



BEACON RESEARCH



Suite 3, The Resource Centre,
Bridge Street, Garstang,
Lancs. PR3 1YB

Tel: 01995 606330

Fax: 01995 605336

Email: gurth@beaconresearch.fsnet.co.uk

VAT Reg No: 712347851

Stroud District Market Towns Study

STONEHOUSE

Pedestrian Flow Counts / Land Use and Vacancy Assessment (October 2005)

Prepared for: Stroud District Council

Prepared by: Gurth Wilson / Adam Pyrke

Date: 26th October 2005

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1. INTRODUCTION / BACKGROUND

Beacon Research in association with Colliers CRE were commissioned by Stroud District Council to undertake annual pedestrian flow counts and land use and vacancy assessments within the six market towns of Berkeley, Dursley, Nailsworth, Stonehouse, Stroud and Wotton-under-Edge. This particular report provides the results and analysis of surveys undertaken within the central area of Stonehouse

The assessments provide an update to surveys and analysis, carried out by Atkins, in 2004, as part of the Stroud District Market Towns Study.

1.1 PEDESTRIAN FLOW COUNTS

The pedestrian flow count survey methodology employs identical procedures to those used by Atkins' 2004 pedestrian counts in the six town centres, which in turn was informed by previous counts undertaken in Stroud, Dursley, Stonehouse and Nailsworth. The counts were undertaken at the same points and at the same time of year, as counts undertaken since 1997 in Stroud and Dursley, since 2002 in Stonehouse and Nailsworth, and since 2003, in Wotton-under-Edge and Berkeley.

Section 2 of this document presents the following pedestrian flow count analysis for Stonehouse:

- ◆ Total flows at each counting point;
- ◆ Aggregated daily flows and comparisons with historic data;
- ◆ Ranking of sites, compared with previous years' data;
- ◆ Daily flows compared to previous historic data;
- ◆ Comparisons with the other five Market towns

1.2 LAND USE AND VACANCY ASSESSMENT

The land use and vacancy audit methodology uses a similar procedure to the 2004 assessment, which was based upon the format of a Vacant Premises Audit of Stroud town centre carried out by the District Council in July 2002. This included a walkover site appraisal of the six town centres, to identify the land use, including vacancies, in each town centre at both the ground and the first floors.

It was further agreed that the procedure be enhanced by making a note of the actual occupiers at ground and first floor levels to provide a more detailed record of occupiers in the centre, capable of greater interrogation in the future by nature and type of occupier (e.g. independent or multiple trader; class A1, A2, A3, A4 or A5 use).

Section 3 of this document presents the results from this year's audit

General observations are included where they are considered worthy of note, including any trends consistent with the pedestrian flow counts.

2. PEDESTRIAN FLOW COUNT ANALYSIS

2.1 METHODOLOGY

Pedestrian flow counts were undertaken in accordance with details provided by The District Council, as set out in Table 2.1 below: -

Number of Counting points, Count Duration and Date of Counts 2005

Town	No. of Counting Points	Length of Count (minutes)	Date of Counts
Stroud	16	5	Friday 14 th October Saturday 15 th October Tuesday 18 th October Saturday 22 nd October
Berkeley	6	7	Friday 14 th October Saturday 15 th October Tuesday 18 th October Saturday 22 nd October
Dursley	6	7	Friday 14 th October Saturday 15 th October Tuesday 18 th October Saturday 22 nd October
Nailsworth	7	5	Friday 14 th October Saturday 15 th October Tuesday 18 th October Saturday 22 nd October
Stonehouse	3	12	Friday 14 th October Saturday 15 th October Tuesday 18 th October Saturday 22 nd October
Wotton-under-Edge	6	7	Friday 14 th October Saturday 15 th October Tuesday 18 th October Saturday 22 nd October

As indicated in Table 2.1, counts were undertaken in each of the centres on Friday 14th October, Saturday 15th October and Tuesday 18th October. Additional counts were undertaken on Saturday 22nd October in Stroud, Berkeley, Dursley and Nailsworth in order to ensure that data included a comparison of non-market and market situations in each of the towns. An additional count was also undertaken in Wotton-under-Edge on Saturday 5th November to take account of the market held on that day.

Counts were undertaken continuously between 9.30am and 5.30pm with counting points being rotated at the same time in each hour. Counts were recorded using hand-held counters and transferred to record sheets (**Appendix B**). All pedestrians passing the specified location in either

direction were counted, across the full width of the street or shopping mall, with the exception of ‘babes in arms’ and toddlers in prams or pushchairs.

In order to identify possible factors affecting the counts, enumerators were requested to make a note of the prevailing weather conditions in each hour, together with any ‘unusual’ events or circumstances that may affect footfall – for example: road works, sporting events; and markets. Any comments made during the survey are included as footnotes to the relevant table.

Pedestrian flow counts were undertaken at each of three locations in Stonehouse Town Centre. The locations were exactly comparable to those used from 2002 – 2004, although some names have changed during this period.

In Stonehouse counts were taken for twelve minutes in each hour, across the full width of the street or shopping mall in both directions.

The locations used for Stonehouse are illustrated in **Figure 2.1** and are identified as follows: -

Figure 2.1

1. Threshers, High Street
2. Police Station, High Street (opposite Library)
3. Post Office, High Street

Day / Date

Weather

Friday, 14 th October	Dull / Drizzle
Saturday, 15 th October	Sunny
Tuesday, 18 th October	Overcast / mild

Other Comments

None

NOTE:

The number of points used in each centre was specified in the Stroud District Council brief and was consistent with the numbers used in previous studies. The length of the count at each location was dictated by the number of points used (i.e. fewer points = longer counts) and was consistent with previous years and the periods specified in the brief.

