



- PROPOSED BOUNDARY CHANGES -

During the Character Appraisal for this Review, we have looked at the whole of the existing Industrial Heritage Conservation Area and the land immediately adjacent to it, to see whether it is appropriate to amend the conservation area boundaries. The Character Appraisal exercise has identified a number of places where changes may indeed be appropriate, and these are set out over the following pages.

The Study Area for this review takes in not just the Industrial Heritage Conservation Area, but also parts of ten adjacent conservation areas.

A REVIEW OF THE CONSERVATION AREA BOUNDARY

Under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Local Planning Authorities are required to review their existing conservation areas and other areas in the District, to see whether any further designations are necessary in order to ensure the preservation or enhancement of areas with special architectural or historic interest.

During the Character Appraisal for this Review, we have looked at the whole of the existing Industrial Heritage Conservation Area and the land immediately adjacent to it, to see whether it is appropriate to amend the conservation area boundaries.

The character appraisal has revealed that, within the study area, from Stonehouse Court to Bourne Mill, the boundary of the Industrial Heritage Conservation Area would benefit by some considerable changes. The Planning Authority proposes to redefine the boundary to incorporate the modifications shown on the **Proposed Boundary Changes Map**.

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. The Industrial Heritage Conservation Area's most defining characteristic is as the industrial 'backbone' of Stroud. This backbone of topography and infrastructure runs along the valley bottoms, sprawling up the slopes in places, linking together various mill sites and industrial enclaves. In the early days of the conservation area, this was termed a "string of pearls".

The Study Area for this review was designed to reflect this, incorporating most of what comprises the 'string', as well as the individual 'pearls'. This included a number of other conservation areas, many of which slightly pre-date the IHCA and cover individual exceptional mill sites and hubs of industry. Hence, this Conservation Area review has covered the following conservation areas:

- ◆ **Dunkirk and Watledge Conservation Area** (No. 21), designated November 1986
- ◆ **Ebley Mills Conservation Area** (No.22), designated November 1986
- ◆ **Lodgemore and Fromehall Conservation Area** (No. 24), designated November 1986
- ◆ **Longford Mills Conservation Area** (No.25), designated November 1986
- ◆ **Stanley Mill Conservation Area** (No. 26), designated November 1986
- ◆ **St Mary's and Belvedere Conservation Area** (No.27), designated November 1986

Abutting the IHCA, and also partly covered by the Study Area for this review, are

- ◆ **Stroud Station Conservation Area** (No. 28), designated November 1986
- ◆ **South Woodchester Conservation Area** (No.10), designated October 1977
- ◆ **Nailsworth Conservation Area** (No.31), designated March 1989
- ◆ **Chalford Vale Conservation Area** (No. 20), designated November 1986

It has been found that several pockets of land, hitherto not included in the IHCA, share many of its prevailing and defining characteristics.

Previous page:
The Ryeford Arms, Westward Road. One of the proposed conservation area extensions takes in this archetypal 19th century roadside pub.

Transfers of land between the IHCA and other existing designated conservation areas:

