George Ormerod's specific wish that upon his death the Stratford Park Estate was to be sold to Stroud District Council. In 1935 it was sold to the Council, and the wishes of Ormerod, that the Park should become an amenity for the people of Stroud, became a reality. The Council were able to set about ensuring that the Park became a valuable local resource.

In 1937, the present open air-swimming pool was completed and was opened to the public. The swimming pool was designed by F S Cutler, the Council's Engineer and Surveyor, along with L G Mouchel and Partners.

The pool combines a number of interesting and different design elements, which include:

- Distinctive inter-war Modern architecture, such as horizontal emphasis and nautical references
- Art Deco touches such as the fountain at the north end
- Local materials in the form of plain tiled hipped roofs on the four pavilions, and the use of local coursed rubble stone for the terraces and boundary walls

Although there is a wide range of design styles employed in the swimming pool complex, the pool as a result has a consistent and appealing atmosphere. Despite being quite small for its kind it is a good representative example of an inter war lido which, seems to have changed little in spirit since it was first built.

The parabolic diving board is a particularly rare and valuable surviving structure, which aptly shows off a Modern engineer's understanding of structural forces on a small scale.



Above: The lido under construction circa 1937(Conservation Management Plan for Stratford Park and Museum in the Park. Oct 2006, pp.24)

It is possible that the original bandstand was also added in the 1930s, although it has since been substantially rebuilt. The gates at the east side of the park, onto the Painswick Road, close to its junction with Painswick Old Road, were added in 1953 to mark the celebration of the Coronation.

Although the buildings initially changed little within the park, the landscape experienced the most significant change following its acquisition by Stroud District Council. The construction of the outdoor pool, pavilions, bowling greens and tennis courts in the previously open pastureland to the west of the Mansion transformed private grounds into a leisure resource.

The present large, boxy Leisure Centre was constructed in 1974 to the designs of Price and Roberts, Architects. It almost completely fills the space, which had remained between the east side of the outdoor pool and the west of the walled garden, and has massively changed the scale of use and atmosphere of the entire Park. It has since become, and remains, an essential feature in the life of Stroud, but cannot be regarded as architecturally

distinguished. It is constructed generally of split faced concrete blocks made with crushed Cotswold stone aggregate.

At the time the Leisure Centre was built the Mansion was occupied by an order of Anglican Monks. It is likely that the house remained to be sublet while in council ownership until it was redeveloped into the Museum in the Park.

The present main entrance gates to the Park were added in 1977 in celebration of the Queen's Jubilee. These are hung on substantial stone gate piers which were salvaged from the Stroud Laundry Co of Ebley.

TWENTY FIRST CENTURY

The house was let for some years to the Anglican Community to the Glorious Ascension in the 1960s, but in 2001, it reopened as the Museum in the Park. A successful bid was made to the Heritage Lottery Fund for £1.8 million to meet the cost of conversion, and of building a new wing to provide a reception area and temporary exhibition space.

The present Museum in the Park was completed in 2001, with the conversion of the Mansion to its present Museum use, including substantial repair and partial alteration of the fabric, and the construction of the new temporary exhibition gallery and entrance area on the same footprint as the previously lost stables and outbuildings.



The modern extension to the Museum in the Park

STRATFORD PARK 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 have developed. In visual terms, the surrounding landscape influences the first impression 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 Valley 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 the cloth production.

Stratford Park is the largest green space in Stroud and consequently is popular with local people as a place of recreation and relaxation.

Part of the Park's great attractiveness lies in its green and leafy spaces, which are a welcome retreat from the busy urban environment of Stroud. Stratford Park is a diverse space with woodland, parkland, and water features.

Areas of the Park have a great feeling of open space, with views out of the Park into the Valleys beyond. These are achieved in the Parkland and around the Mansion and Leisure Facilities, and make you feel like you are nestling within the hills. Other areas, particularly within the woodland, feel enclosed and secretive with the murmur of passing traffic the only indication that you lie in close proximity to urban life.



Stratford Parkland with outward looking views towards the Painswick Valley

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 of 'strata' of clay, sand and limestone. Although the beds of sediments 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. Weathering 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 oolitic 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 Forcester 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.

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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 existing to the west, and the Nailsworth Valley to the south. To the north, south and east, the town is surrounded by a complex pattern of hills, valleys and coombes.

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.

APPROACH ROUTES AND VIEWS

The Painswick Road (A46), constructed in 1818, runs alongside the south end of the Park, whilst the busy Stratford Road runs to the west. The tall trees, which border 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.

The Painswick Valley can be glimpsed when walking through the Parkland and also when by the Mansion and Orangery, Stroud College and the Lido grounds are set against the backdrop of the distinctive Rodborough Common and Selsley Common, which encompasses the southwest parameter of the Park.



Above: Aerial view of Stratford Park in the 1970s, showing clearly the open spaces, which surround the Leisure Centre and Stratford Park as well as the thick woodland along the Painswick Road to the right. (Conservation Management Plan for Stratford Park and Museum in the Park. Oct 2006, pp 28.)



Above: The view of Selsley Common from the Stratford Park car park

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 WITHIN STRATFORD PARK

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.

Four areas have been identified as being sub-areas within the Stratford Park Study Area. See **map 2**.



Sub Area 1: Stratford Mansion and Grounds
The landscape comprises the land immediately surrounding the Mansion/Museum to the south and east. Its eastern boundary is formed by the Painswick Road while to the south the boundary is Stratford Road.



Sub Area 2: Stroud Leisure Complex
This is a functional leisure complex, which comprises the Leisure Centre, Lido and Pavilions, bowling green, putting green, tennis courts, skateboarding area, basketball court, car parks and all weather sports pitch.



Sub Area 3: Painswick Wooded Valley
This landscape comprises the wooden valley of the Painswick Stream. To the east is the busy Painswick Road and to the west open parkland.



Sub Area 4: Stratford Parkland
This landscape comprises the former parkland of Stratford Parkland. The western northern boundaries are defined by hedgerows and a metal park railing, while the eastern boundary is defined by the woodland edge of Painswick Stream Valley.

SUB AREA 1: STRATFORD MANSION AND GROUNDS

Key Characteristics

- Steep slopes which lead down from the house to Painswick Stream
- Landscape including the Mansion, walled garden and orangery and which comprises the setting to these listed structures
- The exceptional and majestic trees of the arboretum which grace the slopes from the house
- Notably designed landscape features including the organery, walled garden, avenue along the driveway, lake and cast iron bridge
- Also contains more recent town park features including the bandstand and the Coronation gateway to the east

THE BUILDINGS

The Mansion

The Mansion is a grade II listed building and as such is regarded as architecturally and historically important. As a whole, the building derives its overall significance from the layers of historical and architectural development over time.



Above: The classically proportioned 18th century east elevation

The house dates from the 1674 redevelopment, and includes the original west and north elevations, these are visible symbols of the social and historical significance of the

Gardner family and the family's social standing within the local community.

The re-facing of the south and east elevations, and the internal remodelling carried out to the house around 1790, to the likely designs of Anthony Keck, can be considered to be of particular architectural and historical value. The position of the house within the surrounding Park, and the carefully considered views outwards, give the house a very high significance in this context. The building and its setting can therefore be considered to be important contributors to the historic landscape of Stroud.

