

Randwick

Conservation Area Management Plan

Supplementary Planning Advice June 2025 (Draft for adoption)



Contents

PLEASE NOTE: Page referencing, cross-references, indexing, contents page numbering, some illustrations, some maps and some image captions (and any necessary minor corrections) will be completed after adoption, prior to publication.

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Separate Annexe | Positive contributors

Buildings and structures that contribute to Randwick's character and significance

A1 | Article 4 Direction

A photographic audit of residential properties subject to **proposed** Article 4 Direction

A2 | Assets of local heritage significance

Buildings and structures that shall be considered non-designated local heritage assets for planning purposes

A3 | Listed buildings

A summary of the designated heritage assets in the conservation area, and how they contribute to the area's character and significance

A4 | Positive contributors

An audit of buildings that contribute to Randwick's character and significance

*What is a Conservation Area?

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

69. Designation of conservation areas:

(1) Every local planning authority—

- (a) shall from time to time determine which parts of their area are areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance, and
- (b) shall designate those areas as conservation areas

(2) It shall be the duty of a local planning authority from time to time to review the past exercise of functions under this section and to determine whether any parts or any further parts of their area should be designated as conservation areas; and, if they so determine, they shall designate those parts accordingly.

71. Formulation and publication of proposals for preservation and enhancement of conservation areas:

(1) It shall be the duty of a local planning authority from time to time to formulate and publish proposals for the preservation and enhancement of any parts of their area which are conservation areas.

S.69 and S.71 of the Planning (Listed Buildings and Conservation Areas) Act 1990

heritage SIGNIFICANCE

“The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.”

National Planning Policy Framework (NPPF) (Glossary)

Introduction

- 0.1 The legal definition of a Conservation Area is set out in Section 69 of the **Planning (Listed Buildings and Conservation Areas) Act 1990*** (“The Act”). Conservation Areas are principally concerned with the built environment. They are not generally appropriate as a means of protecting landscape features, except where they form an integral part of the historic built environment.
- 0.2 Local Planning Authorities have powers to designate conservation areas, and they have a statutory duty to review their areas from time to time and to formulate policies and proposals to ensure their conservation areas are positively managed.
- 0.3 The intention of designating a Conservation Area is not to halt all change or prevent development, but to manage any change so that it conserves the things that contribute to the area’s **special character** and **heritage significance** # and, where appropriate, it serves to positively enhance it.
- 0.4 Groups of buildings, walls and fences, monuments and landmarks, alleyways, public open spaces, front gardens, trees and hedgerows, street furniture and views: these all combine to create an individual sense of place and a distinctive local identity, which has been shaped by the area’s location and its past – perhaps by particular historical figures, uses or industries. It is this character and heritage significance that Conservation Area status seeks to protect.

What does this mean for me?

- 0.5 Once designated, there are some extra planning controls and considerations in place to protect the historic and architectural elements that make the place special, distinctive and significant. These are most likely to affect you if you want to work on the outside of your property (unlike Listed Building controls, Conservation Area controls do not apply to internal alterations) or if you want to build or alter a structure in your garden or to develop or re-develop a site within the conservation area or its setting.

- 0.6 You may need to apply for permission to carry out certain works in a conservation area which would not normally be restricted elsewhere. This relates to trees, house extensions, demolition and some minor domestic alterations to unlisted buildings, which are usually considered “permitted development”. **
- 0.7 If your property is subject to an **Article 4 Direction**, your permitted development rights will be further restricted, and you may need to apply for planning permission before carrying out certain other works or alterations. This is detailed in **Chapter 2** of this **Management Plan** for Randwick Conservation Area.
- 0.8 **If you are in any doubt, it is advisable to check with the Planning Department, as the rules around permitted development are complex and are subject to occasional change.**
- 0.9 When a planning application is submitted for development affecting a conservation area or its setting, the planning authority is required by legislation to pay special attention to the desirability of preserving or enhancing the character or appearance of the area. This means that planners will carefully consider the likely impacts of any proposed development on the things that make Randwick particularly distinctive, and which contribute to the area’s architectural or historic interest. The **National Planning Policy Framework** (NPPF) acknowledges that not all elements of a conservation area will necessarily contribute to its significance. #

The purpose of this document

- 0.10 This is Part 2 of a two-part conservation area review. Part 1, the **Conservation Area Character Appraisal** for Randwick, describes the main aspects of character and appearance that contribute to the special interest of the area and explains how Randwick’s location and history have contributed to its heritage significance.
- 0.11 Part 2, the **Conservation Area Management Plan** is the key tool for fulfilling the council’s duties under S.69(2) and S.71 of the 1990 Act *. The two-part structure allows for the management plan to be reviewed and refreshed periodically.

** Permitted Development Rights, as defined by The Town and Country Planning (General Permitted Development) (England) Order 2015, are works which can be undertaken without the need to gain Planning Permission

In a conservation area:

- You must get prior consent from the council for the demolition of most buildings and the substantial demolition of most structures, such as boundary walls. It is a criminal offence to carry out demolition in a conservation area without planning permission.
- You must give the Council six weeks’ notice before you carry out works to trees. This is to give the Council time to assess the contribution the tree makes to the character of the conservation area and if the works would damage this.
- If your building is listed, you will need Listed Building Consent for any significant works - internal or external - and for any alteration to a structure within the building’s curtilage.
- Permitted development rights (the various categories of development that you are normally allowed to do without the need to apply for planning permission) are more restricted. Generally, these extra controls restrict the following:
 - Various types of wall cladding
 - The insertion of dormer windows
 - The installation of satellite dishes on walls and roofs facing a highway
 - The installation of radio masts, antennae or radio equipment housing, subject to size and location
 - Domestic and industrial extensions (including bay windows, conservatories and porches), depending on their size and location
 - The installation of solar panels
- You do not usually need to apply for planning permission for repairs, maintenance, and minor improvements, such as repainting window and door frames, installing internal secondary glazing or replacing gutters.
- Unless your property is subject to an Article 4 Direction, you do not usually need to apply for planning permission to install new or replacement windows and doors that are of a similar material and appearance to those already in situ; but you may need to get permission if they would appear ‘materially different’.

- 0.12 The **Management Plan** contains information, advice and recommendations, targeted to address issues and pressures that have been identified through the review process. This advice may be useful to anyone interested in conserving and enhancing the conservation area, and for those involved in managing and maintaining buildings and public spaces – including the parish council, highways authority and statutory undertakers. But the guidance is principally intended to help inform the interpretation and application of planning policies (principally those in the **Stroud District Local Plan**) when considering proposals for development within the conservation area or proposals that might potentially affect its setting.

Randwick Conservation Area Review

- 0.13 Randwick was first designated as a Conservation Area in June 1990. The area has never previously been reviewed. Prior to this review, no boundary changes had been made to the original designated area.
- 0.14 In 2022, Randwick and Westrip Parish Council commissioned specialist heritage consultants to undertake a review of the conservation area and to carry out some community engagement, with a view to producing a draft Character Appraisal and identifying potential management proposals. Stroud District Council hosted public consultation on the draft document in spring 2024, including a public meeting in Randwick Village Hall. Subsequently, the District Council worked with the Parish Council to re-draft the Character Appraisal and Management Plan in the light of comments received from the local community and other stakeholders.
- 0.15 The review of Randwick Conservation Area has sought to identify any necessary **boundary changes**, to highlight any **issues and pressures** affecting the area, and to draft suitable **management proposals** and **planning policy guidance** to address them.

The Council **has adopted** both the **Conservation Area Character Appraisal** and the **Conservation Area Management Plan** for Randwick as **Supplementary Planning Advice**.

They will be used alongside the **Stroud District Local Plan** any other relevant planning policy and guidance documents when considering planning proposals in and around the conservation area, to help achieve high quality and locally distinctive development. At the time of writing, the following documents are also current:

- **Stroud District Residential Design Guide**, Supplementary Planning Guidance, November 2000
- **Stroud District Landscape Assessment**, Supplementary Planning Guidance, November 2000
- **Randwick Village Design Statement**, Supplementary Planning Advice, adopted December 2014
- **The Cotswolds National Landscape Management Plan**, produced by the Cotswolds National Landscape Board, is a material consideration when dealing with development in the Cotswolds AONB or its setting.

Other material planning considerations include the **National Planning Policy Framework** (NPPF) and national **Planning Practice Guidance** (PPG) on the historic environment.

1 | Identifying Issues and Opportunities

Are there factors affecting Randwick's character and heritage significance?



Image

1.1 Randwick's character and heritage significance

- 1.1.1 In order to formulate effective management proposals, which will help to preserve and enhance the character or appearance of the conservation area, it is important to assess the sorts of pressures to which it is subject. This section also looks at opportunities for positive enhancement and beneficial change.
- 1.1.2 The **Character Appraisal** for Randwick Conservation Area includes a summary of its character and significance, which highlights the following key points:

*Randwick's significance derives from its historic links to the **cloth industry** and its role as a **weavers' settlement** – helping to tell part of the story of the Stroud valleys' industrial heritage, and leaving a legacy of buildings and structures that are typical of the local vernacular.*

*Randwick's character derives from the **humble architectural qualities** of its buildings, the consistent use of a **limited palette of locally-distinctive materials**, and the way the settlement has responded to its landscape context: the **steep topography** has dictated the organisation of buildings and spaces, as well as providing **dramatic views** out from, across and towards the conservation area.*

[Character Appraisal page 7, para 1.1 – 1.2]

- 1.1.3 The **Appraisal** goes on to detail various architectural features, spaces, groups, individual buildings, views and landmarks that contribute to the conservation area's heritage significance. It explains how the settlement's history, location and topographical setting have influenced its character and appearance.
- 1.1.4 Today, there are a range of issues, vulnerabilities and development pressures that are beginning to impact upon the conservation area's character and appearance. If they continue unchecked, some of these have the potential to erode the area's heritage significance and special interest.

1.2 Public consultation

- 1.2.1** In 2022, Randwick Parish Council commissioned heritage consultants (Inspire Heritage Services) to review the Conservation Area and to carry out public consultation. This included an initial parish-wide survey, to gain an insight into what the community values about the area and what people see as the main issues and pressures affecting it. (The full results of the survey are included for **further reference** at the end of this Management Plan).
- 1.2.2** The feedback has been helpful in identifying key positive features as well as vulnerabilities. Some of the main themes arising in peoples' responses can be summarised as 'strengths, weaknesses, opportunities and threats':



▲ **What do people think...?** Randwick SWOT Analysis summary, using results from public consultation (Spring 2022)

1.3 Key Issues and Opportunities

- 1.3.1 The following summary of key issues and opportunities draws on the responses to the initial public survey (see 1.2 above), as well as the work undertaken by both Inspire Heritage Services and Stroud District Council to survey the conservation area and research its history. The responses to a further round of public consultation on a draft Conservation Area Appraisal (January-February 2024) have also been taken into consideration.
- 1.3.2 Things like replacement windows, satellite dishes and street clutter are perennial problems affecting conservation areas up and down the country. However, there are a number of development pressures that are either specific to Randwick, especially prevalent here or particularly “harmful” due to Randwick’s own distinctive combination of characteristics.

Architectural character

- 1.3.3 The **Character Appraisal** highlights key aspects of Randwick’s architectural character, including the humble scale and vernacular detailing of most buildings and the consistent use of a limited palette of locally-distinctive materials. Whilst very many of the conservation area’s traditional buildings contribute positively to the street scene, **a fairly high proportion of buildings (even amongst the ‘positive contributors’) have been subject to alterations that detract from their architectural character.** This includes both the loss of original, historic and/or traditional features, and the introduction of new elements that are unsympathetic or alien to the host building or the wider area (e.g. due to inappropriate or non-traditional materials, unsympathetic scale or poor detailing).
- 1.3.4 Minor alterations such as **window replacements** or the addition of a **porch** or **dormer windows** can have a big impact on such simple vernacular buildings, which typically have few decorative architectural features. (see also 1.x.x – replacement windows and doors; 1.x.x – topography and views).
- 1.3.5 The vast majority of the conservation area’s traditional building stock consists of housing, with relatively few commercial or community buildings. This brings particular development pressures and presents particular challenges for development management, because dwelling houses are able to carry out a lot of development without needing to obtain planning permission, even in a conservation area.
- 1.3.6 Much of Randwick’s housing stock is small in size and humble in architectural character. **There is considerable pressure to extend and alter or to demolish and re-develop**, with a general trend towards ‘gentrification’, which poses some threat to the architectural character and historic interest of the conservation area, if not carefully managed.