2.2. SUMMARY OF FINDINGS

Full details of the pedestrian counts for each enumeration day at all sites are shown in Appendix A. You should note that these have been grossed up to hourly equivalents in order to estimate the total pedestrian flows for each hour / day. The same is true of the 2004 figures.

In this section of the report we have attempted to summarise and simplify the results in order to assist your reading and interpretation.

Where appropriate, the results have been compared with those of 2004.

2.2.1 Total Flows

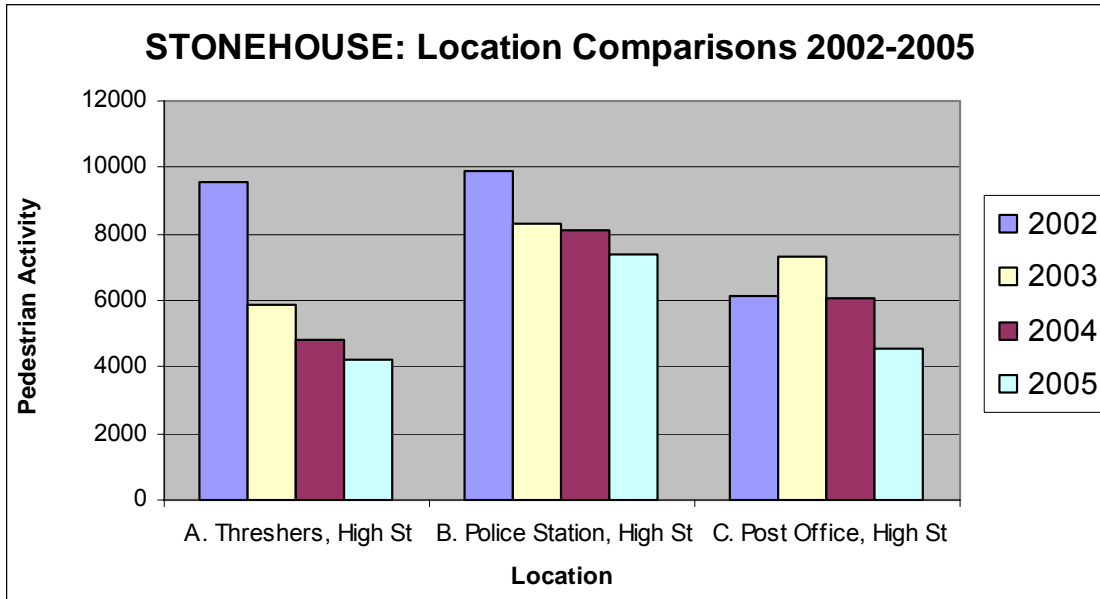
In Table 2.2.1, which follows, we have aggregated the pedestrian flows at each site for the three days and compared these figures with those of the previous three years (2002-2004). The final column shows the percentage change in pedestrian flows at each site when comparing the 2005 and 2004 survey results.

Table 2.2.1 – Total Pedestrian Flows

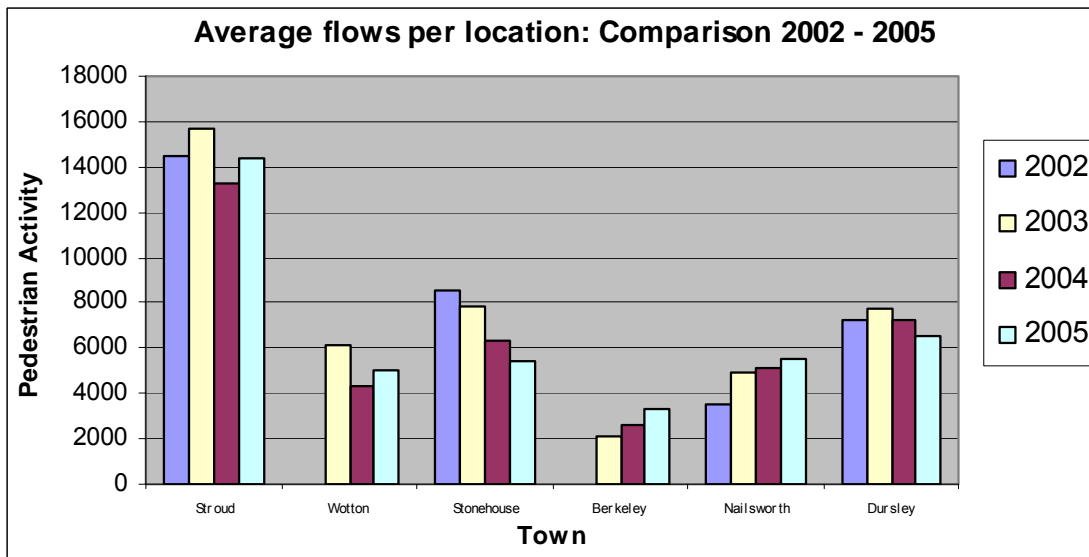
Location	Total 2002	Total 2003	Total 2004	Total 2005	% Change 2004-05
1. Threshers, High Street	9540	5890	4825	4210	-13.7
2. Police Station, High Street	9910	8340	8120	7390	-9.0
3. Post Office, High Street	6115	7330	6075	4560	-24.9
Total – All Sites	25,565	23,560	19020	16160	-15.0

The total footfall across all the sites in the Town Centre is down 15% on last year, continuing the somewhat worrying trend of the past three years. Total flows are currently 36.8% below the levels of 2002.

All three sites show a decline in numbers, varying between 9% (Police Station) and 25% (Post Office).