The key development phases of the Mansion correspond to the development of Stroud:

- The late 17th century saw the formalisation of the Mansion at a time when Stroud became a considerable market town, which grew under the influence of its blossoming industrial activity. The owner of the estate, a wealthy mercer, would have been a member of the local, self-made elite.
- In the late 18th century, the estate was once again transformed under the ownership of Nathaniel Winchcombe, one of the richest men in the area. This went hand in hand with Stroud's heyday and its economic prosperity as the early industrial centre for textile production.
- In the 19th century, as the purely industrial nature of Stroud was gradually changing, the landscape of the Park was altered to serve as an important collection of tree species and later the host of Stroud's annual show.
- The effects of the First World War on the national and local economy were extensive; Stroud was no exception and was badly affected. While Stroud's industry struggled to keep up with the changing economy, Ormerod decided to significantly reduce the size of the Mansion by removing its second storey.

Stratford Park important insights into the history and social significance of Stroud, and is an important link in strengthening the local sense of identity and community.

The Mansion's present use as a museum and art gallery of Stroud's local and social history, gives the building an extremely high significance, as well as community value.

Walled Garden

The walled garden is listed as grade II and as such is therefore considered to be of national importance.

Its significance lies in its relevance both to the building group of which it forms a part, and to the wider Park landscape of which it is an integral element.

The footprint of the garden has been a prominent part of the overall Park and its surroundings since at least the later 18th century, although some aspects may be as early as the late 17th century. It therefore has high landscape and historical significance.

The east gateway is the oldest physical part of the garden walls, and it is a fine example of its type, although it is probably not originally from Stratford Park. It can still be considered to be however, an important component of the walled garden and its architectural and historical evolution.



Left: The elaborate and attractive iron gates to the walled garden

The walls to the garden are less easy to date, as they are a type of construction used over a

long time. It is most likely, however, that they are associated with the late 18th century remodelling of the Mansion. They represent a critical stage in the development of the Park as well as a major part of the principal building group within the Park.

The Orangery

The Orangery, which is listed at Grade II, is a very fine example of a Victorian conservatory placed in a significant location with the Park, which was built to a high standard. It contains the remains of the under floor heating system and documentary evidence exists for an interesting range of opening roof panels for ventilation.



Above: The sad looking, roofless Orangery

The significance of the Orangery has been compromised since c.1940, mainly due to its lack of maintenance. This has led to several important losses including the removal of the roof, windows and doors, and the removal of the heating chamber and associated flues, which had technological and social significance. These losses are unfortunate for both the building and the overall significance of the Park, however the building remains an important component, which plays a valuable part in the Park's historical and architectural development.

Main Entrance Gateway

The principal entrance gates to the Park date from 1977, and mark Queen Elizabeth II's 25th Jubilee. While the gates do have some social and historical significance, their design and

quality cannot be considered to be as important.

The gates are hung between imposing stone entrance piers, which were reclaimed from the Stroud Laundry Co.'s premises in Ebley; these still have obvious architectural significance despite not being located on their original site.



Above: The 1977 entrance gateway, with piers reclaimed from the Stroud Laundry Co.'s premises in Ebley

Coronation Gates

The gates at the east entrance to the Park on the Painswick Road were erected in celebration of the Coronation in 1953, and are entirely typical of their period. They have historic and social significance. The ironwork is of higher aesthetic significance than the stonework surround.



The Bandstand

The bandstand is thought to have been first constructed in the 1930s, but was almost completely rebuilt in 1986.

It is a pleasant structure, which although of no great architectural significance retains a simple, unassuming aesthetic quality, which relates well to its intimate Parkland setting. The bandstand is a key feature among many parks up and down the country and is an important reminder of the function and role of Parks in the 19th and 20th centuries, as a place of relaxation, amusement and entertainment.

The bandstand is a charming fixture within Stratford Park.

The Footbridge

The grade II listed footbridge over Painswick Stream can be glimpsed from various angles within the Park; it is a fine example of a simple, yet elegant, Victorian cast-iron structure. The bridge is a product of its time, and is typical of the products of a range of iron founders. For economy of production, it is made from components of only two patterns, and, as such, has aesthetic, historical and technological significance.



Stratford Court

Stratford Court lies within the present Stratford Court playing fields on the Stratford Road. Early maps referred to a cottage in the position of the present house.

The early 19th century Stratford Court has been extended and refaced to its present state in a Gothic revival style and has a 'distinctive embattled southern façade' (*The Buildings of England: Gloucestershire, the Cotswold. Verey and Brooks, pp.668*). The building, which is Grade II listed, stands in marked contrast to the Georgian classical simplicity of Stratford Park Mansion, and as such is a pleasant surprise with its overtly elaborate gothic façade.



Above: Early 19th century Stratford Court in the style of Gothic Revival. Photo showing the distinctive pointed arched windows and porch with crenellated parapet, pierced quatrefoils and arrow slits.

THE SPACES

Within sub area one there are a number of key spaces all of which are closely associated with the Mansion and its landscaped garden. The landscaped parkland is a product of the listed buildings and has been purposefully developed as part of their setting. The Mansion, walled garden and Orangery are important elements within the landscape.

The intact nature and continuity of the layout of this landscape and features are of high historical importance. Its present day character owes much to the design vision of JW Hallewell, who laid it out in the 19th century.

The scenic qualities of this landscape derive from the topography, trees and landscape design. The sub area also has high amenity value as a result of its ease of access, and the variety of spaces and opportunities for a range of informal outdoor recreational activities. The planned landscape co-exists with the landscaped features, which include the Orangery, walled garden, and the avenue along the driveway, the lake and the cast iron bridge. These longer standing features mix with the more recent town park features, which are as equally at home within the Park. These include the bandstand and the Coronation gateway to the east.

Grassy steep slopes run from the Mansion towards the lake and the Painswick Stream, forming an integral and large part of sub area one. The lake is surrounded by lawns on the south and west banks.

The most striking, and perhaps, notable aspects of the sub area are the exceptional and majestic mature trees of the arboretum, which grace the slopes from the house. The trees have been planted in such a way that they form avenues and vistas, which sweep away from Stratford Park. The trees create an effective barrier against the weather and as such create great swathes of shade and dappled light.



Scenes from Stratford Park and its grounds, top to bottom:
The bandstand; the calm lake and the avenue of trees leading to the 1977 Coronation gateway

SUB AREA 2: STROUD LEISURE COMPLEX

Key Characteristics

- A variety of spaces with specific functions for different sports
- The visual dominance of the Leisure Centre building and Stroud College
- Formal beds for bedding plants and flower displays
- Domestic scale and character reinforced by features such as pergolas
- Extensive areas of car parking are broken by grassland areas

THE BUILDINGS

Open Air Swimming Pool

The swimming pool was constructed in 1937, and since then has formed a valuable part of community life within Stroud. The complex includes the Bowling Green and tennis courts. The design is an interesting transitional arrangement incorporating elements of Modern and vernacular architecture into a workable whole. The range of details and fittings, such as the turnstiles, water fountain and surviving windows and doors, has particular aesthetic and technical value; the swimming pool is a well-preserved example of an increasingly rare building type.