- T1. Stroud Station CA: The Railway Station and Cheapside. The IHCA will come to include all parts of the Stroud Station Conservation Area immediately associated with the railway. (It is proposed that the remainder of the Stroud Station CA, comprising Rowcroft and the commercial buildings in Station Road, will become amalgamated into the Stroud Town Centre Conservation Area when that conservation area undergoes Review and extension).
- T2. Stroud Town Centre CA: London Road, Stroud. Buildings on London Road in the town centre, at the fringe of the IHCA, correspond closely with the character of the Stroud Town Centre CA. It is proposed that these will be transferred to the Stroud Town Centre Conservation Area when that conservation area undergoes Review and extension.
- T3. St Mary's & Belvedere CA: Belvedere Mill. The boundary between the IHCA and St Mary's & Belvedere CA needs slight modification, to reflect the changes to the site that have occurred since designation. The original boundary traced around buildings which no longer exist.
- T4. Chalford Vale CA. The boundary between the Chalford Vale CA and the IHCA is not very meaningful. Although the two conservation areas are basically seamless, in terms of character and historical associations many of the buildings which lie to the immediate south of the river have particularly close ties with the IHCA. This includes Halliday's Mill and the site of Seville's Mill, plus the canal and associated structures, and some cottages that are believed to have an historic link with the railway. The relationship between the two conservation areas is inter-dependent and each is important to the setting of the other, but it is proposed that the boundary is changed, to follow the course of the northernmost branch of the river Frome.
- T5. Woodchester CA: Churches Mill, Station Road. The designation of the Woodchester CA pre-dates the creation of the IHCA. This mill site was originally included in the Woodchester CA, but it really has closer ties with the IHCA than the village, both in terms of the site's physical location and its character.
- T6. Woodchester CA: Frogmarsh, South Woodchester. The designation of the Woodchester CA pre-dates the creation of the IHCA. This industrial hamlet was originally included in the Woodchester CA, but it really has closer ties with the IHCA than the village, both in terms of the site's physical location and its character.
- T7. Nailsworth CA: George Street and Bridge Street, Nailsworth. The buildings on George Street have more in common (in terms of function, orientation, appearance and overall character) with the Nailsworth Town Centre CA than with the IHCA or the Dunkirk & Watledge CA (which, at Egypt, is dominated by industry- and rail-related structures). It is proposed that this small pocket of the Dunkirk & Watledge CA will be transferred to the Nailsworth CA at such time as the Nailsworth CA undergoes review.

Extensions and additions to the Conservation Areas under review:

- E1. Framilode. Major extension, from Saul Junction to the Severn. This was an illogical omission in the original designation and subsequent extensions of the IHCA. The canals corridor forms a fundamental part of the concept behind the designation of the IHCA and this is the only stretch of the corridor in the whole District that (at the time of this Review) does not lie within the IHCA or one of the other component CAs. Framilode is a settlement which has been profoundly shaped by the Stroudwater Canal, it includes a good number of industrial and canal-related structures, infrastructure and archaeology, plus a high proportion of locally distinctive buildings, which share characteristics with elsewhere in the Study Area.
- E2. Sandfield Bridge. A small extension, to make the IHCA boundary follow the western side of Sandfield Lane, to adjoin Saul CA and take in the bridge abutments of Sandfield Bridge.
- E3. Wheatenhurst. Follow eastern side of the road and take in the “lodge cottage”.
- E4. Newtown. Road layout has changed since designation. Amend to show old course of Bristol Road and extend to take in the roadside cottages, which are locally distinctive and an original part of this canal-related settlement.
- E5. Millend Lane, Eastington. Minor extension to include three cottages: Pitch Top, Orchard Cottage and The Hawthorns.
- E6. Beard’s Mill, Leonard Stanley/Stonehouse. An extension to include the former mill, mill house, cottages, ancillary buildings and a distinctive stone-built cattle byre, plus the track leading to it from Stonehouse Court. A charming group, including a number of listed buildings, and a good example of a small-scale woollen mill. The only surviving mill site on the River Frome west of Stroud not included in the IHCA at present.
- E7. Stanley House, Ryeford. Extension to the Stanley Mill conservation area, to take in the grade II listed former clothier’s house and grounds. Stanley House has proven historical links with Stanley Mill and forms a good visual group. This is a logical extension to the Stanley Mill Conservation Area.
- E8. Ryeford Arms, Westward Road. Extension to take in this 19th century roadside pub, which is characteristic of the conservation area in terms of building type/function, location and architectural appearance.
- E9. Ebley Saw Mills, Westward Road. Extension to include the former sawmill and site, some roadside cottages and grade II listed White House. A characteristic site, displaying a typical urban mix of industry and domestic buildings, and locally typical architectural materials and styles. Also characteristic in terms of the mill’s relationship to the (underground) watercourse and the canal. A key canalside site.
- E10. Chestnut Lane, Cainscross. Small extension to include Canal Cottage (adjacent to former swing bridge) and former gas manager’s house and former coal wharf for the Stroud Gas Light and Coke Co.
- E11. Cainscross Road. Minor extension to include early 20th century motor garage. A good roadside industrial building, typical of its period and characteristic of the conservation area’s built environment.