The average footfall across all three sites for the three days was 5,386 and varies between 7,390 and 4,210. These figures are actually quite comparable with Nailsworth, above those recorded in Wotton and Berkeley, but below the levels of Dursley.



N.B. Counts in Wotton and Berkeley were only taken from 2003

2.2.2 Site Ranking

To give an idea of the way in which the overall dynamics of the Centre may have changed, we show the 'Ranking' by location for each year in Table 2.2.2, and once again compare the 2005 and 2004 results.

Table 2.2.2 – Ranking

Location	2002	2003	2004	2005	Move-ment 2004-05
1.Threshers, High Street	2	3	3	3	Same
2..Police Station, High Street	1	1	1	1	Same
3.Post Office, High Street	3	2	2	2	Same

The relative order of the sites remains identical to the last two years. Similarly, the gap between the busiest and the quietest site remains fairly constant.

The footfall bands remain similar to last year, and are shown in Table 2.2.3, which follows.

Footfall Bands

BAND A: Over 5,000 BAND B: 2,500 – 5,000

Table 2.2.3 – Footfall Bands

Location	2005 Band
1.Threshers, High Street	B
2..Police Station, High Street	A
3.Post Office, High Street	B

The number of sites in the lowest band has increased this year, with two sites recording a footfall below 5,000 per week. No individual site now has a footfall above 7500, compared to 2002 when two sites had footfalls in excess of 9000.

2.2.3 Daily Flows

Looking at the total flows (all sites) for the three days, compared to last year, produces the following picture.

Date	2002	2003	2004	2005	% Change
Friday, 14 th October	9520	8500	5705	5045	-11.6
Saturday, 15 th October	10080	5915	6715	6320	-5.9
Tuesday, 18 th October	5965	7145	6600	4795	-27.3
TOTAL	25565	23563	19020	16160	-15.0

Total flows for each of the individual days all show a decline when compared to 2004. The decline is most severe, however, on Tuesday (-27%).

Overall the total flows across all three days were down 15% compared to a fall of 19.3% last year.

Friday and Saturday currently account for 70.3% of the total footfall compared to 65.3% a year ago. This represents one of the higher concentrations of footfall in these two days.

2.2.4 Time of Day Analysis

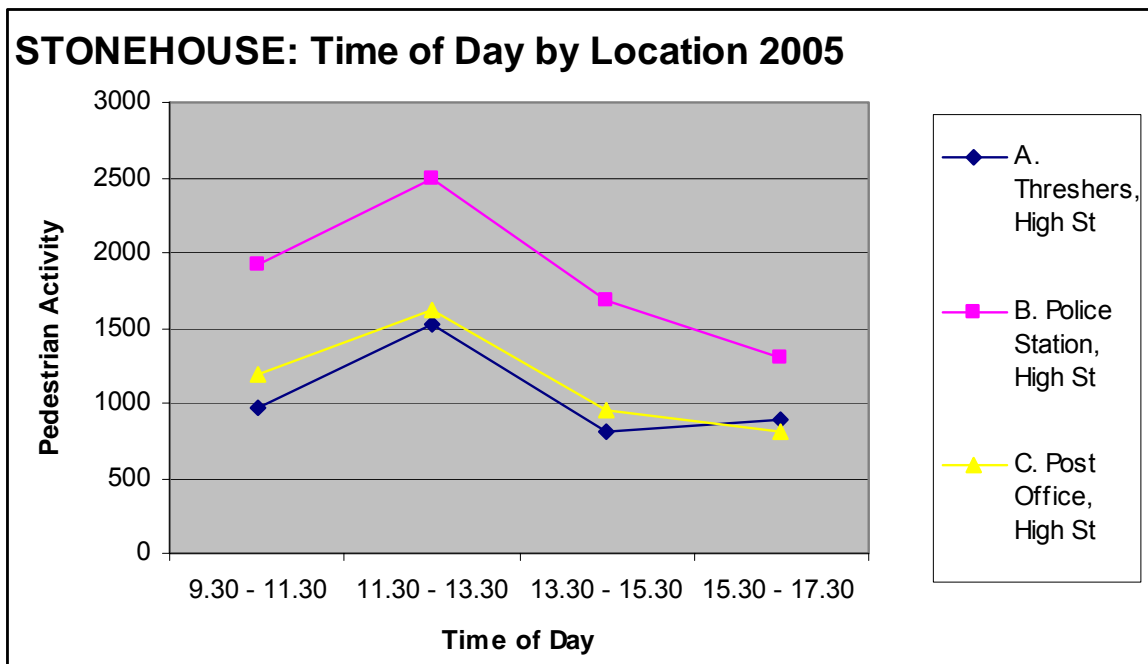
Similarly, we can look at the variation in pedestrian flows at different times of day for the total enumeration period.

Table 2.2.4 – Time of Day

Location	9.30 – 11.30	%	11.30 – 13.30	%	13.30 – 15.30	%	15.30 – 17.30	%
1. Threshers, High Street	970	23.0	1530	36.3	815	19.4	895	21.3
2. Police Station, High Street	1915	25.9	2490	33.7	1685	22.8	1300	17.6
3. Post Office, High Street	1190	26.1	1615	35.4	945	20.7	810	17.8
Total – All Sites	4075	25.2	5635	34.9	3445	21.3	3005	18.6

Overall 34.9% of the total flow occurs between 11.30 and 13.30, whilst only 18.6% occurs after 15.30. The total flows between 11.30 and 15.30 have increased in importance and currently account for 56.2% of the total, comparable with other towns. The period after 13.30 is less important than in other centres.