Loss of original features and traditional details:

- 1.3.7 While they may be seen as minor works on an individual basis, even small alterations can have a negative effect on the architectural character of a building and, cumulatively, on the character, appearance and ultimately the historic significance of the conservation area.
- 1.3.8 For example, the **replacement of traditional roof slates and tiles** with modern materials (or with traditional materials that are just not part of Randwick’s distinctive colour palette) and the **loss of features such as chimneys** can fundamentally change the roofscape, and have a

detrimental impact on views, particularly considering the nature of the village which has a wide range of views across the valley.

- 1.3.9 The conservation review has revealed that there is an **especially high incidence of replacement windows and doors in this conservation area**, with widespread use of uPVC and modern ‘stormproof’ casements. This has continued largely unchecked since the conservation area’s designation in 1990. Today, aside from listed buildings, very few original or historic windows survive here (although there are examples of historically-sympathetic replacements, including some traditionally-constructed flush-fitting timber casements). Although this is a commonly perceived problem in many conservation areas, Randwick’s architectural character is particularly reliant on basic features like windows and doors because of the humble simplicity of its vernacular buildings.

		Read more about this in the Conservation Area Character Appraisal:
▶	Randwick PDGx	
▶	Randwick PDGx	
▶	Randwick PDGx	
▶	Randwick PDGx	

Householder development, minor additions and extensions:

- 1.3.10 Minor alterations and extensions, such as the addition of a **porch** or **dormer windows** can have a big impact on such simple vernacular buildings, which typically have few decorative architectural ornaments or projecting features.
- 1.3.11 Houses and cottages in Randwick are typically characterised by ‘flat’ principal elevations. Historically, where porches were added, they tended to be modest canopy structures, built of humble materials (although few survive today - see image p16 in the **Character Appraisal**, for example). Whilst they may be common in some parts of the Cotswolds, **substantial masonry porches are not typical of the local vernacular** and they can significantly disrupt the architectural character of principal elevations.
- 1.3.12 Several houses have had **conservatories** added. Conservatories are a simple and relatively low-cost means of extending living space, with the added householder benefit of Randwick’s sloping southerly orientation and spectacular long views. However, this means that they are **often visually conspicuous in views towards and across the conservation area and may be sited on a building’s principal elevation** (bearing in mind the distinctive trend for houses and cottages to face down the slope, often turning their backs on the highway). Bright white uPVC conservatories rarely serve to conserve or enhance the conservation area’s architectural character. However, well designed and sensitively sited conservatories do offer a relatively ‘transparent’ form of home extension, allowing the original scale and architectural character of the host building to show through.
- 1.3.13 There are **many examples of tiny adjoining cottages having been knocked through to form fewer, larger dwellings**. These mostly occurred many decades ago and, although there may have been minor external changes (such as blocking a redundant front door or converting it to a window), the original cottage proportions have remained legible – especially from a distance, where things like the rhythm of chimneys and the arrangement of windows and doors are indicators. However, there is growing pressure for further extensions and alterations, which are tending to obscure and distort the architectural character of such dwellings.

The Stocks

▲ Visual coalescence ...

Once a row of four, numbers 1 and 2 The Stocks was formed by knocking together two pairs of cottages many years ago. They exemplify how buildings commonly turn their backs on the road, instead facing down the slope so that the principal elevation is largely concealed from street view. It is, however, clearly visible in mid- and long-range views across the valley. Whereas the architectural proportions of number 2 remain largely legible (leaving us a clue to the building's former life), recent alterations and extensions at number 1 have begun to muddy that history. The full-width lower ground floor extension, wide glazed apertures and the solar array on the roof together produce a pronounced horizontal emphasis, which is at odds with the vertical division of the four former cottages.

- 1.3.14** In general, careful design of **alterations and extensions** is important (including where two or more small cottages have been knocked through to form a larger dwelling), to ensure the historic character, former modest scale and individual cottage proportions remain legible: the smallness of these dwellings is part of the architectural and historic interest of the conservation area.
- 1.3.15** Increasingly, there is a tendency towards adding **balconies** and **terraces** to existing or new buildings; sometimes their horizontal visual prominence may be accentuated by reflective glass balustrades. These characteristics can appear at odds with the scale and rhythm of Randwick's cottage-dominated streetscene, including in mid- and long-range views. Solar panels on conspicuous south-facing roof slopes can have a similarly distracting and disruptive impact.

▶	Randwick PDGx	[CA 2.3.28]
▶	Randwick PDGx	
▶	Randwick PDGx	
▶	Randwick PDGx	

New-build and redevelopment, including replacement dwellings:

- 1.3.16** Randwick's picturesque character, stunning views and convenient location close to Stroud make this a desirable place to live. When combined with a housing stock that is predominantly quite modest in scale (and slightly more affordable than some of the most exclusive Cotswold villages), this brings **considerable pressure for substantial extensions and residential re-development (including replacement dwellings), with a general trend towards 'gentrification'**, which poses some threat to the character and architectural interest of the conservation area, if not carefully managed.
- 1.3.17** There are limited opportunities for new buildings within the Conservation Area itself, due to its compact area and predominantly small garden plots, as well as the constraints of its sloping topography. However, **proposals might come forward for the re-development of individual**

plots, the replacement of existing buildings or the adaptation of existing buildings for other uses. In addition, there is **development pressure along the western periphery of the conservation area (i.e. outside the conservation area, but inside Randwick's Settlement Development Limit)**, which mostly consists of C20th buildings in large plots, elevated above the road and seen against the backdrop of Randwick Woods.

- 1.3.18** There are a few mid- late-20th century buildings in the conservation area and they generally have a neutral effect on the character of the conservation area, being neither a positive enhancement nor particularly conspicuous / visually assertive. Most of these buildings have a muted and visually recessive palette of materials, which accords somewhat with Randwick's traditional colours and textures. **Some of these may become candidates for redevelopment / replacement dwellings in the future – care must be taken to avoid increasing their visual prominence.** Some of the more recent new-builds (including Hill House on The Stocks and Vistarama on The Lane) have more attention-grabbing architectural qualities.
- 1.3.19** On buildings dating from the mid-20th century onward, a pronounced **horizontal emphasis** is typical in the arrangement of windows and doors (the 'fenestration'). **Large roofs, spanning greater plan dimensions**, tend to be more dominant as a proportion of the whole building. Increasingly, there is a tendency towards adding **balconies and terraces** to existing or new buildings; sometimes their horizontal visual prominence may be accentuated by reflective glass balustrades. **These characteristics can appear at odds with the scale and rhythm of Randwick's cottage-dominated streetscene, including in mid- and long-range views.**
- 1.3.20** Large houses (or enlarged houses) are not inherently harmful to the conservation area. But new development must not detract from the prevailing character and historic interest of Randwick. This demands a bespoke architectural response, which is sensitive to the specific context and siting of each individual development opportunity. A large, spacious, modern house (or extension) might still be achieved by fragmenting the building form, for example, breaking up overly large or dominant roof spans, choosing sympathetic or tonally recessive materials, working with the topography and avoiding a strong horizontal emphasis, where this would be perceived from public vantage points.

		Read more about this in the Conservation Area Character Appraisal:
▶	Randwick PDGx	
▶	Randwick PDGx	
▶	Randwick PDGx	
▶	Randwick PDGx	

Materials, detailing, colours and textures:

- 1.3.21** Randwick is notable for the dominance of local limestone as a construction material, used for buildings, boundary walling, roofing and carved embellishments. This gives the conservation area a strong sense of visual cohesiveness, meaning that **visually discordant materials or colours really stand out.**
- 1.3.22** The local landscape is pitted with small quarries, which supplied communities with materials for hundreds of years. Today, by contrast, **good quality limestone of a local hue is hard to come by: it has become a premium building product with a hefty price tag.**
- 1.3.23** This means that **alternative materials and techniques are often used for repairs and alterations, especially smaller jobs and quick fixes.** Concrete blocks have been used in places, to replace sections of drystone wall; and sometimes the traditionally mortar-free joints have

been ‘consolidated’ using cement mortar, which is extremely damaging to the naturally porous stone. **Blockwork, render, artificial stone or poorly-matched natural stone are evident on some new-builds and extensions.** Historically, some of Randwick’s rubble cottages may have been limewashed, to provide extra weather protection. But although a common practice locally, there is little surviving evidence of this in the conservation area. There are a few instances of modern cement render covering over original stone walls - typically used to try and conceal alterations or to consolidate crumbling walls. **Other modern materials such as concrete tiles and uPVC windows and doors are widespread,** as are conservatories, large dormers and large areas of glazing.

- 1.3.24 There is certainly **scope to incorporate contemporary / alternative materials and details in new-build projects or extensions**, but some materials (e.g. bright white render, stained timber cladding, extensive glazing and large expanses of smooth or seamed metal roofing) can be visually disruptive to Randwick’s cohesive and generally muted palette. So careful thought should be given to the tonal and textural qualities of all materials used for new interventions, bearing in mind any likely visual impacts from public vantage points.

		Read more about this in the Conservation Area Character Appraisal:
▶	Randwick PDGx	2.1.24
▶	Randwick PDGx	
▶	Randwick PDGx	
▶	Randwick PDGx	

Fixtures, equipment and clutter:

- 1.3.25 Like many conservation areas that are predominantly residential areas, minor householder alterations and additions (much of which is ‘permitted development’) has generated some clutter. Throughout the Conservation Area, many buildings have additions such as alarms, satellite dishes, telephone wires, external gas and electricity boxes and boiler flues on their building’s façade or chimneys. These additions do have a cumulative impact on the building itself and on the wider street scene.
- 1.3.26 Ten or 15 years ago, domestic satellite dishes were widely regarded as a visual blight on historic areas. Today, with changing technology, their presence and visual impact is on the decline. By contrast, equipment associated with renewable energy generation and consumption is on the rise. Solar PV panels are visually prominent in Randwick (refer to the section on Sustainability, later in this chapter).
- 1.3.27 Such fixtures and equipment do have some visual impact on the character and appearance of the conservation area. In general, fixtures should be carefully sited (to minimise visual impacts) and fully removable / reversible once redundant, to ensure there is no lasting harm caused to the architectural or historic significance of the conservation area.

Topography, views and setting

- 1.3.28 The **Character Appraisal** highlights the way that the conservation area nestles against the backdrop of Randwick Woods, with the settlement clinging to the curves of a bowl-shaped valley. This affords extensive views in and out of the conservation area, as well as good inter-visibility across the valley from one part of the conservation area to another – and it means that **development and change can be visually impactful, even if apparently concealed from street**

view. Steep slopes and zig-zagging paths provide a high degree of visibility at close range and in distant views: **both public and private spaces are overlooked from public vantage points.**

1.3.29 The conservation area's topography, setting and settlement pattern means there is (very understandable) **pressure for extensions, alterations and new-builds to take advantage of the view.** This includes large expanses of glazing, as well as balconies and terraces, oriented to look outward across the landscape. These features are often highly conspicuous in mid- or long-range views looking back towards the conservation area, or looking across the coombe from one part of the conservation area to another.

1.3.30 The conservation area's **roofscape is especially sensitive.** Roof alterations (such as large boxy dormers, large or numerous rooflights, or re-roofing in inappropriate materials) may be visually prominent and/or overlooked from above / behind. The settlement's southerly orientation means that solar energy fixtures are likely to be sited on a building's principal elevation and may be visible in long views.

		Read more about this in the Conservation Area Character Appraisal:
▶	Randwick PDGx	
▶	Randwick PDGx	
▶	Randwick PDGx	

Development affecting the setting of the conservation area:

1.3.31 Houses on the north/west side of the lane, set back and elevated above road level, are visually conspicuous in mid- and long-range views of the conservation area; development (including alterations, extensions and cladding) may increase their visual prominence or draw the eye, **disrupting the relationship between the conservation area and the backdrop of Randwick woods.**

Trees:

1.3.32 Within the conservation area and its setting, **individual and grouped trees help to nestle the village into the landscape and merge with the woodland backdrop. Loss of mature trees, in particular, may lessen this quality.** Some individual trees have significant scale or height, acting as visual landmarks even in quite distant long views. Many of these landmark trees are quite mature in age; at some point they will reach the end of their life and will be lost.

1.3.33 Historically, **orchards** were woven into Randwick's economy and urban fabric, but most have now been lost or built upon. In addition to conserving what remains, a positive enhancement to Randwick's character and appearance could be achieved by identifying areas where additional orchard planting could take place.