At opposite corners of the pool are two two-story and two one-story pavilions in Cotswold limestone with hipped roofs and terracing, which ensure that the complex has a vernacular feeling about it, mixed well with the clean crisp pre-war lines.

The parabolic diving board structure, which was cast in-situ, is a fine piece of engineering, deriving its design from a pure compression curve. It has very high architectural, aesthetic and technological significance.



Above: Archetypical pre war design is strikingly obvious within the Stratford Park lido: Clean, crisp and functional lines.

Leisure Centre

Since its construction in 1974, the Leisure Centre has made a very important contribution to the community life of Stroud. The building however, looks tired and does not contribute a great deal to the character of the Conservation Area; this is further enhanced by the building lying in close proximity to both the Mansion and the 1930s lido.

THE SPACES

Within sub area two there are a variety of spaces, which have specific functions for different sports. Sporting activities dominant within this sub area and, as a result, inward looking spaces are limited to the recreational sporting areas such as the tennis court and bowling green, and large buildings, which tend to dominate, such as the leisure centre and the swimming pool.

Formal beds containing bedding plants and flowers are an attractive buffer, and effectively help to break up the swathes of tarmac and hard surfaces. The formal planting, along with pergolas, ensures that the sub area has a gentle, familiar domestic scale and character.

The patches of grass also help to break up the large amount of car parking which is fairly extensive alongside the Stroud College, and reduces their impact upon the setting.

The encompassing Selsley Common ensures that outward looking views are achieved; this is further enhanced by the lofty position of the footpath, which makes sure that there is a feeling of openness when walking alongside the tennis courts and Bowling Green.



Above: The outward looking view from the bowling green

Below: The tennis courts framed by bedding plants looking out towards Nailsworth Valley

SUB AREA 3: PAINSWICK WOODED VALLEY

Key Characteristics:

- Steeply sloping valleys sides west of Painswick Stream and more gentle slopes to the east
- Shady and secretive quality created by dense woodland on the steep slopes
- Open glades and area of grassland east of the Stream

THE SPACES

There are no buildings within sub area three; the area is instead dominated by dense woodland and grassy spaces, which run to the Painswick Stream. The lack of buildings and dense nature of the trees ensures that the sub area takes on a secretive and secluded feel, where it is possible to escape from the open grassland and built up areas of the other sub areas.

The steeply sloping sides west of Painswick Stream and the more gentle slopes to the east provide an effective break from the thick woodland and ensure that the views are achieved in and out of the woodland. Open glades and area of grassland east of the stream.

Within the woodland there are paths, which snakes, and twists and turns, leaving the visitor in a state of anticipation.

The Painswick Stream runs directly through the sub area, and adds to the feeling of tranquillity and discovery.



Above: A pathway leading through the woods

Below: Painswick Stream

SUB AREA 4: STRATFORD PARKLAND

Key Characteristics:

- Area of extensive grassland and a number of mature veteran trees giving rise to a parkland character
- Notable views to the wider landscape including the trees of the arboretum and high land defining the Stroud Valleys
- People are able to wander freely as there are no defined footpaths
- Areas of un-mown grass and tree planting have developed along the northern boundary screening to the wider rural landscape to the north

THE SPACES

Sub Area Four, which is defined as Stratford Parkland, does not contain any buildings, however there is a playground, which is often frequented by children and teenagers. Unlike Sub Area Three, where there are few outward looking views due to the density of the woodland, Stratford Parkland does have views out towards the Painwick Valley and Selsley Hill, which allows for the feeling of open space. This coupled with buildings border on to the sub area adds to the sense of encroachment.

The sub area is extensively comprised of grassland and a number of mature veteran trees, which gives rise to a feeling of open parkland. People are able to wander freely as defined paths do not run through the grassy area.

Areas of un-mown grass and tree planting have developed along the northern boundary, screening the wider rural landscape to the north.

There are also notable views to the wider landscape, including the trees of the arboretum and high land defining the Stroud Valleys.



Above: The playground within the park
Below: The lido from the playground

THE CHARACTER OF STRATFORD PARK: A SUMMARY

Stratford Park is an important, large green area within Stroud and has a high amenity value for the local community.

Uses

The Conservation Area has a range of uses, which are a direct result of the variety of existing public services. These include the Stratford Park Mansion, which now houses the Museum in the Park, the Leisure facilities which include the architecturally and historically important 1930s swimming pool, the tennis courts, bowling green and the 1970s Leisure Centre. The lake within the Park also attracts those who wish to fish, as well as those who wish to enjoy the parkland and woodland.

Spaces

Stratford Park contains a variety of diverse spaces, as defined by the four sub areas. The distinct and varied nature of the sub areas ensures a great variety of interest for visitors and as such is a popular local attraction. Its diversity also greatly enhances the Park's special character and interest. The individual areas range from the mansion house set within its sloping landscape gardens, which feature a lake, bandstand and majestic specimen trees, to the dense, secretive woodland where the Painswick Stream meanders. The open sweeping Parkland behind the swimming pool, contrasts with the formal and domestic space of the Leisure Centre grounds, which are characterised by formal bedding plants. The sub areas, although they are individual and distinct areas, enhance each other, and contribute to the all-round experience of paying a visit to Stratford Park.

Setting and views

The views achieved within the Conservation Area are important components in defining its special character and importance. The surrounding landscape has a large impact upon the sense of location and place, within Stratford Park. Outward looking views are achieved from Stratford Parkland towards Painswick Valley, and from the Mansion Grounds and Stroud Leisure Complex towards Rodborough and Selsley Common. Only within the Woodland is it possible to feel totally sheltered and hidden from the buzz of urban Stroud.



PART III: STRATEGY

A REVIEW OF THE CONSERVATION AREA BOUNDARY

The original Conservation Area boundary was set in 1990 (see map 1).

Stroud District Council owns virtually all of the land within the Conservation Area boundary. Only the two houses at Stratford Court and their grounds are in private ownership.

The Committee Report of 29th March 1990 says that: 'It will be an unusual Conservation Area, if confined to Stratford Park as there will be only one building within it i.e. Mansion House of any importance...' The Report goes on to say that '...the Conservation Area should be extended to include Stratford Court and the land attached to that property, including of course the walls, which form a feature of the street scene at this important point.'

One of the principal reasons for the designation of the Conservation Area came during discussions on the proposed widening of Stratford Road, required as a part of the planning permission for the Tesco store. These proposals involved the felling of a line of beech trees on the north side of the road. There was considerable public opposition to the proposal to fell the trees, which culminated in a sit in, high up in the branches, to prevent the felling taking place.

The situation was resolved with the preparation of alternative proposals for traffic calming which created the series of mini roundabouts we see today on the approach to Tesco store. Although the County Council reserved the right to return to the original scheme if the traffic calming failed, this scheme has been in place now for over ten years and is assumed to be satisfactory.

Many of the buildings/structures within the Conservation Area are listed buildings of Special Architectural or Historical Interest, all of which are listed grade II. Paragraph 46 of PPG15 says that 'Given the nature of conservation area controls- essentially controls over demolition; strengthened controls over

minor development; and protection of trees- designation is not likely to be an appropriate means of protecting landscape features, except when they form an integral part of the historic built environment...'

All the listed buildings and their settings benefit from the full range of protection that is afforded by their listed building status. This is regardless of the designation of a Conservation Area, which includes them, and the existence of the Conservation Area gives no enhanced level of protection to the listed buildings.