All three sites show a broadly similar pattern of footfalls across the day.



2.3 CONCLUSIONS

- 2.3.1** Despite the fact that the weather was, if anything, slightly better than last year, the total footfall continues to decline in Stonehouse.
- 2.3.2** Total flows this year were down 15% on last year, and continue a worrying trend which we have observed since 2002. Total flows are now 36.8% below their 2002 level.
- 2.3.3** All the sites show a decline in numbers, varying between 9% (Police Station) and 25% (Post Office).
- 2.3.4** The average footfall across all sites for the three day period was 5386, varying between 7390 and 4210. These figures are actually very similar to Nailsworth, but below the levels of Dursley.
- 2.3.5** The dynamics of the town centre and the relative importance of the three sites remain virtually unchanged since 2004.
- 2.3.6** Total flows for each of the individual days all show a decline when compared to 2004. However, the decline on Tuesday (27.3%) is the most severe and, as a result, 70.3% of the total flows are accounted for by Friday/Saturday. This is one of the highest concentrations across the six centres.
- 2.3.7** Overall, almost 35% of total flows occur between 11.30am and 1.30pm, whilst only 18.6% occur after 3.30pm. The period from 11.30am to 3.30pm has increased in importance and now accounts for 56.2% of the total flows, which is above average for the six centres. The period after 3.30pm is less important than it is elsewhere in this study and significantly less important than it was a year ago.

3. LAND USE AND VACANT PREMISES AUDIT AND ANALYSIS

3.1 METHODOLOGY

The objective of the Land Use Survey was to record uses at ground and first floor levels. The 2005 assessment differs from previous assessments in that it provides a record of actual occupiers in addition to a record of the type of use in the different premises.

It also adopted updated town centre boundaries which were based upon those within the emerging Stroud District Local Plan which it is intended will be adopted in January 2006. These boundaries were selected as the plan process has reached an advanced stage and they are not likely to change any further.

The survey process comprised two main elements: -

- i) Walk over surveys of each centre recording occupiers and land uses;
- ii) Desk based research to clarify any remaining areas of uncertainty.

An initial scoping study was undertaken on 5 October 2005. This comprised a visit to each town centre and the compiling of a schedule of occupiers. Subsequently on 19 and 20 October 2005, the full walk over surveys were undertaken, confirming the earlier results and including a more detailed cross check of uses at first floor level. Whilst occupiers at ground floor level were generally self-evident, this was not always the case at first floor level. Consequently where there was uncertainty, the nature of the first floor occupation was checked with the occupier of the ground floor property. Where properties were vacant, the use of the accommodation is based upon the use described in the sales/letting boards or, where that was unclear, through verbal confirmation with the appropriate agent.

Traders plans for each centre were also drawn up during the full walk over surveys. For Stroud this involved updating the Experian Goad Traders Plan, whilst plans were prepared for the other centres based upon GIS information supplied by the Council.

3.2 PRESENTATION OF RESULTS

Our findings are presented in three ways: -

i) A Schedule of Uses at ground and first floor by property within the defined town centres.

These Schedules also identify the Use Class of the ground floor accommodation. A similar exercise has not been undertaken for the first floor as it is not always possible to distinguish between say, an independent residential use and an ancillary residential use over the shop. Accordingly the Use Class assessment relates solely to ground floor premises. The schedules are enclosed at Appendix C.

We have adopted the land use categories set down in the latest revision of the Use Classes Order (i.e. April 2005) but for the purposes of clarity confirm that the respective classes are as follows: -

- A1 – Shop
- A2 – Financial and Professional Services
- A3 – Restaurants and Cafes
- A4 – Drinking Establishments
- A5 – Hot Food Takeaway
- B1 – Offices and Light Industrial
- C1 – Residential Institutions
- C3 – Dwelling Houses
- D1 - Non Residential Institutions
- D2 - Assembly and Leisure
- Sui Generis (Sg) – Uses not falling within a Use Class

For clarity we confirm that the following uses have been allocated as follows:

- Beauty Salons and tanning shops – A2
- Job Centres – B1
- Council Offices (ie District, Town and Parish) – B1
- Private Clubs (eg Conservative Club) – Sui Generis

ii) Plans showing ground floor occupiers by name.

We were supplied with the map bases by Stroud District Council and have identified the occupiers thereon. The Plan for Stonehouse is shown on page 14.

iii) Colour coded land use maps.

Again utilising the map bases provided by Stroud District Council, we have identified the different uses in accordance with categories identified by Stroud District Council as follows:

- Convenience: encompassing supermarkets, grocers, butchers, bakers and newsagents;
- Comparison: non-food goods such as clothes, gifts, electrical goods etc;
- Food and Entertainment; including takeaways, restaurants, cafes, bars, nightclubs, amusement arcades, snooker clubs and private clubs;
- Residential: dwelling houses including flats over shops;
- Offices: general office uses including solicitors, together with the high street offices of financial advisers, estate agents, travel agents and employment agents;
- Service: including schools, community centres, places of worship, banks, hairdressers, beauticians, tanning shops, health centres, alternative therapy centres, internet shops, libraries, undertakers, taxi and post offices;
- Vacant: empty, disused or derelict, and units under construction.

These categories cross Use Classes and are comparable with the definitions used in previous studies.

Vacant property is further sub-divided into three sub-categories to provide further analysis and provide a further basis for comparison with historic data. The sub-categories are:

- Retail;
- Business;
- Residential and Other.

The Plans for both ground and first floor are shown on pages 19 and 20 of this report.