		Read more about this in the Conservation Area Character Appraisal:
▶	Randwick PDGx	
▶	Randwick PDGx	
▶	Randwick PDGx	
▶	Randwick PDGx	

Enclosure, boundaries, roads and spaces

- 1.3.34** Randwick is characterised by distinctive narrow lanes with a high degree of enclosure and no footway / pavement. Dry stone walls are almost universally used as boundary treatments and retaining structures. Steep slopes and zig-zagging paths provide a high degree of visibility at close range and in distant views; both public and private spaces are overlooked from public vantage points.

Walls, gates, fences etc:

- 1.3.35** Apart from the drystone walls, there are relatively few surviving historic boundary treatments (gates, iron railings etc).
- 1.3.36** Drystone walls are built by carefully interlocking limestone rubble, without using mortar to bind the blocks. **This is a highly skilled craft and both the material and the labour is expensive.** This means that **alternative materials and techniques are often used for repairs and alterations, especially smaller jobs and quick fixes.** Concrete blocks have been used in places, to replace sections of drystone wall; and sometimes the traditionally mortar-free joints have been ‘consolidated’ using **cement mortar**, which is extremely damaging to the naturally porous stone. Artificial stone blockwork and rubble-filled wire gabions have been used for new walls in places, especially retaining walls associated with modern development.
- 1.3.37** Due to the numerous elevated vantage points and opportunities to overlook private gardens, **wooden closeboard fences** have been used in places, to add height to existing stone boundary walls. These can sometimes look tatty, but they are mostly not seriously harmful to the character or special interest of the conservation area. However, care must be taken to avoid blocking or obscuring any key views. Bright and eye-catching wood stains should be avoided. **Hedges** will do a similar job, often in a more aesthetically pleasing way.

		Read more about this in the Conservation Area Character Appraisal:
▶	Randwick PDGx	
▶	Randwick PDGx	
▶	Randwick PDGx	
▶	Randwick PDGx	

Traffic and car parking:

- 1.3.38** Parking was a common theme raised during public consultation. Roads are narrow (which does act as a form of traffic calming) and a few properties have no vehicular access at all. **Road markings are quite minimal**, and this should remain the case. **There is little scope for road widening without involving demolition.** But there is likely to be growing demand for private parking space (especially for electric vehicles), either by trying to carve out roadside pull-in space, or by creating driveway/hardstanding within gardens – potentially requiring **new retaining structures, partial demolition of boundary features or widening of gateways** to allow vehicular access.
- 1.3.39** There is public parking available at the car parks at the top of Church Road, which are spaces that could benefit from enhancement measures (bearing in mind that this is also a key open space, which enables landscape views from Church Road). The space could be resurfaced, and additional spaces created should the garages not be required. The existing boundary wall requires repair due to its poor condition.

1.3.40 Should there be **opportunities to install EV charging equipment in publicly accessible and shared spaces** (such as the SDC car park and/or the Vine Tree Inn car park on Church Road; or by the village hall on Chapel Fields), this will be supported. Such locations would be preferable to other on-street locations in the conservation area, and the public benefits would be likely to offset any harm to the character or special interest of the conservation area.

1.3.41 There are already some limitations on where and in what circumstances EV charging points can be installed under permitted development rules (any device that would face onto and be within 2 metres of a highway needs planning permission; so does any device located within the curtilage of a listed building). The Council will not seek to further limit or tighten these rules through the introduction of an Article 4 Direction. However, it would be appropriate to offer some design guidance and general advice about minimizing the visual impact of EV charging equipment.

		Read more about this in the Conservation Area Character Appraisal:
▶	Randwick PDGx	
▶	Randwick PDGx	
▶	Randwick PDGx	
▶	Randwick PDGx	



▲ Engineering off-street parking ...

Due to the narrowness and constraint along the roads and more minor lanes, there is little on-street parking. Some dwellings have no vehicular access at all, whereas most of the more modern houses have driveways or garages - often involving considerable excavation and the engineering of wide splays onto the highway to deal with the sloping topography

Street clutter:

1.3.42 Although road markings (including yellow lines) is minimal throughout the village, like many conservation areas, there is a degree of street 'clutter' created by highway signage. This is somewhat of an issue adjacent to the Grade II War Memorial. Where such instances occur, these are visually detracting from the setting of the monument and can cause confusion and obscure views. Excessive signage should be avoided and traditional signage, such as timber finger posts as opposed to modern metal road signs, should be encouraged. Road markings are quite minimal, and this should remain the case.

The war memorial today; compared with the 1920s image



▲ Signage and street clutter ...

An image sourced from the Randwick Historical Association dated circa 1925 shows the War Memorial (now a Grade II listed building) prior to the addition of railings and only a few years old. Compare the scene today, where street signage causes some visual disturbance.

Sustainability

- 1.3.43 There is sometimes a tension between heritage conservation and measures for carbon neutrality and climate adaptation - including external insulation, double glazing, solar PV equipment and electric vehicle charging, all of which have been identified as pressures with potential to harm the character and appearance of the conservation area.
- 1.3.44 The NPPF encourages an approach of ‘weighing’ and ‘balancing’ the potential impacts of development proposals on a heritage asset, giving “great weight” to its conservation, and ensuring that any harm to or loss of significance is properly understood and justified.
- 1.3.45 As a general principle, alterations requiring permission / consent will be viewed more favourably where measures can be reversed or removed, as and when the technology becomes obsolete or is superseded; and where alterations are designed and located to be as visually inconspicuous as possible.
- 1.3.46 Renewable energy, in particular, is a rapidly changing sphere of technology. Much like satellite dishes (which are less commonly a blight on conservation areas today, compared to 10 or 15 years ago), renewables equipment may evolve to become less bulky, more visually discreet or perhaps more centralised (with community energy generation, for example). The key is to ensure that the installation of sustainable technology does not cause lasting harm to the significance of the conservation area, or the fabric of historically and architecturally special buildings within it.
- 1.3.47 The GPDO already includes some limitations and conditions relating to the installation of solar panels in conservation areas and where and in what circumstances EV charging points, microgeneration wind turbines and air source heat pumps can be installed under permitted development (PD) rules. The cladding of any part of a building in a conservation area is not PD, so in most cases external insulation will need planning permission. At present, the Council will seek to minimise future impacts by applying the existing permitted development controls, and making reference to the policy and design guidance set out in section 2.4. Further limiting or removing PD rights (through an Article 4 Direction) is not considered necessary at this time.
- 1.3.48 In the future, climate change may affect the way our historic buildings perform, as well as what we want from them. Extreme weather events such as heavy rainfall or storms could cause damage to buildings: existing historic rainwater goods may not cope adequately with increased

rainfall; problems can occur with water ingress, damp and associated rot caused by rainwater not being carried away from the building's facades or footings.

		Read more about this in the Conservation Area Character Appraisal:
▶	Randwick PDGx	
▶	Randwick PDGx	
▶	Randwick PDGx	
▶	Randwick PDGx	

2 | Positive Management

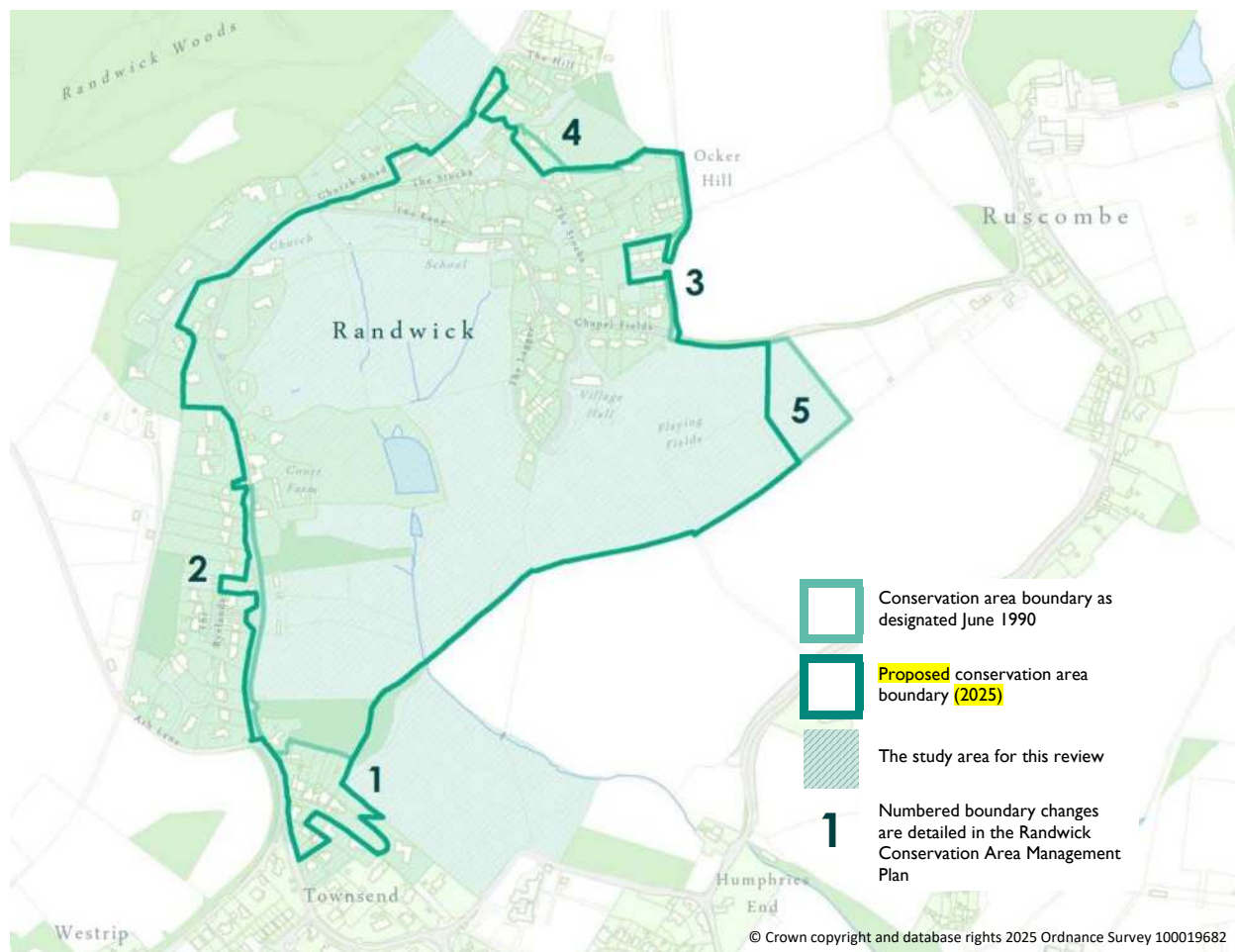
Design guidance, supplementary planning advice and management proposals