As the District Council are the owners of virtually all of the land, it should be assumed that the Council will be responsible stewards and will do nothing to harm the character and appearance of the area. However, it is important to realise that the Council may not own the Park forever and therefore the Conservation Area, which is already in place, should be maintained for the future.

In light of the Conservation Area Review no amendments to the boundary are proposed (see map 3).

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 car parking and the intrusion of parked cars** within the Conservation Area, especially in light of the opening of the new Stroud College.
- ◆ **Inappropriate modern infill**, often consisting of boxy, poorly designed buildings, would greatly damage the prevailing character. This is aggravated by a failure to use locally distinctive materials.

- ◆ **Alterations to buildings.** Constructional elements of some 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.
- ◆ The **growth and intrusion of traffic**, on the Stratford Road, south of the fishpond, in terms of visually and audible pollution.
- ◆ The **development of a range of park features** including a variety of fences, signage, seating and lighting, which if inappropriate, may harm the spaces and setting of the listed buildings and Conservation Area.
- ◆ The **development of the fish pond** including fishing jetties and popularity of duck feeding resulting in grass erosion and water quality issues.
- ◆ The **growth of vegetation and planting of new vegetation**, which has and may further screen views to and from the Mansion.

PROPOSALS FOR THE PRESERVATION AND ENHANCEMENT OF THE CONSERVATION AREA

It is the aim of the District Council that the existing character of the Stratford Park 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.

All proposals for development within or, in some cases, adjacent to the Stratford Park

Conservation Area will be assessed against the Development Plan policies set out over the following pages.

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 Stratford Park Conservation Area includes a 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 outweigh 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 Stratford Park Conservation Area, and resulting from this Review follows:

Policies and design guidance

The designation of a 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.

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.
10. Where improvements or enhancement schemes are proposed for **ground surfaces and hard landscaping**, it should be remembered that the need for roadworks 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 is one site within the Conservation Area, which is regarded as a neutral zone. This site is identified on **map 5**.

1. The 1970s Leisure Centre complex, which although a building of its time, remains boxy and unsightly, especially when compared to the 1930s buildings and the Mansion, which it is sandwiched between. The Leisure Centre covers a large site. It is a site, which could be improved in terms of design and impact upon the setting of the Conservation Area.

LISTED BUILDINGS

At present, there are 5 buildings and structures within the Stratford Park 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 4).

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 Conservation Area.

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 (TPO) 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. There are currently no TPOs in the Conservation Area.

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]

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.

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.**

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 adjacent.

An Article 4 (2) Direction is not to be applied to any buildings within Stratford Park Conservation Area, as those buildings, which are not listed, such as the 1930s buildings, do not have permitted development rights, because they are not dwelling houses. Therefore Article 4 (2) Directions do not apply to the Conservation Area.

	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>

If you are hoping to carry out any of the above referenced works, you will require Planning Permission.

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.

With thanks to Kevin Ward and David Mullin from the Museum in the Park for their help in the formation of this document. Thanks also for their permission to use some images and maps from the Conservation Management Plan for Stratford Park and Museum in the Park. (October 2006. DLB Consulting Ltd)

For further information and advice,
please contact:

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Telephone: 01453 766321
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Planning Enquiries: 01453 754442

MAPS

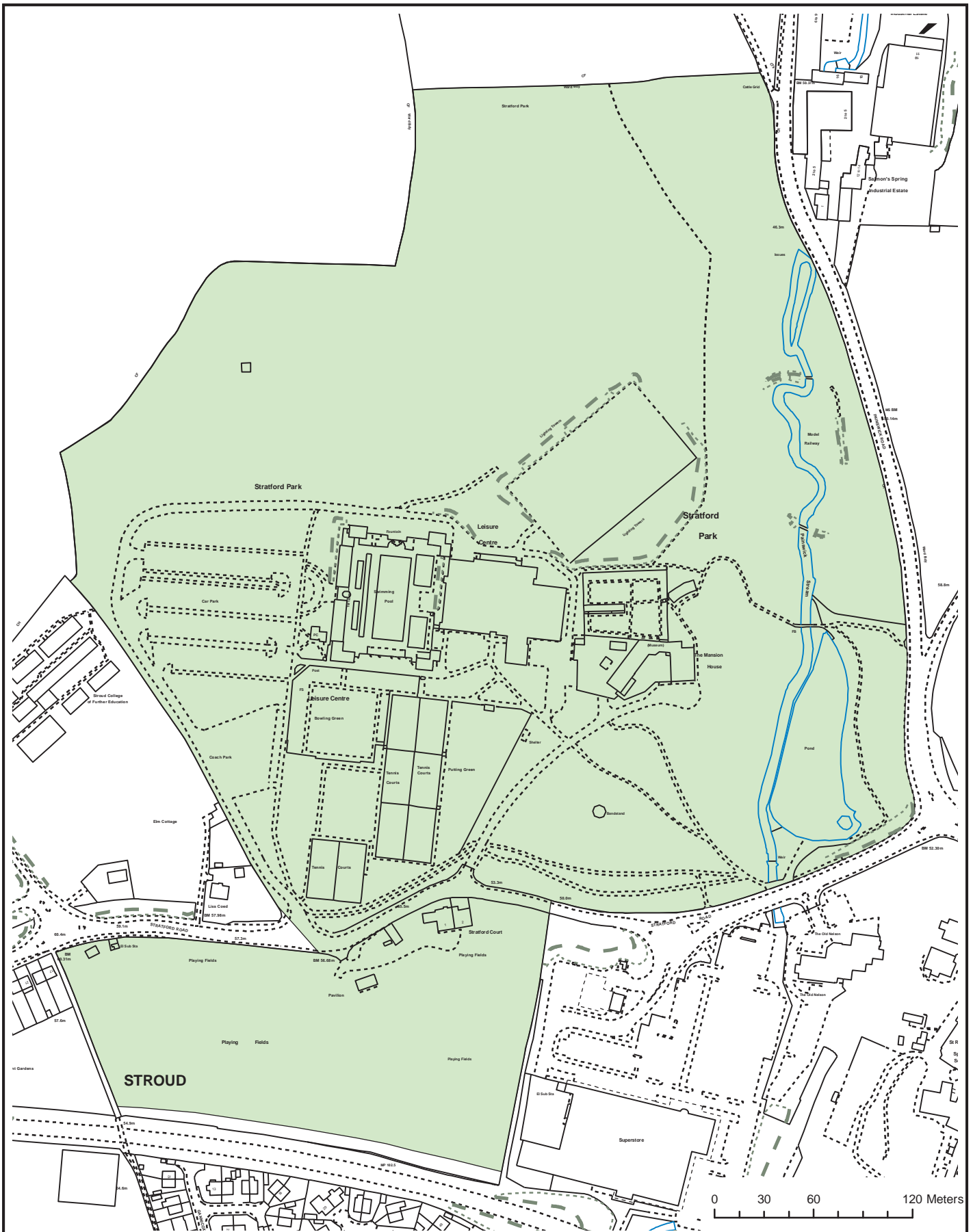
- 1. THE STUDY AREA AND EXISTING CONSERVATION AREA BOUNDARIES**
 - ◆ This map shows the Stratford Park STUDY AREA

- 2. SUB AREAS WITHIN THE STUDY AREA**
 - ◆ Map 2 shows all the sub areas within the STUDY AREA

- 3. THE PROPOSED STRATFORD PARK CONSERVATION AREA BOUNDARY**

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

- 5. NEUTRAL ZONES**
 - ◆ Map 5 shows the CONSERVATION AREA outlined in a solid green line.