- E12. Stroud Brewery maltings, Merrywalks. Extension to take in the only surviving complete buildings of the former Stroud Brewery site. Late 19th century industrial buildings, displaying typical stylistic and materials characteristics of the IHCA. Historic remnant of an important Stroud industrial site.
- E.13 Dorrington Terraces, London Road, Stroud. Extension to include these red brick terraces, which are typical of development relating to the roadbuilding of the 19th century. The 1814 London Road opened up new plots of land for development. In terms of materials, terraced form and architectural detailing, these buildings are characteristic of such development in the IHCA.
- E14. The Bungalow, London Road, Bowbridge. Small addition, to include this 19th century building, and timber shed characteristic of roadside development of the period.
- E15. Albion Terrace, London Road, Thrupp. Extend IHCA boundary across the road to take in the terraces of red brick houses, which are typical of development relating to the roadbuilding of the 19th century. The 1814 London Road opened up new plots of land for development. In terms of materials, terraced form and architectural detailing, these buildings are characteristic of such development in the IHCA.
- E16. Waggon & Horses, London Road, Thrupp. Extension to take in this 19th century roadside pub, which is characteristic of the conservation area in terms of building type/function, location and architectural appearance.
- E17. King & Castle, London Road, Brimscombe. Extension to take in this 19th century roadside pub, which is characteristic of the conservation area in terms of building type/function, location and architectural appearance.
- E18. St Mary's Farm, Hyde Hill. The farm includes a curious cottage, which is believed to have a connection with St Mary's Mill. It may have been built as a folly, to be viewed from the extended and improved mill house. A conspicuous feature in the landscape and an interesting example of the 'gentrification' of the local industrial environment during prosperous boom times.
- E19. Lightpill Trading Estate, Stroud. A minor extension, to include the whole of the Lightpill Trading Estate. The original boundary cuts halfway through a modern building.
- E20. The Fleece Inn, Lightpill (currently known as "The Kite's Nest"). Extension to take in this 19th century roadside pub, which is characteristic of the conservation area in terms of building type/function, location and architectural appearance.
- E21. Bath Road, Lightpill. Extension to include these terraces and semi-detached houses, which are typical of development relating to the roadbuilding of the late 18th and 19th centuries. The 1780 Nailsworth-Lightpill Road (and the subsequent 1800 Lightpill-Stroud link) opened up new plots of land for development. In terms of materials, terraced form and architectural detailing, these buildings are characteristic of such development in the IHCA.
- E22. Southfield Mill, North Woodchester. The existing IHCA boundary includes Southfield House, which was built by the mill owner. The mill site (including mill pond) lies over the road, immediately adjacent to the IHCA boundary. The surviving range is architecturally typical of other mill buildings of the period and is highly characteristic of the IHCA.

- E.23 Inchbrook. Take boundary across to the western side of the road, to include stone roadside wall.
- E.24 Dunkirk Mill, A46. Extension to the Dunkirk & Watledge CA, to include roadside cottages on the eastern side of the A46. These are locally distinctive cottages, typical of early-mid 19th century vernacular architecture. They contribute to the character of the Dunkirk Mills group and the setting of the listed buildings there.
- E.25 Somerfields site, Nailsworth. The site of Nailsworth Mills, which includes some fragments of historic fabric and some significant historic buildings – notably the green grocer's shop, which is a charming example of a small vernacular industrial building.
- D5. Strachans Close, Cainscross. These are not badly designed buildings, but being unrelated to roads infrastructure and not typical of historic forms of development along the canalside, Strachans Close is an uncharacteristic modern red brick development in the IHCA. Having been built since the designation of the conservation area, the boundary here now needs amending to make sense of the current property boundaries and built form.
- D6. Arundell Mill Close, London Road, Stroud. Modern development at the fringe of the conservation area, which has no special architectural or historic interest and which does not contribute to the character or appearance of the conservation area.