2.1 Conservation Area Boundary Review

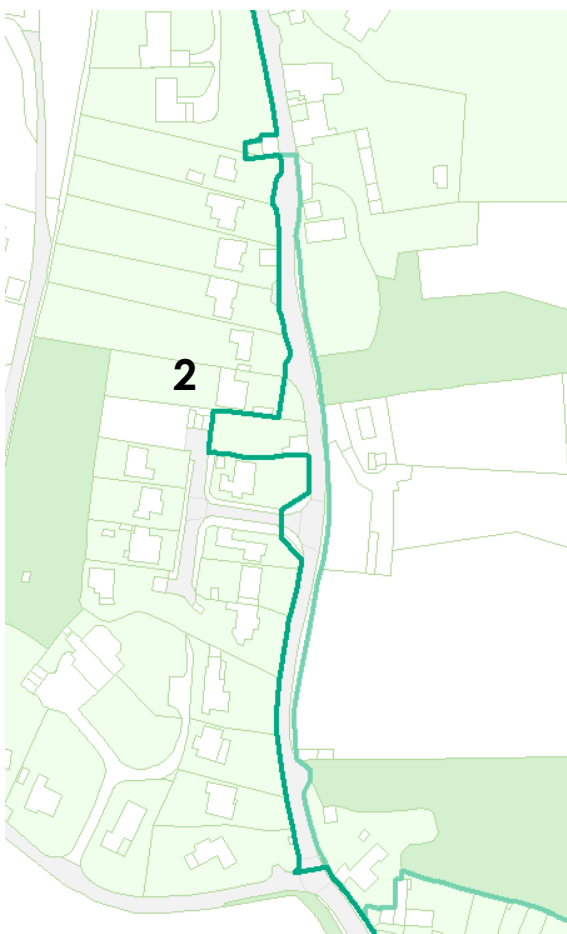
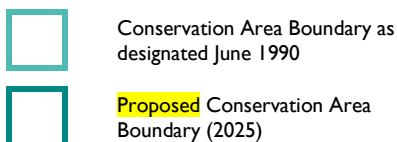
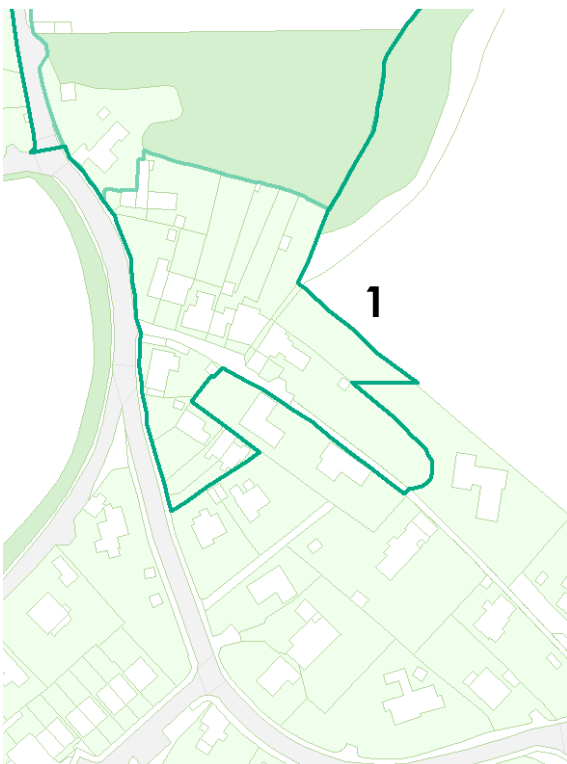
- 2.1.1** The **Planning (Listed Buildings and Conservation Areas) Act 1990** (“The Act”) places a statutory duty upon local planning authorities to review their areas “from time to time”, in order to determine whether any parts or any further parts of their area should be designated as conservation areas (Section 69). In effect, this means that the Council should periodically carry out an appraisal of the character and special architectural or historic significance of existing conservation areas, and to consider whether any boundary changes (additions or deletions) may be appropriate.
- 2.1.2** Randwick was first designated in June 1990 and no boundary changes have been made since then. This conservation area review is an opportunity to look at whether all parts of the original conservation area still have sufficient special architectural or historic interest to justify designation, and to identify whether any additional buildings or areas around its periphery share features that contribute to its character and special interest. **The revised boundary is effective from the date of this document’s adoption.**

The National Planning Policy Framework advises that, when considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.



▲ **Map 1. Conservation Area Boundary Review...**

The study area for the 2024 conservation area review and proposed boundary changes



2.1.3 1: **Proposed** extension to the south, at Townsend.

This part of the study area lies within Character Sub Area 1 (The Village Approach), which is described in the **Character Appraisal Chapter 3.1**. The cottages here are typical of the local architectural vernacular. The use of materials is highly characteristic of Randwick, while the sense of enclosure, boundary walling and spatial organisation (including narrow paths, lanes and squeeze stone stiles) is similar to elsewhere in the settlement. This group is visible in key views and acts as a visual ‘gateway’ to the conservation area. (identified on **Character Appraisal Map 4** and illustrated at **fig. x**).

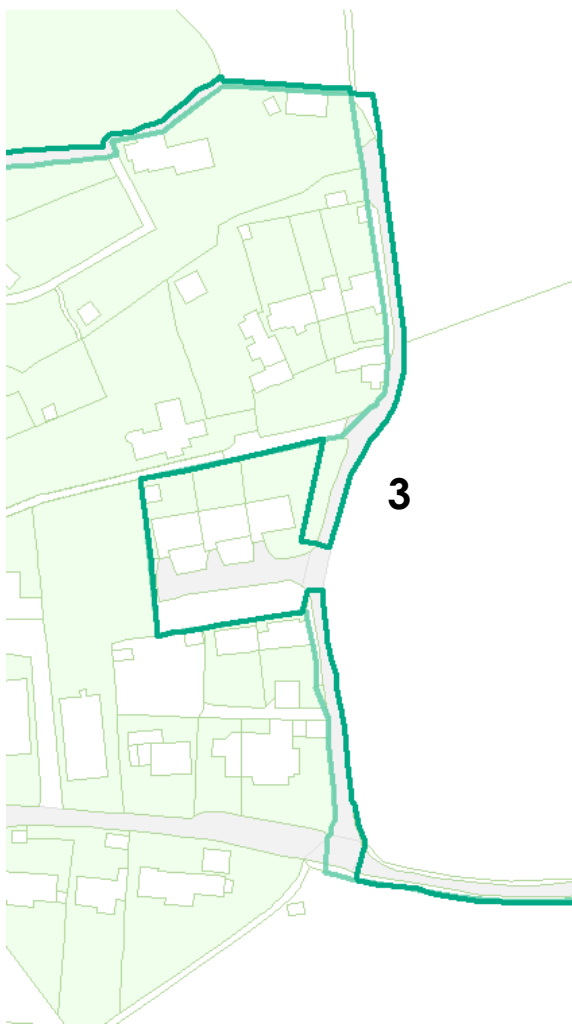
The wider study area for the conservation area review also took in two newbuild houses (The New Bakehouse and Ptarmigan), which are referenced in the character analysis of Sub Area 1. This is exemplary high quality infill development, with a scale, massing and use of materials that is clearly contemporary, yet remains in keeping with the new houses’ surrounding historic context. They do not detract from the conservation area’s setting, but they do not have the special architectural or historic significance to justify a boundary extension to include them.

2.1.4 2: **Proposed** extension at Change Cottage and realignment to the west, between Ash Lane and the Lock Up by Long Court.

Change Cottage is typical of Randwick’s architectural vernacular and is one of several dwellings that sit very distinctively side-on to the road. Change Cottage lies within the study area’s Character Sub Area 1 (The Village Approach), which is described in **Character Appraisal Chapter 3.1**. Together with the pine tree and adjacent stone walls, the cottage forms a very attractive vignette and a visual gateway on the route from Townsend to the upper slopes of the village (identified **Character Appraisal Map 4** and illustrated at **fig. x**).

In addition, a relatively minor realignment, to move the conservation area boundary to the western side of the road between Ash House (junction of Ash Lane) and the Lock Up by Long Court (excluding the gardens and any buildings, but including the stone boundary walls).

The dry-stone retaining walls that line the western side of the road between Ash Lane / Townsend and St John’s Church are extremely distinctive (as described in the **Character Appraisal Chapter 3.1**). Whilst the walling is not ‘original’/historic in its entirety, there are relatively



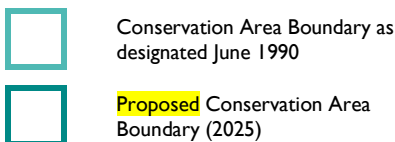
2.1.5 **3: Proposed realignment to the east, at Ocker Hill.**

A minor extension, moving the conservation area boundary to the eastern side of the road, to follow the field boundary. This would extend conservation area protection to the mature trees that sit on the eastern side of the lane, which contribute to the character of Ocker Hill and key views of the conservation area on approach from Ruscombe. As described in [Character Appraisal Chapter 3.2](#)

2.1.6 **4: Proposed realignment to the north, by Swallows Court. Including minor deletion.**

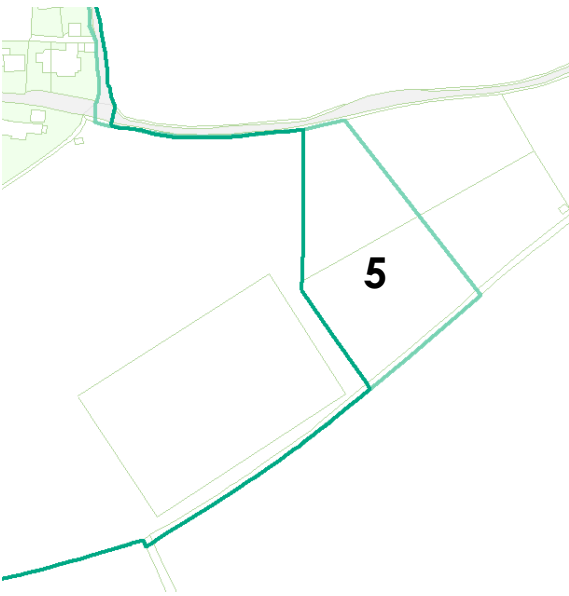
This part of the study area lies within Character Sub Area 2 (The Upper Slopes), which is described in [Character Appraisal Chapter 3.2](#). The construction of Swallows Court post-dates the 1990 conservation area designation, so the boundary slices through the current building and garden, with no clear relationship to any identifiable features now existing. Whilst the building and grounds do not detract from the character or significance of the conservation area, they do not have sufficient architectural or historic significance to warrant conservation area status. It is difficult to see the house clearly at close range from public vantage points, but the building's roof is clearly visible in mid- and long-range views as a backdrop to the conservation area, sitting on the skyline above The Stocks and The Lane. There are limited views across the orchard-like garden from the public right of way, which contribute to the conservation area's setting ([Character Appraisal Map 5](#))

A relatively minor realignment, to include the garden boundary of Swallows Court, but exclude the house and garden; taking in the public right of way that runs from Highfield Cottage and joins The Stocks at Highcliff. Although this stretch of footpath does not appear on historic maps, the network of paths and lanes is characteristic of the village, and part of its special interest and distinctiveness. This particular PROW affords some public views into and across the conservation area. (The Stocks, running from Vine Tree Cottage to Highcliff is an historic route, clearly visible on old maps).



2.1.7 **5: Proposed deletion to the east of Chapel Fields.**

The 1990 designated boundary does not follow any physical features that exist today. It cuts through two paddocks on the conservation area's eastern periphery. There is no evidence to suggest that the original conservation area boundary followed any past boundary of historical interest, and this land does not include any known archaeology or other features of heritage significance (although it does contribute to the visual setting of the conservation area and views on approach from Ruscombe) (**Character Appraisal Chapter 3.3, Map 6**). The hedgerow trees along the eastern edge of the Chapel Fields recreation ground are a more logical physical and visual boundary to the conservation area.



Conservation Area Boundary as designated June 1990



Proposed Conservation Area Boundary (2025)

2.2 Article 4 Direction

- 2.3.1 The conservation area appraisal highlights a range of features and characteristics that are typical of the conservation area or are particularly distinctive, and which contribute to the Randwick's character, appearance and special architectural interest.
- 2.3.2 **'Permitted Development Rights'** (PD rights) normally allow some forms of development to be carried out without having to obtain Planning Permission in advance. Although the designation of a conservation area does bring with it some limitations to residential PD rights (primarily related to demolition and the size and position of home extensions that can be carried out without Planning Permission), these limitations generally cannot prevent many changes to buildings. If unchecked, a successive number of quite minor changes has the potential to damage the character and special architectural interest of a Conservation Area.
- 2.3.3 Where it can be shown that the exercise of PD rights is leading to a gradual decline in the character and appearance of a conservation area, Local Planning Authorities may decide to adopt extra planning controls through the use of Article 4 directions, the effect of which is to remove specified PD rights from houses (known as "dwellinghouses") in a conservation area¹. Article 4 Directions do not apply to flats or commercial properties, as these don't have the same permitted development rights in the first place.
- 2.3.4 As a consequence of the Direction, certain works of alteration to specified residential properties will require an application for Planning Permission, so that their potential impact on the character and special interest of the conservation area can be properly assessed. Like-for-like repair or replacement in matching materials is not considered to be a "material change" and so would not require planning permission.

The National Planning Policy Framework advises that all Article 4 directions should be applied in a measured and targeted way. They should be based on robust evidence, and should apply to the smallest geographical area possible. The potential harm that the Article 4 Direction is intended to address needs to be clearly identified and justified. In a conservation area, this would usually be done through a Conservation Area Appraisal and/or Management Plan.

Properties affected by the proposed Article 4 Direction:

- 2.3.5 The following residential addresses will be subject to the Direction, as set out in **Table 1** and identified on **Map 2**. Each of these dwellings has been photographed as part of the conservation area review and the images (dated **summer 2025**) are included as a supplementary **ANNEXE** to this Management Plan, for the purposes of tracking any subsequent changes.
- 2.3.6 These properties have been selected for a combination of reasons, including historical and architectural interest, the survival of some original and/or traditional features and details (such as windows and roof coverings), lack of alteration to the principal elevation (e.g. modern porches or extensions) and prominence in the street scene. Following formal confirmation², the Direction will be registered as a local land charge against each of the addresses listed below.