STRATFORD PARK CONSERVATION AREA

**MAP 1: STUDY AREA
SHOWING CONSERVATION
AREA BOUNDARY**

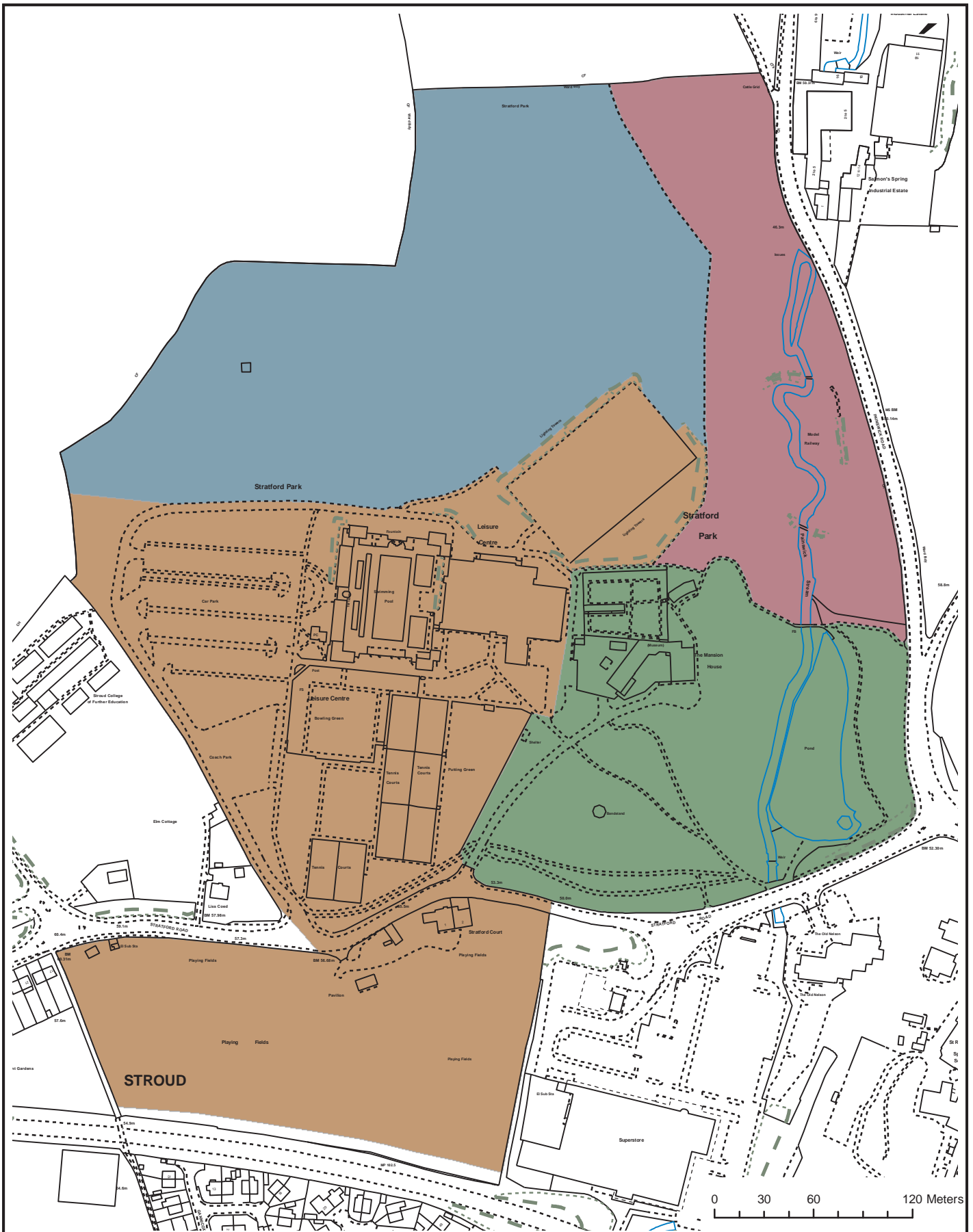


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Key

 Conservation Area



STRATFORD PARK CONSERVATION AREA

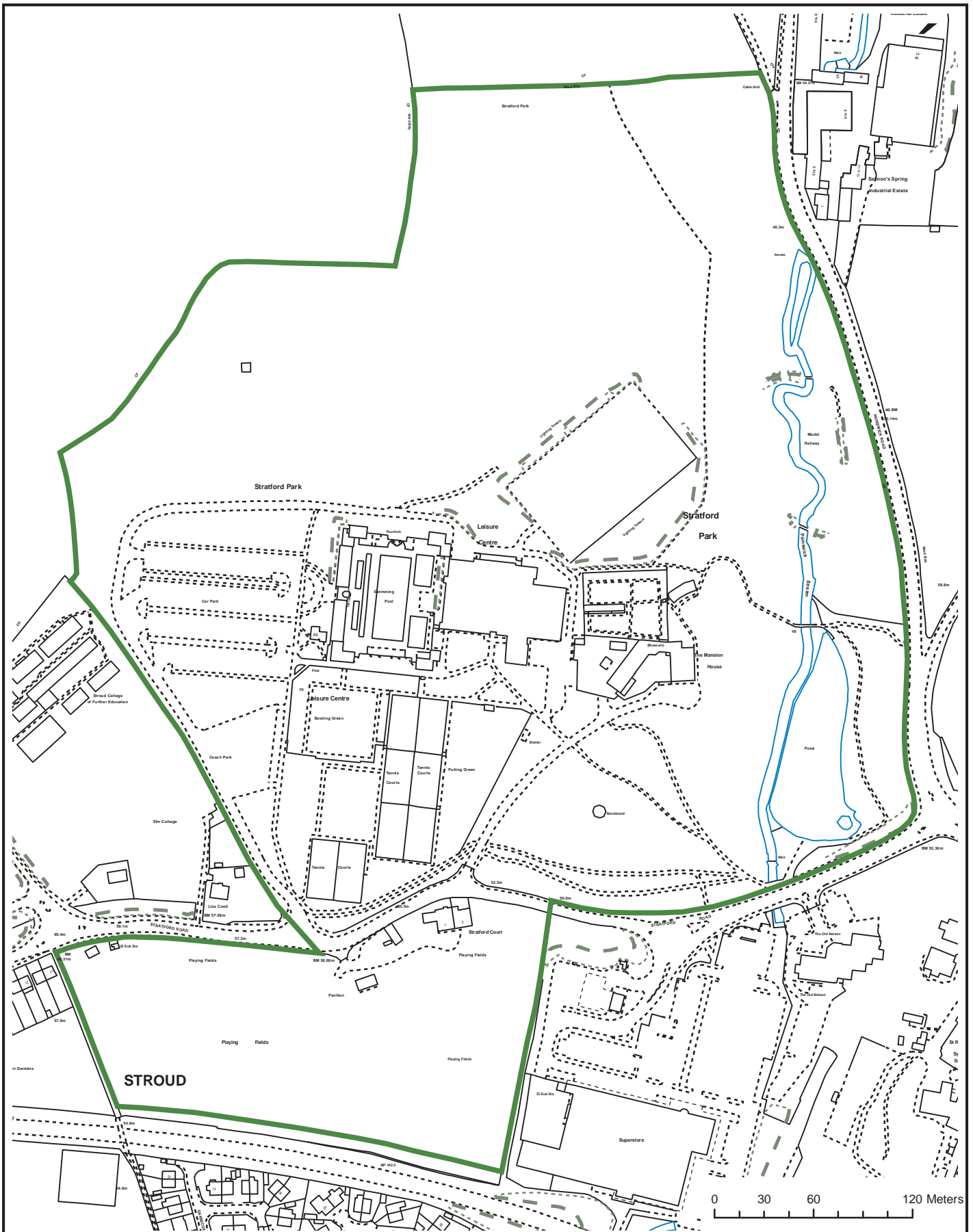
**MAP 2: STUDY AREA
SHOWING CONSERVATION
SUB AREAS**