3.3 ANALYSIS

Stonehouse is a linear centre fronting High Street/Bath Road. Its main anchor trader is the Co-Op Supermarket which is supported by a full range of services and a limited comparison goods retail offer. Table 3.3.1 lists the ground floor uses according to the Use Class in which they fall. There are some 70 units in the centre of which half are occupied by shops. There are seven convenience goods outlets (i.e. food, drink and newspapers) and 28 comparison goods/retail services (i.e. travel agent). The comparison traders are wholly local independent retailers.

Table 3.3.1: Ground Floor Uses by Use Class

		Number	Percentage
A1	Shops	35	50
A2	Financial & Professional	11	16
A3	Restaurant & Cafes	4	6
A4	Drinking Establishments	1	1
A5	Hot Food Takeaways	6	8
B1	Business	7	10
C1	Hotels	0	0
C3	Dwelling Houses	2	3
D1	Non Residential Institutions	2	3
D2	Assembly & Leisure	0	0
Sui generis	In a class of their own	2	3
	Total	70	100

Class A2 financial and professional outlets are the next largest group, including banks, building societies and estate agents. All of the main High Street banks represented but the only building society representation is by the local Stroud & Swindon Society.

There is, in addition, a range of food and drink outlets predominantly aimed at the takeaway market. Most of the Class A3 operations are aimed at providing light meals/snacks rather than upmarket catering.

The single largest office representation is by the Stonehouse Neighbourhood Project who occupies three units fronting Queens Road. It would appear that this operation has only recently relocated as two of the vacancies relate to their former premises at 10 and 14 High Street. Current vacancies are identified on table 3.3.2 which in addition also reveals that the Ladbrokes Betting Office has recently relocated from 14 High Street to a property at 1 Barnard Parade, and that their former branch remains vacant for the moment.

Table 3.3.2: Vacancies 2005

Address	Ground Floor		1 st Floor	
	Use	Classification	Use	Classification
10 High Street	Office	Business	Office	Business
13 High Street	Office	Business	-	-
14 High Street	Betting shop	Business	Ancillary	Business

Note: ‘-’ implies either a vacant unit or where we are unable to establish usage

The only first floor vacancies are ancillary to two at the ground floor at 10 and 14 High Street relating to the Stonehouse Neighbourhood Project and Ladbrokes respectively. The vacancy rate for ground floor units is 4%, which is very low. Given the recent movements there does not appear to be any structural vacancy problem in the town.

It should be noted that the ladies hairdressers at 15 High Street appears largely unused although the residential unit at first floor level is clearly occupied. Accordingly we have not classified it as vacant but it may be that trading from this unit is sporadic or that it is now being used solely for residential purposes.

We also noted that the first floor accommodation over the new Stonehouse Project Offices at 2-6 Queens Road was in the process of being let. The relevant agent advised that two of these units have been sold and that contracts had been exchanged on the third. Accordingly in this assessment we have not categorised them as being vacant.

Table 3.3.3 shows that vacancy levels have decreased in the centre considerably since 2004, with the only vacancies now available relating to ‘business’ units.

Table 3.3.3: Vacancy by Type 2003 - 2005

Classification	2003		2004		2005	
	Number	%	Number	%	Number	%
Retail	2	14	4	25	0	0
Business	7	50	8	50	5	100
Other	5	36	4	25	0	0
Total	14	100	16	100	5	100

The table at 3.3.4 shows the change in vacancy by unit over the last 12 months. There has been a take up of accommodation in Barnard Parade and along Queens Road. The units which have come on to the Vacancy Schedule relate to the relocation of the Stonehouse Neighbourhood Project as referred to above. The land adjacent to the Medical Centre remains undeveloped and is shown as such on this schedule, rather than as a vacancy.