¹ This is undertaken through Article 4 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (the "GPDO")

² in accordance with the procedure for a non-immediate Direction, as set out under Schedule 3 of the GPDO

▼ **Table 1. Dwellinghouses that are affected by the Article 4 Direction:**

Address and unique property ref. no. (UPRN)	
THE OLD VICARAGE RANDWICK STROUD GLOUCESTERSHIRE GL6 6HH	200003113723
POOL COTTAGE RANDWICK STROUD GLOUCESTERSHIRE GL6 6HJ	010009409997
CHANGE COTTAGE THE RYELANDS RANDWICK STROUD GLOUCESTERSHIRE GL6 6HQ	200001735667
LONG COURT COTTAGE RANDWICK STROUD GLOUCESTERSHIRE GL6 6HJ	200003113713
ROSEMARY COTTAGE CHURCH ROAD RANDWICK STROUD GLOUCESTERSHIRE GL6 6JQ	200003106583
THE CHANGE TOWNSEND RANDWICK STROUD GLOUCESTERSHIRE GL6 6EU	010009410940
LYNFIELD TOWNSEND RANDWICK STROUD GLOUCESTERSHIRE GL6 6EU	010009410937
THE OLD BAKEHOUSE TOWNSEND RANDWICK STROUD GLOUCESTERSHIRE GL6 6ET	010009410943
2 THE LANE RANDWICK STROUD GLOUCESTERSHIRE GL6 6HL	100120521115
1 YEW TREE COTTAGES THE STOCKS RANDWICK STROUD GLOUCESTERSHIRE GL6 6JE	200003113695
2 YEW TREE COTTAGES THE STOCKS RANDWICK STROUD GLOUCESTERSHIRE GL6 6JE	200003113696
1 ASH VIEW COTTAGES THE STOCKS RANDWICK STROUD GLOUCESTERSHIRE GL6 6JE	200003113691
2 ASH VIEW COTTAGES THE STOCKS RANDWICK STROUD GLOUCESTERSHIRE GL6 6JE	200003113692
RISING SUN COTTAGE CHAPEL FIELDS RANDWICK STROUD GLOUCESTERSHIRE GL6 6HT	100120528345
THE OLD RISING SUN THE LANE RANDWICK STROUD GLOUCESTERSHIRE GL6 6HT	100121256971
TEMPERANCE COTTAGE THE LAGGER RANDWICK STROUD GLOUCESTERSHIRE GL6 6HW	200003107325

Map 1

2.3.7 **Table 2**, over the page, sets out the classes of development that are normally permitted via **The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)**, and which will require planning permission following confirmation of the Direction.

2.3.8 In some instances, the Council seeks only to withdraw permitted development rights in circumstances where the proposed works would be on elevations, structures or boundaries that front a highway³, a public right of way or public open space. These are specified in the table below, where reference is made to a “relevant location”. Footnotes explain the types of works that the Direction seeks to control under each Class of development.

2.3.9 The rules around permitted development are complex – if you are at all unsure about whether the works you would like to carry out need permission or not, it is best to contact the Council’s Planning Enquiries service.

▼ **Table 2. Classes of development that are affected by the Article 4 Direction:**

**The Town and Country Planning (General Permitted Development) (England) Order 2015:
Schedule 2, Part 1 – Development within the curtilage of a dwellinghouse**

Class A	<i>The enlargement, improvement or other alteration of a dwellinghouse⁴</i>
Class C	<i>Alteration to the roof of a dwellinghouse⁵</i>
Class D	<i>The erection or construction of a porch outside any external door of a dwellinghouse</i>
Class G	<i>The installation, alteration or replacement of a chimney on a dwellinghouse⁶</i>

**The Town and Country Planning (General Permitted Development) (England) Order 2015:
Schedule 2, Part 2 – Minor Operations**

Class A	<i>The erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure, which fronts a relevant location⁷</i>
Class B	<i>Means of access to a highway: The formation, laying out and construction of a means of access to a highway which is not a trunk road or a classified road, where that access is required in connection with development permitted by any Class in this Schedule (other than by Class A of Part 2).</i>

**The Town and Country Planning (General Permitted Development) (England) Order 2015:
Schedule 2, Part 14 – Renewable energy**

Class A	<i>The installation, alteration or replacement of microgeneration solar PV or solar thermal equipment on (a) a dwelling house or (b) a building situated within the curtilage of a dwellinghouse⁸</i>
Class B	<i>The installation, alteration or replacement of stand-alone solar equipment for microgeneration within the curtilage of a dwellinghouse⁸</i>

³ A “highway” is a public right of way such as a public road, public footpath or bridleway. For the purposes of the Order it also includes unadopted streets or private ways.

Schedule 2, Part 1:

⁴ **Class A** includes extensions, conservatories, replacement windows, alteration / enlargement of window or door openings, or the creation of new structural openings and windows.

⁵ **Class B**, which covers “The enlargement of a dwellinghouse consisting of an addition or alteration to its roof” (including dormer windows) is not PD in a conservation area anyway; **Class C** relates to “any other” alterations to a roof and includes replacing roof tiles/slates and installing rooflights.

⁶ Under **Class G**, the installation of a chimney, flue or soil pipe on a wall or roof slope that forms a principal or side elevation or that fronts a highway or is not PD in a conservation area. This Direction seeks to further limit PD rights in relation to the alteration, replacement or demolition of an existing chimney.

Schedule 2, Part 2:

⁷ Under **Class A**, permitted development is already somewhat limited in conservation areas. This Direction seeks to further limit PD rights in relation to boundary features along the conservation area’s roads, lanes and paths.

Schedule 2, Part 2:

⁸ In a conservation area, solar equipment is not normally permitted development under **Class A** if it would be installed on a wall which fronts a highway, or under **Class B** if it would be more than 2m high and sited between the house and a boundary that fronts a highway. This Direction seeks to remove PD rights for all solar equipment installations.

2.3 Locally significant heritage assets (“Local Listing”)

Local planning authorities may identify non-designated heritage assets, these are buildings, monuments, sites, places, areas, or landscapes identified as having a degree of significance meriting consideration in planning decisions, but which are not formally designated heritage assets.

- 2.3.1 The conservation area appraisal identifies a number of buildings and structures that contribute positively to the character and special architectural or historic interest of the conservation area (or its setting). Whilst they don’t have the architectural or historic significance to warrant statutory designation (as a listed building or scheduled monument), some of these ‘positive contributors’ nevertheless have local heritage interest in their own right.
- 2.3.2 Non-designated heritage assets are a material consideration in the planning process: their significance is one part of the balanced judgement that the local planning authority must make when determining an application for development. But being identified as a local heritage asset does not confer any additional development controls or introduce further limitations on permitted development rights (although some of these buildings are also subject to **Article 4 Direction**, see 2.2).
- 2.3.3 The **Stroud District Local Plan** (Policy ES10) supports development which will protect and, where appropriate, enhance the heritage significance and setting of locally identified heritage assets. The Local Plan also requires a ‘heritage statement’ to accompany any application for development that would affect a heritage asset or its setting, including non-designated local heritage assets. The statement should describe the nature and significance of the affected asset(s) and their setting, and explain how the proposed development would protect or enhance them in a way that is appropriate to their significance.

Buildings and structures that are identified as non-designated assets of local heritage significance:

- 2.3.4 The following buildings and structures, as set out in **Table 4** and shown on **Map 2**, shall be considered non-designated heritage assets for planning purposes and their local heritage significance shall be a material consideration when considering development proposals that may impact upon them.
- 2.3.5 As part of the conservation area review, each of these assets has been assessed against consistent and objective criteria, focussed on local heritage significance. A brief summary has been compiled for each asset, which is included as part of a supplementary **ANNEXE** to this Management Plan.
- 2.3.6 Local planning authorities can establish a “local list” of non-designated heritage assets in their area. At present, there is no district-wide local list for Stroud District; should the Council initiate one, these assets will be incorporated into it.

▼ Table 4. Non-designated assets of local heritage significance:

	Address and unique property ref. no. (UPRN), if one exists.		Further reference in the character appraisal
L1	LONG COURT COTTAGE, GL6 6HJ	200003113713	
L2	CHANGE COTTAGE, THE RYELANDS, GL6 6HQ	200001735667	
L3	POOL COTTAGE, GL6 6HJ	010009409997	
L4	THE OLD BAKEHOUSE, TOWNSEND, GL6 6ET	010009410943	
L5	THE CHANGE, TOWNSEND, GL6 6EU	010009410940	
L6	THE OLD VICARAGE, GL6 6HH	200003113723	
L7	RANDWICK CHURCH OF ENGLAND PRIMARY SCHOOL, GL6 6HL	200003106436	
L8	THE VINE TREE INN, THE STOCKS, GL6 6JA	010014280483	
L9	THE OLD RISING SUN, THE LANE, GL6 6HT	100121256971	
L10	RISING SUN COTTAGE, CHAPEL FIELDS, GL6 6HT	100120528345	
L11	THE OLD DAIRY, THE LANE, GL6 6HN	200003113753	
L12	THE OLD SCHOOL HOUSE, THE LANE, GL6 6HL	100121256970	
L13	THE OLD CHAPEL, THE LANE, GL6 6HL	100121257029	
L14	WEAVERS COTTAGE AND 2 THE LANE, GL6 6HL	100120532051	
L15	K6 PHONE BOX, THE LANE	010092977243	
L16	THE MAYOR'S POOL BY POOL COTTAGE		
L17	THE SPRING AT WELL LEAZE		
L18	LONG COURT FISHPOND		
L19	STONE SQUEEZE STILES AT TOWNSEND AND TO THE REAR OF THE OLD VICARAGE		

Map 2

2.4 Policy and design guidance

- 2.4.1 The policy and design guidance contained in this document is primarily intended to act as supplementary information, to help inform the implementation of **Local Plan** policies when decisions are made about proposed development in and around Randwick.
- 2.4.2 Local Plan policy **ES10 – Valuing our Historic Environment and Assets** is the main policy that deals with development affecting conservation areas, listed buildings, archaeology and other heritage assets of “local significance”. But there are other policies that will have regard to Randwick’s conservation area status, character, appearance, and heritage significance – including policies concerning matters of design, landscape impact, change of use and the principle of development within settlements and in the countryside.
- 2.4.3 Whereas national planning guidance and local plan policies often contain generalisms (such as “in keeping” or “in character”), a conservation area management plan (based upon a thorough character appraisal) can highlight exactly what this means in this specific conservation area, or even in specific parts of the conservation area.
- 2.4.4 The following policy and design guidelines (**Randwick PDG1 – PDGx**) will help to steer the application of planning policy criteria relating to things like character, sense of place and design quality, by highlighting sensitivities, characteristics and distinctive features that are specific to Randwick’s Conservation Area.
- 2.4.5 **Design guidance** can also serve to raise awareness and understanding. Ideally, it will act as a nudge, encouraging residents and developers towards good practice, even if the work they want to undertake doesn’t constitute ‘development’ (and therefore is not subject to planning controls). This might include, for example, encouraging people towards repairing their original windows or replacing like-for-like, rather than making a material change; or discouraging people from planting a high hedge or building a shed that might obscure a key view; or choosing a sympathetic colour to re-paint the exterior walls of their house, their windows or their garden fence. But the design guidance is not enforceable in such circumstances.

A Heritage Impact Assessment (HIA) or ‘heritage statement’

- 2.4.6 The Stroud District Local Plan **Policy ES10 – Valuing our historic environment and assets** supports development which will protect and, where appropriate, enhance the heritage significance and setting of designated and non-designated heritage assets.
- 2.4.7 **Policy ES10** includes a requirement for all development proposals involving a heritage asset to be accompanied by a ‘**Heritage Statement**’, comprising a description of the heritage asset’s significance and setting (a statement of heritage significance), together with an assessment of the potential impact of the proposal on that significance (a heritage impact assessment). This may be combined with a **Design & Access Statement**, where appropriate.
- 2.4.8 This requirement applies to both designated heritage assets (including listed buildings and conservation areas) and undesignated heritage assets⁹ and could be required where a development proposal is outside the conservation area but has potential to impact upon its setting. The level of detail should be proportionate to the asset’s importance, but it must be

⁹ This would include non-designated assets of local heritage significance, whether or not they are on a “local list”, plus any undesignated archaeological remains.

sufficient to enable any potential impacts of the proposal to be adequately assessed as part of a balanced planning judgement.

- 2.4.9 National guidance¹⁰ explains how analysis of relevant information can generate a clear understanding of the affected asset, the heritage interests represented in it, and their relative importance. Reference to the **Randwick Conservation Area Character Appraisal** at an early stage in the design process can help to inform the development of proposals which avoid or minimise any harm.