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- Painswick Wooded Valley
- Stratford Leisure Complex
- Stratford Mansion Grounds
- Stratford Parkland



STRATFORD PARK CONSERVATION AREA

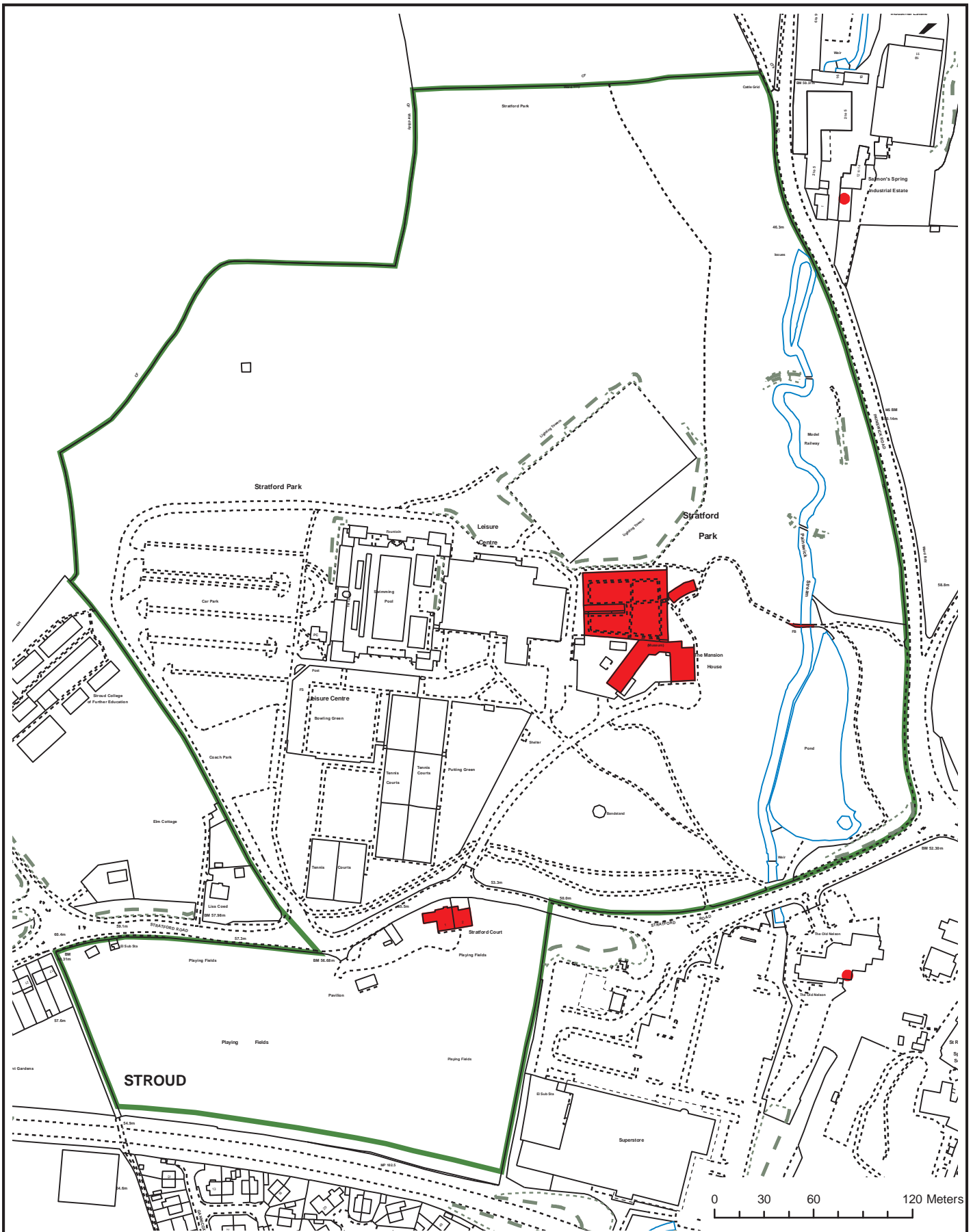


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MAP 3: THE PROPOSED STRATFORD PARK CA BOUNDARY

Key
 Proposed Conservation Area Boundary



STRATFORD PARK CONSERVATION AREA



**MAP 4: STUDY AREA
SHOWING LISTED BUILDINGS**

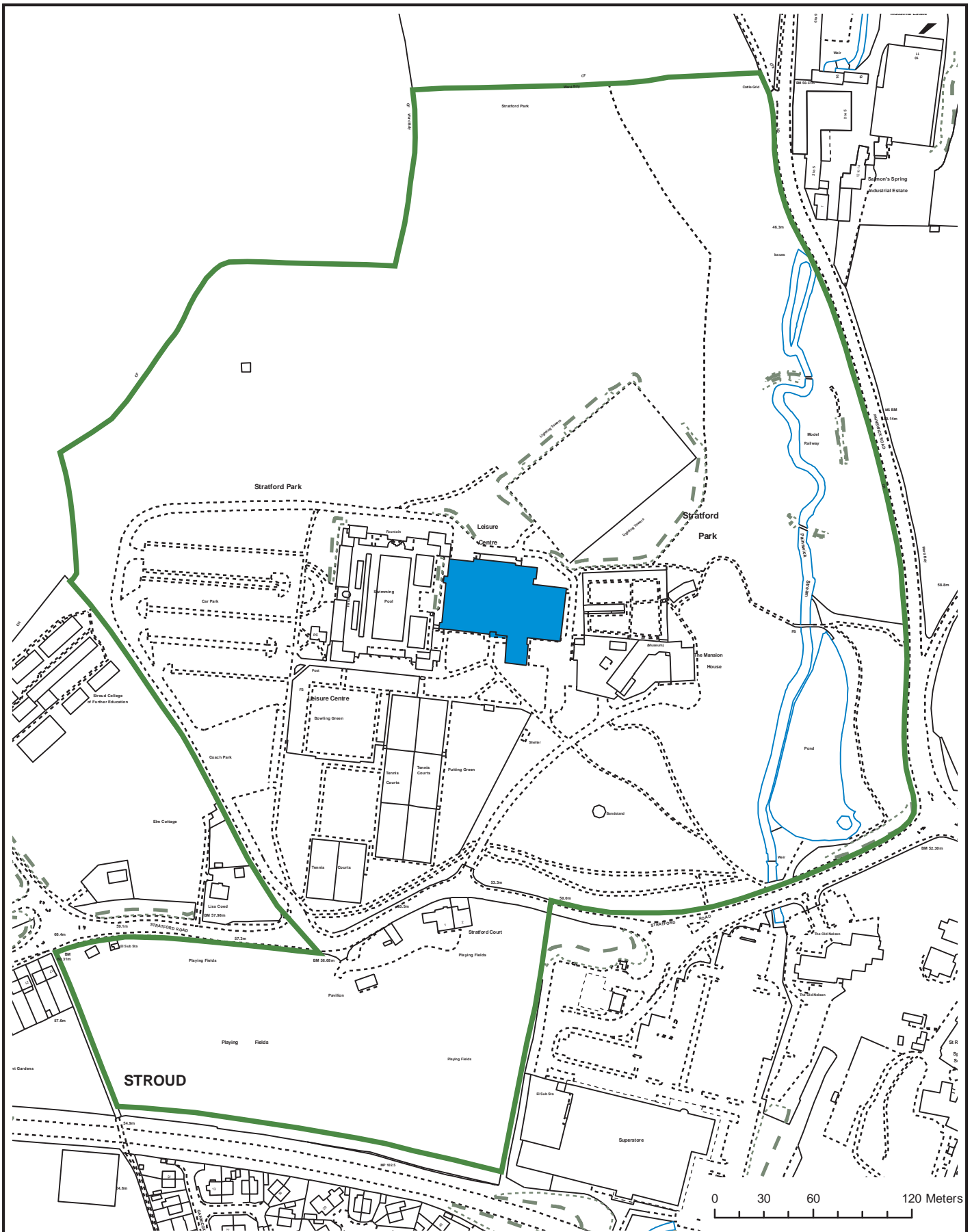


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Key