Table 3.3.4: Vacancy Analysis 2004-2005

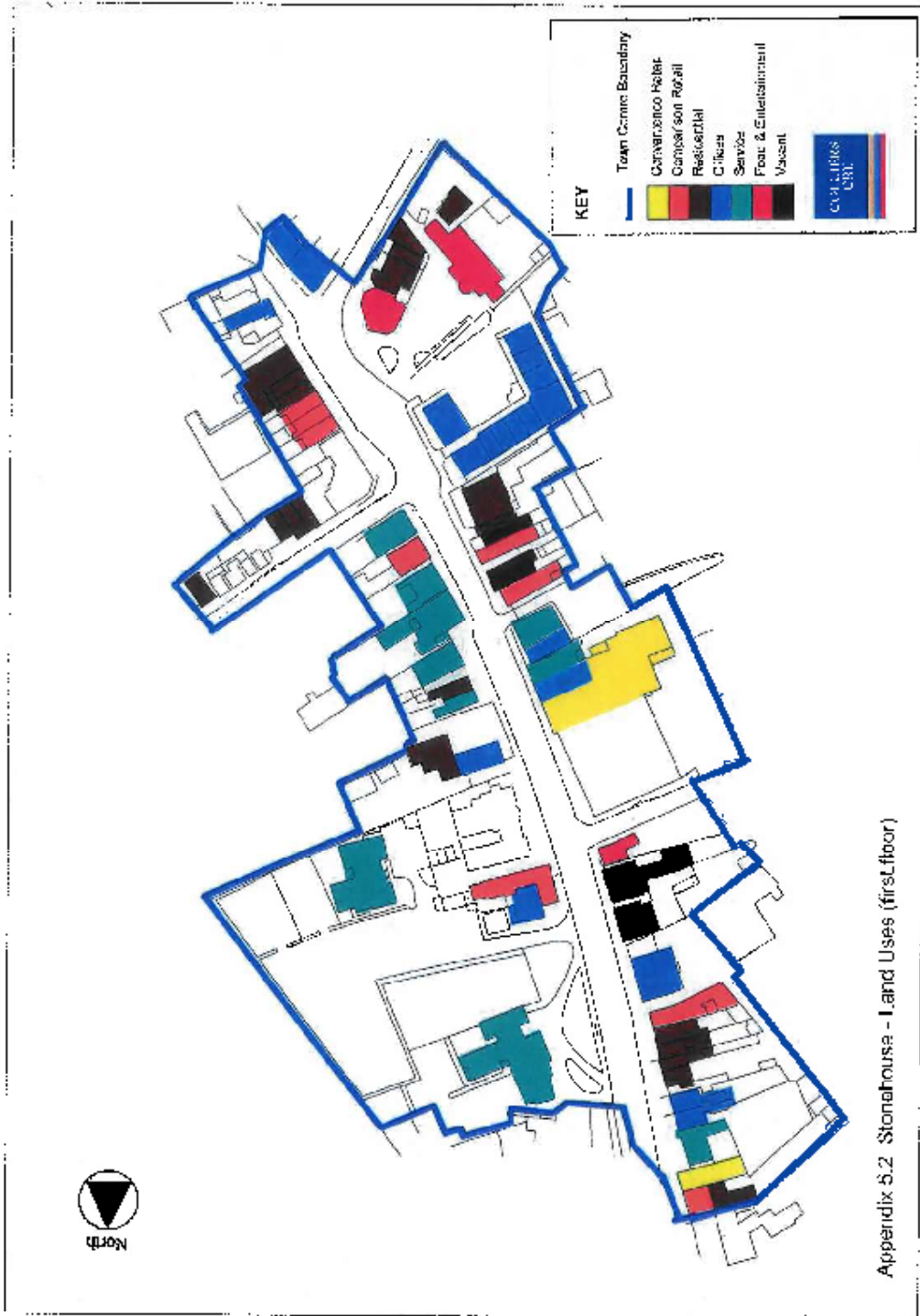
Property	2004		2005	
	Ground	First	Ground	First
1 Barnard Parade	Retail	-	-	-
4 Barnard Parade	-	Business	-	-
5 Barnard Parade	-	Business	-	-
6 Barnard Parade	Retail	Business	-	-
Land adjacent to medical centre	Residential	Residential	Undeveloped	-
10 High Street	-	-	Business	Business
12 High Street	-	Business	-	-
13 High Street	-	-	Business	-
14 High Street	-	Business	Business	Business
15 High Street	Business	-	-	-
20 High Street	-	Residential	-	-
40 High Street	-	Business	-	-
2 Queens Road	Retail	-	-	-
4 Queens Road	Retail	-	-	-
6 Queens Road	Retail	-	-	-

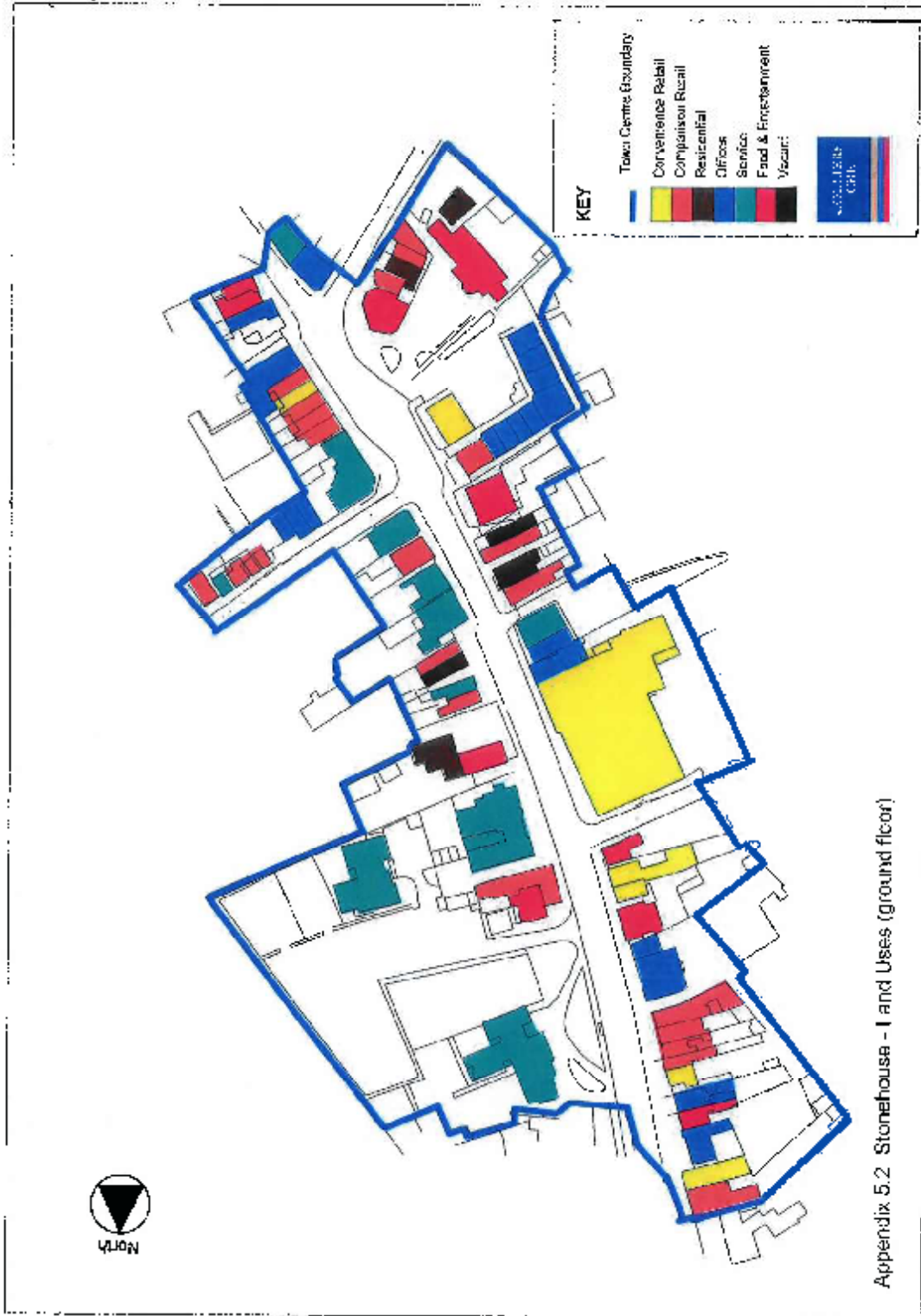
Note: ‘-’ implies either a vacant unit or where we are unable to establish usage