Randwick PDG1 – Requirements for a Heritage Statement to inform Local Plan Policy ES10

Any Heritage Statement relating to the Randwick Conservation Area or its setting will be expected to make reference to the Randwick Conservation Area Character Appraisal:

- To explain how the building / structure / site / asset contributes to the conservation area's significance in terms of character, appearance and special architectural or historic interest. If the site does not contribute positively to the conservation area's character or significance (e.g. if its contribution is contrary, harmful or 'neutral'), reference to the Character Appraisal should be used to explain how / why this is the case.
- To explain what impact the development proposal (including demolition or alteration) is likely to have on the conservation area's significance – this could be a positive impact, a negative impact or a neutral impact.
- Where relevant, to explain how this has informed the development of the proposals. Appraisals or investigations can identify alternative development options, for example more sensitive designs or different orientations, that will both conserve the heritage assets and deliver public benefits in a more sustainable and appropriate way.
- The statement should explain how regard has been had to any relevant design- or policy-guidance set out in this Conservation Area Management Plan. If the proposal does not accord with particular points of relevant guidance, the statement should explain why. What is the justification?

General principles

- 2.4.10 The **Character Appraisal** for Randwick Conservation Area highlights the following aspects as particularly key to the conservation area's character and significance¹¹:

- Randwick's significance derives from its historic links to the **cloth industry** and its role as a **weavers' settlement** – helping to tell part of the story of the Stroud valleys' industrial heritage, and leaving a legacy of buildings and structures that are typical of the local vernacular.
- Randwick's character derives from the **humble architectural qualities** of its buildings, the consistent use of a **limited palette** of **locally-distinctive materials**, and the way the settlement has **responded to its landscape context**: the **steep topography** has dictated the organisation of buildings and spaces, as well as providing **dramatic views** out from, across and towards the conservation area.

¹⁰ National planning policy guidance on the Historic Environment: Paragraph: 008 Reference ID: 18a-008-20190723

¹¹ Character Appraisal page 7: Summary of Significance para 1.1 – 1.2

- 2.4.11 When considering any kind of alteration, demolition or construction, it would be desirable for the following general principles to be kept in mind. These principles will be used to help inform the implementation of Local Plan policies and national guidance when decisions are made about proposed development in and around Randwick. But they are also useful pointers if you are thinking of carrying out work that doesn't require planning permission.

Randwick PDG2 – General principles

- Special consideration should be given to the desirability of conserving or enhancing the humble architectural qualities that typify Randwick's buildings and structures (including scale, character and use of locally distinctive materials)
- Given the elevated, sloping topography and the distinctive bowl-shaped settlement, consideration should be given to potential impacts on medium- and long-range views of Randwick and its setting, as well as to views within, across and looking out from the conservation area.
- Special consideration should be given to the desirability of conserving or enhancing the distinctive sense of narrowness, constraint and enclosure along Randwick's roads, lanes and ladders.

Extensions and outbuildings

- 2.4.12 The Stroud District Local Plan establishes general policy criteria which seek to ensure residential extensions and outbuildings are in keeping with the scale and character of the original building and do not detract from the appearance of the area around it.

Materials, colours, proportions and detailing

- 2.4.13 Randwick is characterised by a limited palette of traditional building materials, as described in the **Character Appraisal** at [Chapter 2.3](#). Limestone is the dominant walling material, with render used sparingly and brick being the exception. Extensions and outbuildings in the conservation area should accord with the design guidance set out in [Randwick PDG6](#).

Scale, siting and massing

- 2.4.14 The Local Plan says that, as a broad principle, domestic extensions should generally be subservient to the host building in terms of scale, height, massing and design. A common response is to design a small 'set back' from the building line, or a 'step down' in the roof line, which can be very successful. But taking this as a universal rule of thumb may not be appropriate for buildings where a consistent ridge line or continuous / flat elevation is part of its architectural character. A nominal set-back or break in ridge line may end up being visually disruptive and little more than tokenism.

Reference character analysis pages / paragraphs

Reference issues / pressures pages / paragraphs

Illustrations: Coxgate and/or The Stocks

▲ “Subservient” extensions ...

Caption text here: because of its modest scale and tucked-away location, this addition does not challenge or dominate the proportions and character of the original cottage, which remains completely legible 3.2.20

Randwick PDG3 – Extensions and outbuildings: scale, siting and massing

Guideline 3.1 - Within the Randwick Conservation Area, the design and siting of extensions will often require a thoughtful and bespoke approach to “subservience”, which should be steered by the architectural character of the building or street scene.

Guideline 3.2 – Where buildings sit directly on the edge of the highway or plot boundary (as is particularly characteristic of The Lane and The Stocks), it will often be appropriate for extensions to maintain that distinctive building line and avoid a nominal set-back or visual break.

Guideline 3.3 –Where two or more small cottages have been knocked through to form a larger dwelling (or where a single cottage forms part of a pair or a row of similar cottages), particular care should be taken to avoid extensions and alterations that would visually amalgamate the units. Extensions should seek to ensure the historic character, former modest scale and individual cottage proportions remain legible.

Guideline 3.4 – It will generally be inappropriate to locate an extension on the principal elevation of a building in the Conservation Area, if that elevation can be seen from public vantage points at close range or clearly in distant views. However, there may be instances where a building (or specific elevation) makes no positive contribution to the character or appearance of the Conservation Area, is visually detracting or architecturally uncharacteristic; in such cases, a more visually conspicuous extension (including on the principal elevation) may be appropriate, if it would bring about a positive enhancement to the character or appearance of the Conservation Area. An explanation of the anticipated enhancement should be clearly set out in a supporting Heritage Impact Statement.

Guideline 3.5 – Within the Conservation Area, care must be taken over the siting and massing of extensions or new outbuildings, to avoid blocking, obscuring or dominating key views. These may be expansive views or constrained / channelled views. Given the elevated, sloping topography and the distinctive bowl-shaped settlement, consideration should be given to potential impacts on medium- and long-range views of Randwick and its setting, as well as to views within, across and looking out from the conservation area.

Porches, conservatories and verandas and balconies

The traditional cottage vernacular in Randwick is generally devoid of projecting features such as porches or canopies, so houses and cottages are typically characterised by 'flat' principal elevations. Historically, where porches were added, they tended to be modest canopy structures, built of humble materials. Whilst they may be common in some parts of the Cotswolds, substantial masonry porches are not typical of the local vernacular and they can significantly disrupt the architectural character of principal elevations.

The erection of conservatories, sun rooms and balconies to take advantage of Randwick's southerly slope and expansive views has also been identified as a development pressure that is affecting the conservation area's character and architectural cohesiveness.

Illustration(s)

▲ Porches and protrusions ...

Although they may be very well constructed and visually attractive, substantial masonry porches are not typical of the local vernacular and they can significantly disrupt the flat-fronted architectural character of principal elevations.

Reference character analysis pages / paragraphs 2.3.28, 2.3.31

Reference issues / pressures pages / paragraphs

Randwick PDG4 – Extensions and outbuildings: porches, conservatories and verandas

Guideline 4.1 – It will generally be inappropriate to locate a conservatory or covered veranda on the principal elevation of a building in the Conservation Area, where the elevation fronts a highway. However, the impact on the character of the street scene and/or the host building may not be significant if the principal elevation is inconspicuous or concealed from public vantage points. Careful consideration should be given to the impact of siting a conservatory on a side or rear elevation, if that elevation can be seen from public vantage points at close range or in distant views.

Guideline 4.2 – As a broad principle, porches should be modest in scale and lightweight in character, to avoid distorting or dominating the architectural character of the host building. It will generally be inappropriate to locate a solid masonry (stone, brick or render) enclosed porch on the principal elevation of a building in the Conservation Area, if that elevation can be seen from public vantage points at close range or in distant views. A simple canopy, a modest open structure or an enclosed

glazed timber porch may be more sympathetic alternatives, which allow the character of the original building to remain legible

Infill development, re-development and replacement dwellings, including development affecting the setting of the Conservation Area

- 2.4.15** There are limited opportunities for new buildings (including new homes) within the Conservation Area, due to its compact area and predominantly small garden plots, as well as the constraints of its sloping topography. However, proposals might come forward for the re-development of individual plots, the replacement of existing buildings or the adaptation of existing buildings for other uses.
- 2.4.16** The Stroud District Local Plan defines “Settlement Development Limits” (SDL) for Randwick and Stroud, within which certain forms of development are likely to be permitted, subject to meeting a range of detailed criteria set out in various Local Plan policies. (You can view these online via the interactive Local Plan maps at stroud.gov.uk). Stroud’s SDL extends as far as Townsend at the southern tip of the conservation area; Randwick’s SDL includes most of the built-up areas of the conservation area, but it also takes in the houses and gardens that sit on the Conservation Area’s western periphery. Some of these buildings and plots are visually conspicuous in medium- and long-range views of the Conservation Area and its immediate setting. The Local Plan expects that development within the Conservation Area or its setting will conserve and (where appropriate) enhance its heritage significance, including key views and vistas.

Reference character analysis pages / paragraphs

Reference issues / pressures pages / paragraphs

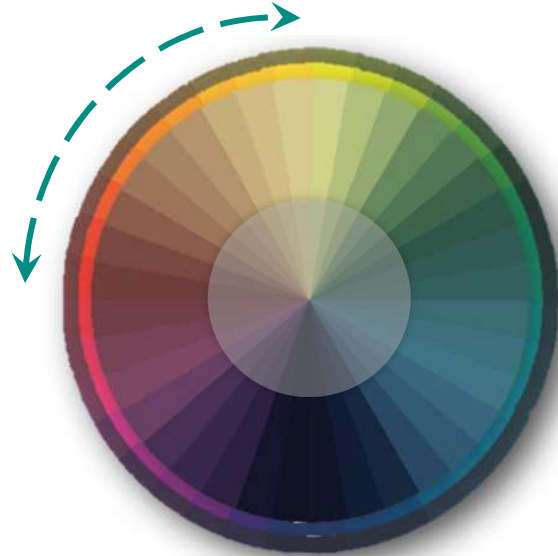
Randwick PDG5 – Infill development, re-development and replacement dwellings, including development affecting the setting of the Conservation Area

Guideline 5.1 – The replacement, re-development or substantial alteration of a building in the Conservation Area may be appropriate where the existing building detracts from or makes no positive contribution to the character, appearance or historic interest of the Conservation Area. In such cases, the proposed development will be expected to bring about a positive enhancement to the character or appearance of the Conservation Area and will normally be expected to reflect the general scale, massing, proportions, orientation, enclosure, boundary treatments, materials and colours that characterise the site’s historic surroundings. An assessment of the site’s current contribution to the Conservation Area’s character and significance should be set out in a supporting Heritage Impact Statement, together with explanation of the anticipated enhancement.

Guideline 5.2 – The visual impact of infill development, re-development or the substantial alteration of buildings outside the Conservation Area must be given careful consideration. Where alterations, extensions or groundworks are proposed, care must be taken to ensure the resulting development does not become visually dominant or obstructive in the street scene or in key views, both distant and at close range.

Materials, proportions and details for extensions and new buildings

- 2.4.17 The **Character Appraisal** (Chapter 2.3) describes how Randwick is characterised by a limited palette of traditional building materials. Limestone is the dominant walling material, with render used sparingly and brick being the exception. This gives the conservation area a strong sense of visual cohesion.



▲ Colours, tones and textures ...

In broad terms, Randwick's colour palette is warm toned and muted, characterised by creamy-grey limestone walling and warm grey-brown or cooler slate grey roofs, with some soft red-orange accents. Cooler blue-toned colours and bright white may appear visually discordant when used for things like render, masonry paint or on fences and garden structures; but a wide variety of colours are used for windows, doors and other painted woodwork.

- 2.4.18 Some materials (e.g. bright white render, stained timber cladding, extensive glazing and large expanses of smooth or seamed metal roofing) can be visually disruptive to Randwick's cohesive and generally muted palette. So careful thought should be given to the tonal, textural and reflective qualities of all materials used for new interventions, bearing in mind any likely visual impacts from public vantage points.
- 2.4.19 Modern houses often have quite different proportions compared to the historic vernacular. There tends to be a pronounced horizontal emphasis to the fenestration (the arrangement of windows and doors across an elevation); while large roofs, spanning greater plan dimensions, tend to be slacker in pitch and/or more dominant as a proportion of the whole building. These characteristics can appear at odds with the scale and rhythm of Randwick's cottage-dominated streetscene, including in mid- and long-range views.