-  Conservation Area
-  Listed Building



STRATFORD PARK CONSERVATION AREA



**MAP 5: NEUTRAL ZONES
WITHIN THE C.A.**



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Key

-  Conservation Area Boundary
-  Neutral Zone

APPENDIX I: HISTORIC MAPS

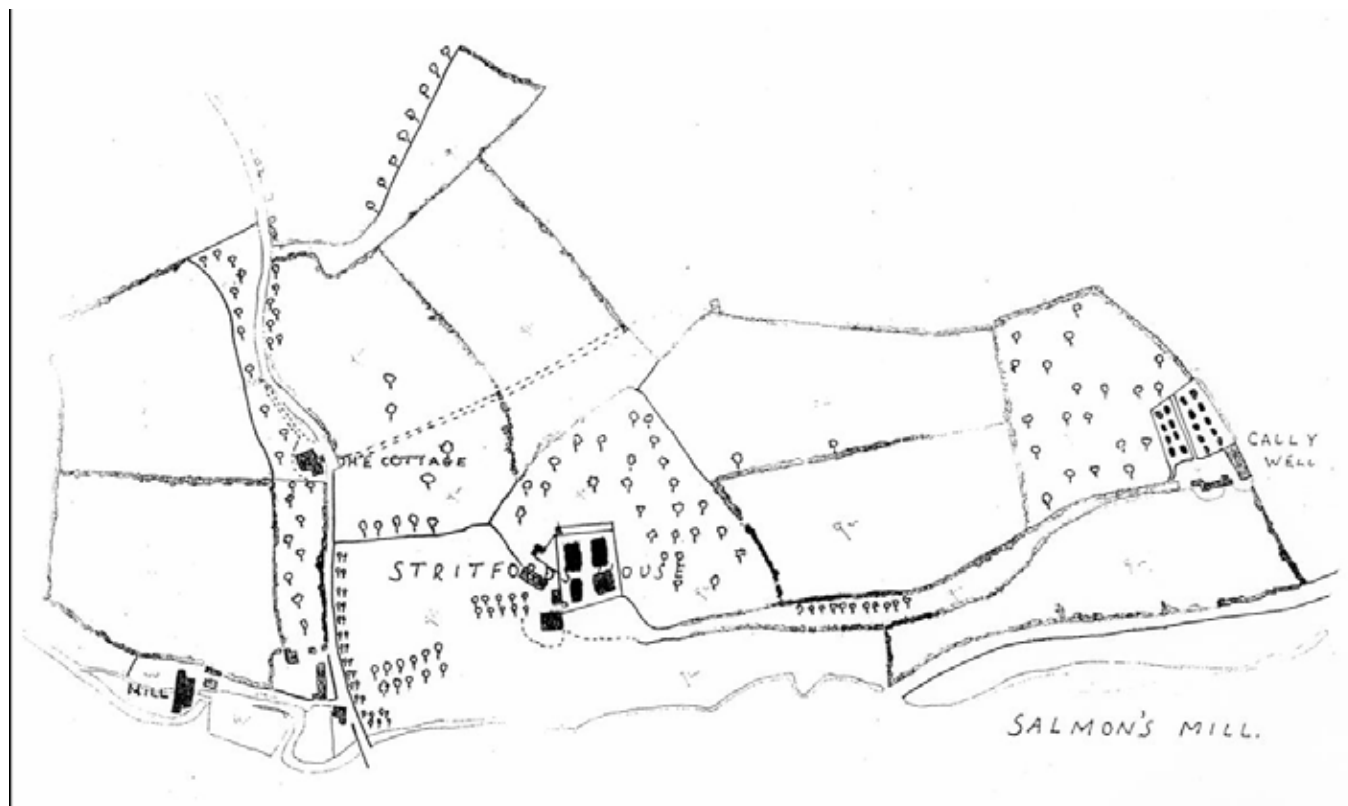


Fig 1: First known map of the estate; 1819
(Conservation Management Plan for Stratford
Park and Museum in the Park, Oct 2006,
pp.14)



Fig II: 1825 parish map
(Conservation
Management Plan for
Stratford Park and Museum
in the Park Oct 2006,
pp.16)