Deletions from the Conservation Areas under review:

- D1. Ebley Bypass, site of North Lodge. Minor change to delete the site of the former lodge to Stanley Park (now demolished).
- D2. Hilly Orchard, Westward Road, Ebley. Modern development at the fringe of the conservation area, which has no special architectural or historic interest and which does not contribute to the character or appearance of the conservation area.
- D3. Dudbridge Meadow. Minor deletion of the 1989 extension to the IHCA at Dudbridge. The extension was intended to protect a building which was historically associated with Dudbridge Mill and Dudbridge House, which has since been demolished.
- D4. Site of the Junction Inn, Dudbridge Hill. Modern development at the fringe of the conservation area, which has no special architectural or historic interest and which does not contribute to the

Minor boundary realignments:

- B.1 Saul Junction
- B2. Wheatenhurst. Follow field boundary, rather than footpath.
- B3. Wheatenhurst. The river course has changed slightly. Amend to follow course now existing
- B4. Wheatenhurst. Follow hedge boundary.
- B5. Stonepits. Amend to follow field boundary.
- B6. Bristol Road Wharf. Minor change to follow new building line
- B7. William Morris House, Chipman's Platt. New build and extension has occurred. Amend boundary to follow new building line and north side of the lane.

- B8. Avenue Terrace, Stonehouse. Minor change to follow existing road edge
- B9. Bristol Road, by Stonehouse Court. A minor change to follow the road verge under the railway bridge.
- B10. Bristol Road, Berryfields. Realign to follow the new course of the road
- B11. Bristol Road, site of the Ship Inn. Realign to follow the new course of the road.
- B12. Bristol Road, Horsetrough Roundabout. Realign to follow new road layout
- B13. Ebley bypass, near Ryeford. Slight realignment to follow existing watercourse and new road layout.
- B14. Ebley bypass. A series of very minor realignments to follow the course of the new bypass, rather than old field boundaries and the former railway.
- B15. Westward Road, Ebley. Slight change to follow the course of the road, rather than the former building line (buildings now demolished/altered).
- B16. Frome Gardens, Ebley. Minor alteration to follow the edge of the new road.
- B17. Farhill/Homebase. Minor change to make sense of the boundary in relation to the built form on the site since re-development.
- B18. Lodgemore Mill/Wallbridge. Minor realignments of the IHCA and Lodgemore & Fromehall CA boundaries, to ensure that the two conservation areas abut correctly.
- B19. Chestnut Lane, Fromehall Mill. Minor realignments of the IHCA and Lodgemore & Fromehall CA boundaries, to ensure that the two conservation areas abut correctly
- B20. Wallbridge House. Realignment to follow existing field/property boundaries.
- B21. Arundell Mill, London Road, Stroud. Follow property boundaries, rather than building line, which is now out-of-date.
- B22. London Road, Brimscombe. Minor adjustment to allow boundary to follow the new road layout.
- B23. Brimscombe Hill. Slight modification to follow current property boundary.
- B24. Wimberley Mills, Brimscombe. The watercourse has changed since designation. A slight alteration of the boundary, to follow the building line instead.
- B25. Paul's Rise, North Woodchester. Revise so that the boundary follows the existing road and cycle track (former railway line).
- B.26 Junction of Watledge Road, Nailsworth. Tiny amendment to the boundaries of the Dunkirk & Watledge CA and the IHCA, to ensure the two conservation areas abut without overlapping.
- B27. Holcombe Mill, Avening Road. Slight revision to follow the road edge, rather than the verge and mill pond.