Reference character analysis pages / paragraphs 2.3.31

Reference issues / pressures pages / paragraphs

Randwick PDG6 – Extensions and new buildings: materials, proportions and details

When designing an extension or new building in the conservation area, the following guidelines will apply:

Guideline 6.1 - Within the Randwick Conservation Area, the use of traditional materials and detailing for walling and roofing (as described in the Character Appraisal, Chapter 2.3) is encouraged.

- Where new natural limestone is used, particular care should be taken over its colour (tending towards grey-cream, rather than yellow-orange), the size and coursing of blocks and the colour and texture of the pointing.
- Slate, clay plain tiles (sometimes called Rosemary tiles) and stone slates are all traditional roof coverings in Randwick. New roofs should accord with the prevailing colours and textures of Randwick's historic roofscape. Ideally, genuine slate, clay plain tiles or stone slates should be used (as appropriate to the architectural style of the building). However, good quality reproduction stone slates, artificial slates and concrete plain tiles ('Cotswold buff' coloured or red) may be appropriate for new-build roofs.

Guideline 6.2 - There is scope to incorporate contemporary / alternative materials and details on extensions and new buildings, bearing in mind the following:

- In some cases, when extending a stone building, it may be more effective to use an alternative material, rather than poorly matched stone or artificial stone. A contrasting material can be used to differentiate the old from the new, allowing the scale and character of the original building to be read; in some situations, this may be an appropriate way of achieving a visually 'subservient' extension (see PDG3).
- Careful thought should be given to the tonal and textural qualities of all materials used for new interventions, bearing in mind any likely visual impacts from public vantage points. High contrast materials, including those with colours or textures that diverge from Randwick's prevailing colour palette, may have a discordant effect. These should be used sparingly and with care. If this is a conscious design choice, the intention and anticipated impact should be explained in an accompanying Heritage Impact Assessment and/or Design & Access Statement.
- Contemporary and alternative materials may work particularly well when combined with more traditional forms and proportions that are typical of Randwick's historic buildings.
- Roofs will usually be expected to reflect the traditional scale, pitch and span of historic buildings in the conservation area. However, flat or mono-pitch roofs may occasionally be more appropriate, especially where it is important to keep height to a minimum (to preserve a key view, for example). Other than for small garden sheds and very minor outbuildings, standard roofing felt will rarely be an appropriate roofing material for a flat roof, especially where it may be looked down on from a higher public vantage point. Green roofs and grass roofs may be a visually sympathetic option, potentially helping an extension or new build to 'disappear' into Randwick's green and leafy slopes.

Windows, doors and glazing

- 2.4.20 Permission is not always required for replacement windows or doors in a conservation area, providing the materials and appearance are similar. However, you will need Planning Permission for any "material change" to existing windows or doors, whether or not they are 'original'. You usually need Planning Permission for dormer windows, but not always for rooflights (subject to size and position). In some instances, you may need permission if you want to add new window or door openings or to alter the size, shape or orientation of existing structural openings. A new bay window will be treated as an extension and may require permission. If your home is subject to an Article 4 Direction (see [Section 2.2](#)), Planning

Permission is required for alteration or replacement of existing windows or doors; and if your building is listed, Listed Building Consent is required.

- 2.4.21 The conservation area review has identified a very high incidence of replacement windows and doors in Randwick conservation area. UPVC, double glazing and bulky 'storm proof' window construction is widespread. Although future replacements won't all be controlled through the planning process, it is worth bearing in mind that your choices have the potential to bring about positive enhancements to your building and to the character and appearance of the wider conservation area.

Reference character analysis pages / paragraphs

Reference issues / pressures pages / paragraphs

Randwick PDG7 – Windows, doors and glazing: materials and detailing

When designing an extension or new building in the conservation area, or where permission is required for new or replacement windows and doors, the following guidelines will apply:

Guideline 7.1 – Where an original, historic, or traditional door or window (including direct-glazing into stone surrounds) survives and where its retention, repair or refurbishment is feasible, permission will not normally be granted for replacement. Should replacement of historic windows or doors be justified, these should usually match the original material and design as closely as possible.

Guideline 7.2 – Where the works will not directly affect original or historic fabric, any new or replacement windows and doors should generally be designed to reflect the architectural period and character of the host building, bearing in mind the following:

- Within the Conservation Area, windows are traditionally metal- or timber-framed. Both doors and windows would historically be finished with paint. A dark or 'golden' wood stain is not normally an appropriate finish for timber windows or doors in this area. However, an oiled or waxed finish may be appropriate in limited contexts (on farm buildings or outbuildings, for example), enabling the timber to silver over time.
- Permission will not normally be granted for standard white or 'woodgrain effect' uPVC windows or doors.
- Casement windows should usually have flush-fitting sashes (not 'stormproof'), to reflect traditional construction techniques.
- Double glazing and some uPVC or aluminium products may be considered appropriate in new-builds, extensions and some replacement situations, subject to an appropriate (flush fitting) profile and traditional proportions, including appropriately slim glazing bars.
- In the context of a modern extension or new building, a more contemporary glazing solution may be appropriate, including frameless glazing. However, care must be given to proportion and detailing, having regard to other relevant guidelines (particularly PDGx, PDGx...)

Randwick PDG8 – Windows, doors and glazing: fenestration and the arrangement of structural openings on an elevation

Guideline 8.1 - Where development proposals involve the alteration of existing window and door openings, or where a proposal concerns an extension or new-build (including any outbuilding),

careful consideration must be given to the visual impact of the proposed fenestration, bearing in mind the following:

- Large openings and glazed expanses (including glass balconies / balustrades) can be visually conspicuous in mid- and long-range views.
- Horizontal proportions can appear at odds with the scale and rhythm of Randwick's cottage-dominated streetscene.
- Blank and sparsely fenestrated elevations are common in the Conservation Area, including where buildings sit side-on or turn their back to the road or path. Where this forms part of the distinctive character of an individual building or group of buildings, permission will not normally be granted for the introduction of new glazed apertures, the enlargement of existing openings or the addition of an extension or new building that conspicuously breaks with this tradition.
- Where two or more small cottages have been knocked together to form a larger dwelling (or where a single cottage forms part of a pair or a row of similar cottages), particular care should be taken to avoid changes to the fenestration that would visually amalgamate the units or disrupt the rhythm of the row. Ideally, the historic character, former modest scale and cottage proportions of each individual unit should remain legible.
- It will generally be inappropriate to alter or enlarge existing openings on the principal elevation of a building in the Conservation Area (for example, forming French doors from an original window opening), if that elevation makes a positive contribution to the conservation area and can be seen from public vantage points at close range or clearly in distant views.

Cladding, render and external insulation

2.4.22 In a conservation area, you need to apply for planning permission to clad any part of the exterior of a house, whether it be the original house or any enlarged or extended part. Cladding includes the surface application of stone, artificial stone, pebble dash, render, timber, plastic or tiles. The installation of external insulation will usually either constitute 'cladding' or it will involve the additional application of cladding on top of the insulation product.

Reference character analysis pages / paragraphs 2.3.28, 2.3.31

Reference issues / pressures pages / paragraphs

Randwick PDG9 – Cladding, render and external insulation

Guideline 9.1 – The application of wall cladding, including external insulation, will not normally be permitted where it would cover or obscure the natural limestone surface of a house, or any part of the house. Cladding stone walls with a different material is likely to erode the character of the conservation area; it is also potentially damaging to the fabric of the building, as it can alter the way the stone breathes and reacts to moisture. Where cladding, render or insulation is desired as a means of resolving a technical building performance issue (such as damp or crumbling walls), alternative solutions should be explored first – including the removal of any cement mortar, the use of lime mortar and/or limewash and ensuring proper drainage and ventilation.

Guideline 9.2 – The removal of cement render from traditional stone buildings and walls is broadly encouraged, for aesthetic and technical reasons (although this is not usually subject to planning control). Lime-based mortar and, where necessary, a lime-based coating (limewash or lime render) is

likely to be more sympathetic to both the character of the area and the long-term health of the structure.

Roofs and roofscape

- 2.4.23 Randwick has a lively roofscape, which is particularly important to the conservation area's character because of the sloping topography and the numerous elevated and distant viewpoints. Roofing materials that do not accord with the prevailing muted tones and typical colour range can be visually disruptive, even drawing the eye in quite distant views of the conservation area. Reflective materials, including solar photovoltaic panels, can be similarly conspicuous.

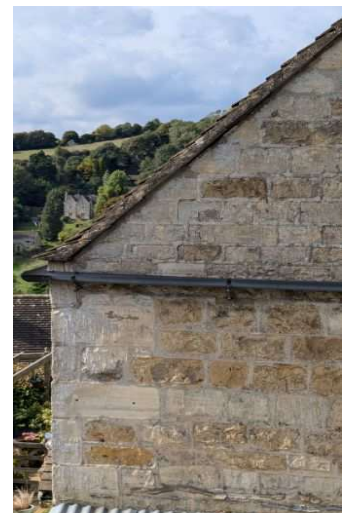
Reference character analysis pages / paragraphs 2.3.28, 2.3.31

Reference issues / pressures pages / paragraphs

Alterations to roofs and roof coverings

- 2.4.24 Permission is not always required to replace roof coverings (tiles, slates etc) on a building in a conservation area, although it may be needed if you intend to make a material change, which would result in a different appearance. Permission may be required to install, remove or alter features like decorative ridge tiles, if this would result in a materially different appearance. Roof extensions, including new dormer windows, do normally need planning permission in a conservation area; but new rooflights may not (subject to size and position on the roof). The installation, alteration, replacement or removal of a chimney or flue pipe requires planning permission in some circumstances.

Illustration(s)



▲ Roof details ...

Temperance Cottage is one of a minority of buildings to have decorative ridge tiles, bargeboards and fascias. But most roofs are typically unornamented; the eaves do not overhang by much, the verges do not have bargeboards and there are no boxy fascias; gutters are typically attached directly to the wall, rather than to a fascia board.

Randwick PDG10 – Traditional roof materials and details:

Guideline 10.1 – Slate, clay plain tiles (sometimes called Rosemary tiles) and stone slates are all traditional roof coverings in Randwick. Where an original or traditional roof covering survives, its retention or like-for-like replacement will be encouraged; planning permission will not normally be granted for the replacement of an original or traditional roof covering, if the change would result in a materially different appearance.

Guideline 10.2 – Replacements for existing non-traditional roof coverings should accord with the prevailing colours and textures of Randwick’s historic roofscape. Ideally, genuine slate, clay plain tiles or stone slates should be used (as appropriate to the architectural style of the building). However, good quality reproduction stone slates, artificial slates and concrete plain tiles (‘Cotswold buff’ coloured or red) may be viewed as a positive enhancement in place of an existing non-traditional / visually discordant roof.

Guideline 10.3 – There are a small number of roofs that have decorative features, including ‘frilly’ clay ridge tiles and bargeboards. A few buildings still have cast iron rainwater goods. Where these details exist, they should be conserved. However, the majority of domestic roofs in the conservation area are quite plain, without decorative features, boxy fascia boards or bargeboards: these should not generally be added where they do not already exist.

Guideline 10.4 – The retention of chimney stacks is especially important where they help to delineate the original scale and rhythm of a pair of cottages or a terraced row.

Solar photovoltaic (PV) and solar thermal panels

2.4.25 The installation, alteration or replacement of microgeneration solar PV or solar thermal equipment (henceforth referred to as “solar equipment”) on residential buildings and land may be permitted development (PD) in some cases, but there are several criteria that must be complied with. If your proposal does not meet all the criteria, you may need to apply for planning permission. In a conservation area, you do need planning permission to install solar equipment on a wall that fronts a highway¹²; but roof-mounted panels facing the highway will often be considered PD. Crucially, though, solar equipment will only ever be considered PD if all three of the following conditions are met¹³:

- i) the equipment is, so far as practicable, sited so as to minimise its effect on the external appearance of the building to which it is affixed;
- ii) the equipment is, so far as practicable, sited so as to minimise its effect on the amenity of the area;
- iii) the equipment is removed as soon as reasonably practicable when no longer needed.

2.4.26 If you intend to mount solar equipment on a flat roof or if you would like to install equipment in your garden (and it would be positioned anywhere between the house and the highway), you should ask the planning authority whether planning permission will be required *before undertaking the work*. This is known as a “Prior Approval” procedure and it allows the planning authority to review whether the proposed siting would fulfil (i) and (ii), given the likely impact on the character and appearance of the conservation area.

¹² A highway is generally a public right of way (including roads, footpaths and bridleways). Unadopted streets and private ways may also be considered to be a highway.