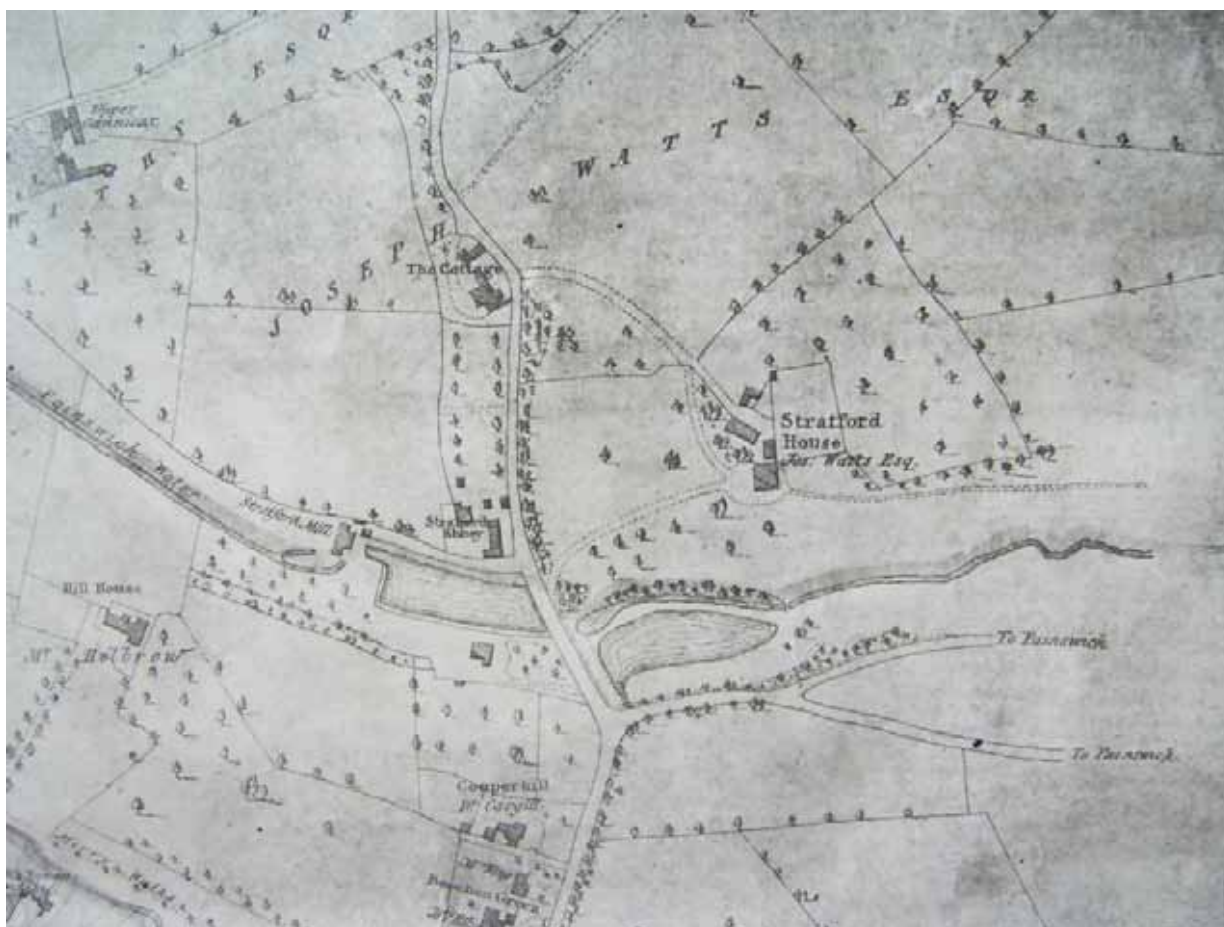


Fig III: John Wood's map of 1835
(Conservation Management Plan for
Stratford Park and Museum in the Park
Oct 2006, pp.17)



Fig IV: Dewhurst and Nicholls' map of 1837
(Conservation Management Plan for
Stratford Park and Museum in the Park.
Oct 2006, pp.18)

CONSERVATION AREA STATEMENT-CONSERVATION AREA NO.34-STRATFORD PARK

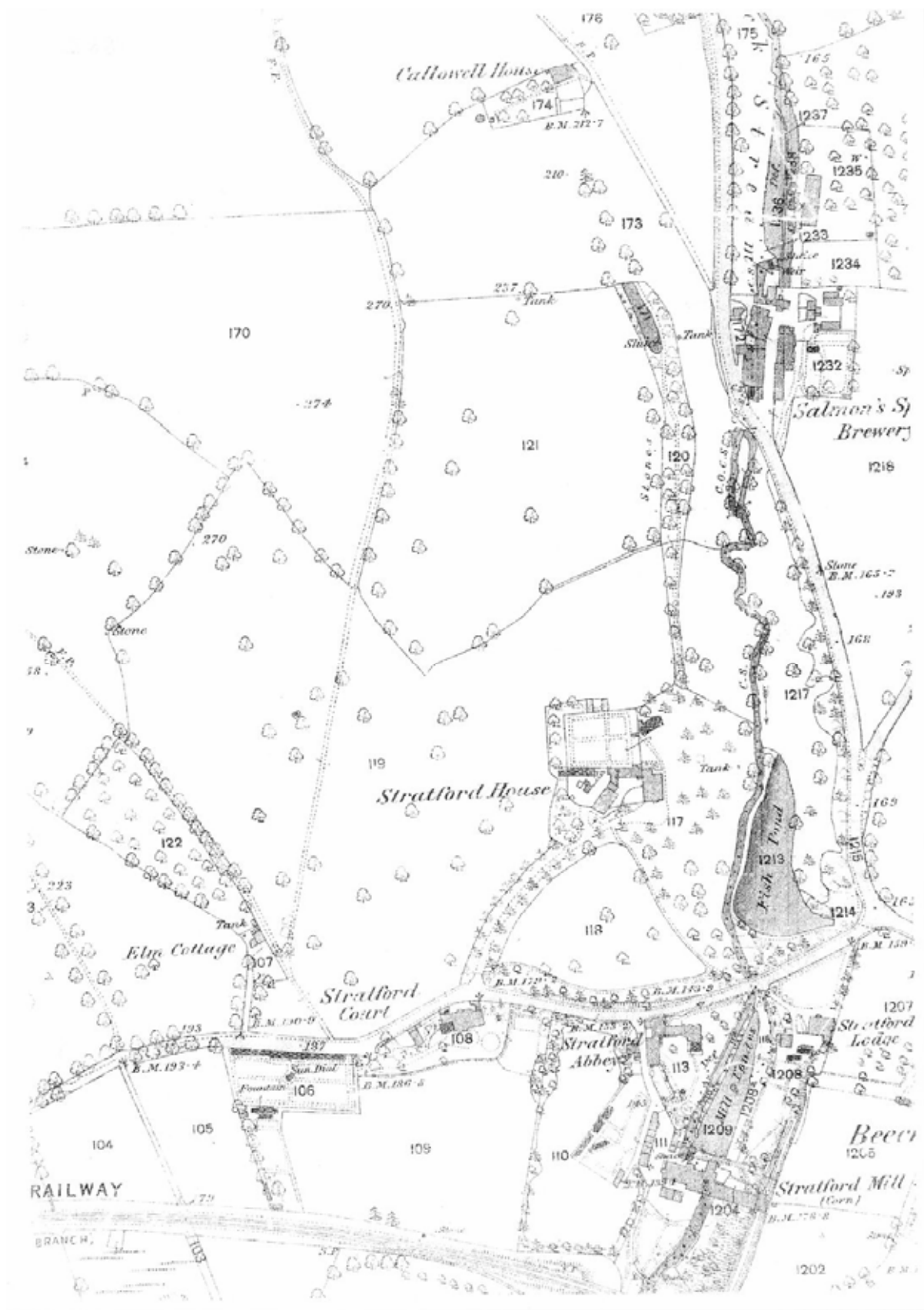


Fig VI: First edition Ordnance Survey map of 1882 (Conservation and Management Plan for Stratford Park and Museum in the Park. Oct 2006, pp.19)

CONSERVATION AREA STATEMENT-CONSERVATION AREA NO.34-STRATFORD PARK

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.

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

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Where can I get more information?

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