Table 3.3.5 analyses the uses in the centre according to the categories identified by Stroud District Council which are not strictly comparable with the Use Class Analysis in Table 3.3.1. Overall, comparison retail outlets have the single largest representation, although only just (by one unit) in excess of the services offered in the centre. When combined with convenience outlets however shops clearly predominate, throughout the centre as a whole occupying 41% of ground floor units, 16% of first: a combined total of 30% of units. The service offer is however also extremely important whether that be financial, food and drink or personal services (i.e. hairdressing, beauty salons, etc) and is as would be expected in a centre of this size which meets day-to-day requirements.

Table 3.3.5: Land Use

	GROUND	%	First	%	Total	%
Convenience	7	10	2	3	9	7
Comparison	22	31	8	13	30	23
Food & Entertainment	10	14	3	5	13	10
Residential	2	3	22	36	24	18
Offices	10	14	11	18	21	16
Service	16	24	13	21	29	22
Vacant	3	4	2	3	5	4
Total	70	100	61	100	131	100





APPENDICES

- A. Detailed Pedestrian Counts**
- B. Record Sheets**
- C. Land Use / Vacancy Schedules**

Appendix A - Detailed Pedestrian Counts

Stonehouse – Friday 14th October

	Enumeration point	9.30 – 10.30	10.30 – 11.30	11.30 – 12.30	12.30 – 13.30	13.30 – 14.30	14.30 – 15.30	15.30 – 16.30	16.30 – 17.30	Total
A	Threshers, High Street Police Station,	145	200	310	310	170	115	235	110	1595
B	High Street (opposite Co-op) Post Office,	205	225	345	340	180	155	145	125	1720
C	High Street	180	245	305	320	190	195	155	140	1730
	Total (all sites)	530	670	960	970	540	465	535	375	5045

Stonehouse – Saturday 15th October

	Enumeration point	9.30 – 10.30	10.30 – 11.30	11.30 – 12.30	12.30 – 13.30	13.30 – 14.30	14.30 – 15.30	15.30 – 16.30	16.30 – 17.30	Total
A	Threshers, High Street Police Station,	155	200	230	455	160	185	160	145	1690
B	High Street (opposite Co-op) Post Office,	190	495	575	280	275	250	155	130	2350
C	High Street	235	460	485	420	195	225	145	115	2280
	Total (all sites)	580	1155	1290	1155	630	660	460	390	6320

Stonehouse – Tuesday 18th October

	Enumeration point	9.30 – 10.30	10.30 – 11.30	11.30 – 12.30	12.30 – 13.30	13.30 – 14.30	14.30 – 15.30	15.30 – 16.30	16.30 – 17.30	Total
A	Threshers, High Street Police Station,	130	140	80	145	95	90	125	120	925
B	High Street (opposite Co-op) Post Office,	390	410	450	500	325	500	470	275	3320
C	High Street	45	25	50	35	70	70	150	105	550
	Total (all sites)	565	575	580	680	490	660	745	500	4795

Stonehouse – TOTAL FLOWS (Friday 14th October / Saturday 15th October / Tuesday 18th October)

	Enumeration point	9.30 – 10.30	10.30 – 11.30	11.30 – 12.30	12.30 – 13.30	13.30 – 14.30	14.30 – 15.30	15.30 – 16.30	16.30 – 17.30	Total
A	Threshers, High Street Police Station,	430	540	620	910	425	390	520	375	4210
B	High Street (opposite Co-op) Post Office,	785	1130	1370	1120	780	905	770	530	7390
C	High Street	460	730	840	775	455	490	450	360	4560
	Total (all sites)	1675	2400	2830	2805	1660	1785	1740	1265	16160

Appendix B - Record Sheets

STONEHOUSE PEDESTRIAN COUNTS ENUMERATOR SCHEDULE

Day:

Weather AM:
PM:

9.30 – 10.30

POINT	9.30 - 9.42	9.43 - 9.55	9.56 - 10.08
A			
B			
C			

10.30 – 11.30

POINT	10.30 - 10.42	10.43 - 10.55	10.56 - 11.08
A			
B			
C			

11.30 – 12.30

POINT	9.30 - 9.42	9.43 - 9.55	9.56 - 10.08
A			
B			
C			

12.30 – 13.30

POINT	10.30 - 10.42	10.43 - 10.55	10.56 - 11.08
A			
B			
C			

13.30 – 14.30

POINT	9.30 - 9.42	9.43 - 9.55	9.56 - 10.08
A			
B			
C			

14.30 – 15.30

POINT	10.30 - 10.42	10.43 - 10.55	10.56 - 11.08
A			
B			
C			

15.30 – 16.30

POINT	9.30 - 9.42	9.43 - 9.55	9.56 - 10.08
A			
B			
C			

16.30 – 17.30

POINT	10.30 - 10.42	10.43 - 10.55	10.56 - 11.08
A			
B			
C			

Other Comments:

Appendix C – Schedule of Land Uses

STONEHOUSE -Survey Date : 19 October

Address	Ground Floor	Use	First Floor
High Street– East Side			
29	The High Street Medical Centre including pharmacy	D1	The High Street Medical Centre
Vehicular Entrance	Pay and Display Car Park	-	-
27	Trafalgar Takeaway Fish and Chips	A5	Offices
23/25	Hurns Home Hardware Ironmongery	A1	Hurns Home Hardware Ironmongery
21	Police Station	Sg	None
19a	Annet's Pizzeria takeaway	A5	Offices
19	Residential	C3	Residential
17	M D Bailey Optometrist	A1	Joie de Vivre Health & Beauty Studio and Chiropodist
15	Ladies Hairdressers	A1	Residential
13	Cotswold Care Shop	A1	Dental Practice
13	Vacant Offices (Stonehouse Neighbourhood Project)	B1	Dental Practice
9/11	Lloyds TSB Bank	A2	Lloyds TSB Bank
7	Stroud and Swindon Building Society	A2	Stroud and Swindon Building Society Ancillary
5	Sue Ryder Charity Shop	A1	Sue Ryder Charity Shop
3	HSBC Bank	A2	HSBC Bank Ancillary
Queens Road	-	-	-
Barnard Parade		D1	Stone House Health Clinic
6	Cotswold Care Charity Shop	A1	Ancillary
5	Movie Magic Films	A1	Ancillary
4	Temptations Picture Framers	A1	Ancillary
3	Cotswold Prime Meats	A1	Residential
2	The Flower Shop	A1	Residential
1	Ladbrokes Betting Office	A2	Residential
-	Post Office and Stone House Town Council Offices	A1	None
Bath Road – East Side			
6	China City Takeaway	A5	None
4	Advantage Travel Agent	A1	Travel Agent
2	Frying Machine Fish and Chips Takeaway	A5	None
High Street – West Side			
58	Lobbys Tackle Shop	A1	Residential part ancillary
56	The Local Off Licence	A1	Ancillary
54	Barclays Bank	A2	Barclays Bank
52	The Bay Tree Café Tea Room	A3	N V Hughes & Partners Consulting Civil & Structural

			Engineers Offices
50	Sawyers Estate Agent	A2	Ancillary
48	I F P Mortgages Limited	A2	Residential
46	Whole Hearted Health Foods & Café	A1	Residential
46	U.S.e Denim	A1	Residential
44	Choices Clothing	A1	Residential
44	The Perfect Gift	A1	Residential
42	L A Hurn Domestic Appliance Specialist Sales	A1	L A Hurn Domestic Appliance Specialist Sales
Orchard Place	-	-	-
40	Worldchoice Travel Agency	A1	Read & Co Solicitors Offices
38	Parkers Estate Agency	A2	None
36	The Magnificent Wok takeaway	A5	Residential
34	Bread and Cake Matters Bakery and Coffee Shop	A1	Residential
32	J Broomhall Butchers	A1	Residential
30	Tudor Tandoori Restaurant	A3	Tudor Tandoori
Laburnham Walk	-	-	-
26 – 28	Co-op Supermarket	A1	Only part has first floor – Ancillary
24	Co-op Travel agent	A1	Co-op Travel agent
22	Co-op Funeral Services	A1	Co-op Funeral Services
20	Halifax Estate Agency	A2	Halifax Estate Agency
18	NatWest Bank	A2	NatWest Bank
16	Stone House Accessories Limited Bike and Car Parts	A1	Stone House Accessories Limited Bike and Car Parts
14	Vacant A2 Unit (Ladbrokes Betting Shop)	A2	Vacant A2 (Ladbrokes)
12	Office Shop . Stationery, computer supplies, multimedia.	A1	Ancillary
10	Vacant office	B1	Vacant Office
Gates	-	-	-
8	The Gate of India Restaurant and Takeaway	A3	Residential

Elgin Mall			
2	Norville Opticians	A3	Offices
1	Bailey's Newsagent	A1	Offices
3/10 Elgin House	Offices (Travel Scope Travel Agents)	B1	Travel Scope Travel Agents Offices
High Street			
4	The Woolpack Inn Public House	A4	The Woolpack Inn Public House
2	The Pizza Planet Takeaway	A5	The Pizza Planet Takeaway
Regent Street			
3/5	Abigail Crafts Sewing and Patchwork Centre	A1	Residential
1	Sarah Jane Kitchens Limited Replacement Kitchen Doors and Drawer Fronts	A1	Residential
1 & 1a Regent Street	Residential	C3	Residential
Bath Road – West Side			
1	Brian Smith Property Management	B1	Offices
3	Elements Design	A1	Offices
Queens Road – South Side			
-	Post Office Yard	-	-
2	Stonehouse Neighbourhood Project	B1	Residential
4	Stonehouse Neighbourhood Project	B1	Residential
6	Stonehouse Neighbourhood Project	B1	Residential
10	Aaron Carpets	A1	None
12	One Pound Plus Shop	A1	None
14	The Curiosity Shop (second hand goods)	A1	None
16	Apollo Taxis	Sg	None
18	Hopscotch Hair Dresser	A1	Residential
Property overlooking car park			
	Stone House Health Clinic		