¹³ The Town and Country Planning (General Permitted Development) (England) Order 2015 (The “GPDO”), Schedule 2, Part 14, **Classes A, B**

Randwick PDG11 – Roofscape: installation, alteration or replacement of solar photovoltaic (PV) and solar thermal panels

For the purposes of Prior Approval assessments and in the determination of Planning Applications, the following considerations shall apply:

Guideline 11.1 – The character of Randwick’s roofscape is especially sensitive, given the sloping topography, southerly orientation, numerous elevated vantage points and the distinctive bowl-shaped settlement:

- Consideration should be given to the potential impacts of large and reflective solar arrays on medium- and long-range views towards Randwick, as well as views within and across the conservation area.
- In some cases, it may be less visually impactful to mount solar equipment on a roof that fronts a highway than it would be on a roof that faces away from the highway.
- The installation, alteration or replacement of solar panels may not be appropriate on buildings that have landmark quality or have been identified as especially conspicuous (see Character Sub-area Maps in the Character Appraisal).

Guideline 11.2 – Impact on the character and proportion of small cottages: where two or more small cottages have been knocked together to form a larger dwelling (or where a single cottage forms part of a pair or a row of similar cottages), particular care should be taken to avoid mounting solar panels in a way that would visually amalgamate the units or disrupt the rhythm of the row. Ideally, the historic character, former modest scale and cottage proportions of each individual unit should remain legible. In such situations, this objective might be met by grouping panels into blocks, aligned to the (former) party walls, rather than extending a solar array across the entire width of the roof, so as to minimise its effect on the external appearance and character of the building.

Guideline 11.3 – Solar microgeneration equipment should generally be designed and sited to be as visually inconspicuous as possible. For entirely new buildings and structures, the use of solar PV slates as part of the roof covering itself may be a good solution. However, where an historic or traditional roof surface survives, the preferable option may be to mount a separate panel on the roof – thus preserving the roof material itself and allowing the equipment to be easily removed, as and when the technology becomes obsolete or is no longer wanted.

Boundary treatments, retaining structures, ground surfacing, hardstanding and platforms, car parking and vehicle charging

- 2.4.27 In accordance with **PDG1 (Guiding Principles)**, special consideration should be given to the desirability of conserving or enhancing the distinctive sense of narrowness, constraint and enclosure along Randwick’s roads, lanes and ladders – including the general lack of pavements and the character and craftsmanship of traditional stone boundary and retaining walls. Dry stone walls are almost universally used as boundary treatments and for retaining structures. Retaining structures are common and are often needed in order to carve out any level ground, including for car parking and garden terraces. Some dwellings have no vehicular access at all, whereas most of the more modern houses have driveways or garages - often involving considerable excavation and wide splays onto the highway to deal with the sloping topography.

- 2.4.28 You will need to apply for planning permission to alter, erect, improve or take down any gate, fence, wall or other means of enclosure if it has a height of one metre or more next to a highway (including a public footpath or bridleway) or public open space; or if it has a height of two metres or more elsewhere. If your building is listed or subject to an Article 4 Direction, you will need consent to alter or construct any wall, fence or gate of any height in any location on the curtilage. The construction of any raised platform (e.g. a terrace, deck, hardstanding for car parking) with a height of over 30cm is likely to need planning permission.

Reference character analysis pages / paragraphs

Reference issues / pressures pages / paragraphs

Illustration(s)



▲ Ground surfaces, roads, highways and footways ...

Road surfaces (and most of the steep footways, known as "lagers") are generally standard black-top tarmac, but some minor trackways are more informally surfaced with gravel or crushed stone aggregate, allowing grass to grow between the wheel tracks. Pavements and kerbstones are uncommon (except along the main road at Townsend) and any grass verges tend to be narrow and informal. More commonly, buildings and boundary features sit directly on the edge of the highway.

Randwick PDG12 – Dry stone walling

Guideline 12.1 – Dry stone walls are a defining feature of the conservation area. Where new or replacement boundary features and retaining structures are needed, dry stone walling will be strongly encouraged.

- If planning permission is required, a dry stone wall will usually be expected where the boundary fronts a public road. Dry stone walling will also be the preferred boundary treatment along the lagers and enclosed public footpaths.
- New stone walls should maintain quality and traditional craftsmanship. Mortared blockwork walls and synthetic materials should be avoided, especially in conspicuous locations. The use of gabion baskets filled with limestone rubble may not always be an appropriate alternative to a genuine dry stone retaining wall. However, in some situations, unmortared stone cladding may be applied to the face of a modern blockwork retaining structure, to give the visual appearance of a dry stone wall.

Guideline 12.2 – Where it requires permission, demolition of an existing stone wall to create car parking or vehicular access will not be supported where it would erode the sense of enclosure

fronting a highway or public space. In some cases, this effect might be acceptably mitigated by moving or rebuilding the wall. In general, the amount of demolition should be kept to the minimum possible to achieve the access; gateways / openings should be as narrow as possible and set-backs / visibility splays should be minimised, without compromising highway safety. Small front gardens should not be lost to car parking.

Randwick PDG13 – Gates and squeeze stiles

Guideline 13.1 – Where historic gates survive, they should be conserved. New vehicle or pedestrian gates should accord with the conservation area's humble and unpretentious character and should generally be mounted on simple timber or metal posts, or on metal pintle hinges embedded into the stone boundary wall. Large and ornamental gate piers will not normally be appropriate.

Guideline 13.2 – Several stone squeeze stiles survive in and around the conservation area. These will be treated as assets of local heritage significance (see 2.x). As a distinctive feature of Randwick's historic environment, they should be protected and maintained.

Randwick PDG14 – Electric vehicle (EV) charging

Guideline 14.1 – As a general point of design advice, EV charging equipment should be sited as discreetly as practically possible within the domestic curtilage of houses in the conservation area. If a choice is available, consider selecting equipment that will have minimal visual impact in terms of colour, size and illumination.

Guideline 14.2 – Should there be opportunities to install EV charging equipment in publicly accessible and shared spaces (such as the SDC car park and/or the Vine Tree Inn car park on Church Road; or by the village hall on Chapel Fields), this will be supported, subject to minimising visual impacts as much as possible. Such locations would be preferable to other on-street locations in the conservation area, and the public benefits would be likely to offset any harm to the character or special interest of the conservation area.

Randwick PDG15 – Ground surfacing for roads, hardstandings and platforms

Guideline 15.1 – Ground surfaces in the conservation area are typically plain and unpretentious, including standard black-top tarmac (for highways and some of the ladders), and gravel or crushed stone aggregate (for driveways and some minor unadopted highways / tracks). Block paving is unlikely to be considered an appropriate surface for driveways and vehicle hardstandings; where a porous surface is required, limestone gravel or a suitably coloured compacted aggregate is preferred.

Guideline 15.2 – Where planning permission is needed for a terrace, platform or hardstanding, attention will be given to the proposed materials and design of any associated retaining structures and any balustrading / safety fence, to ensure this does not become a conspicuous landscape feature. PDG12 is relevant, but dry stone walling will not necessarily be expected if the proposed retaining structure is low (approx. <60cm) and / or visually inconspicuous from public vantage points.

2.5 Tree management

- 2.5.1 Hedgerows and trees that make a positive contribution to the conservation area are mapped in the **Character Appraisal** document. However, the maps show the indicative (rather than exact) location of significant trees and tree groups, to give a broad idea of areas of tree cover / vegetation and the contribution that trees may make to the character of the conservation area, including in key views.
- 2.5.2 Within the conservation area and its setting, individual and grouped trees help to nestle the village into the landscape and merge with the woodland backdrop. Loss of mature trees, in particular, may lessen this quality. Some individual trees have significant scale or height, acting as visual landmarks even in quite distant long views. Many of these landmark trees are quite mature in age; at some point they will reach the end of their life and will be lost.

Tree protection (including TPOs):

- 2.5.3 Tree Preservation Orders (TPOs) cover some of the trees in the churchyard (including some with landmark quality) and trees around the pond at Long Court (in Character Sub-area 3); as well as a group of trees to the rear of The Ryelands (outside the conservation area but contributing to its setting).
- 2.5.4 Most trees in the conservation area are somewhat protected: if you wish to carry out work to a tree that measures over 75mm in diameter (measured at 1.5 metres above ground level), you are required to notify the planning department of your intention to carry out that work, at least six weeks before the works are undertaken. The planning authority will respond by either issuing a Tree Preservation Order or allowing the work to go ahead.
- 2.5.5 There is a particularly distinctive row of pines on Ocker Hill (stretching west to east along the lane in front of Fort View / behind Epworth Mount). These mature trees have a wonderful sculptural quality and make a distinctive feature in views towards and from Ocker Hill. Some of them are inside the conservation area, but some sit on or just outside the boundary, in private gardens. It would be impractical to re-draw the boundary to include them, since it would cut across gardens and would not align with any property boundary or recognisable physical feature on the ground. But these trees may be worthy of a Tree Preservation Order.
- 2.5.6 Anyone can nominate a tree to be considered for a TPO. You will need to provide the planning authority with the following:
- a map of the site,
 - a photograph of the tree and
 - justification as to why a TPO should be placed on the tree.

Issues to be considered include:

- The visibility of the tree and amenity value to the general public rather than views from private areas such as rear gardens.
- The condition of the tree, if the tree is dying or diseased we are unlikely to confirm a TPO.
- If the particular tree(s) have significant importance in terms of its size, form, rarity, screening value or contribution to the character or appearance of an area.
- Any foreseeable threat to the trees, e.g. development

Enhancement opportunities: succession planting and orchard planting

- 2.5.7 The Parish Council and / or residents may want to give some thought to whether succession planting might be feasible at Ocker Hill, to replace the ageing pines in the future, since they are such a distinctive landscape feature.
- 2.5.8 Historically, orchards were woven into Randwick's economy and urban fabric, but most have now been lost or built upon. Outside the conservation area, a heritage orchard exists at Humphries End, containing local fruit tree varieties; within the conservation area, there are still a few spaces that give an orchard-like impression. In addition to conserving what remains, a positive enhancement to Randwick's character and appearance could be achieved by identifying areas where additional orchard planting could take place.

2.6 Buildings at risk

- 2.6.1** Within the Conservation Area, there is one heritage asset that may be considered currently ‘at risk’ from neglect: the old Lock Up, which is Grade II listed.
- 2.6.2** The building is currently vacant and in a prominent location on the main route through the village. Although roofed, is not currently watertight; it has no glazing to windows, vegetation beginning to take hold and it is in a deteriorating state. The building requires general maintenance and a new use to secure its long-term future. The site could be transformed from a problem to an economic and community benefit to the village. It is in private ownership.
- 2.6.3** The Lock Up is on Stroud District Council’s register of listed Buildings at Risk (BAR). Options for future management include:
- Undertake a Buildings at Risk survey to understand the building’s condition and issues.
 - Identify potential uses for the building and consider commissioning a feasibility/viability study for the building to look at development options and potential fund-raising opportunities. Any action is unlikely without the cooperation of the owner, an assessment of the Lock Up could be a catalyst for finding and creating a solution, working with the building owner and the community.
 - Information / heritage interpretation could be provided on or near to the building (or at another suitable location), to aid understanding of the site within the community and for visitors.
- 2.6.4** Stroud District Council and Randwick and Westrip Parish Council would welcome proposals for interpretation or for repair and re-use, which would ensure the preservation and future maintenance of this building. Permission will not normally be granted for proposals to demolish any buildings identified as at risk, or for development which would compromise their viability, condition, or future alternative uses, where these fall under normal planning controls.

Illustration(s)

Further information and reference

This **Management Plan** relies on detailed character appraisal and review of the Randwick conservation area. It should be read in tandem with the **Randwick Conservation Area Character Appraisal**, which has also been adopted as supplementary planning advice.

Planning policy and conservation guidance:

- **stroud.gov.uk** Information about the District's conservation areas, listed buildings and other designated assets; find out about applying for listed building consent and planning permission and how to access pre-application advice from the Council's specialists; see the **Local Plan** and other planning policy documents, including the Council's **Heritage Strategy**, the **Stroud District Residential Design Guide** SPG and **Stroud District Landscape Assessment** SPG.
- **Randwick Village Design Statement**, Supplementary Planning Advice, adopted December 2014
- **National Planning Policy Framework (NPPF)** This sets out the government's policy on planning and the historic environment. The NPPF and national planning practice guidance is available online: [gov.uk/guidance/conserving-and-enhancing-the-historic-environment](https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment)
- **The Cotswolds National Landscape Management Plan**, produced by the Cotswolds National Landscape Board, is a material consideration when dealing with development in the Cotswolds AONB or its setting.
- **Historic England** manages The **National Heritage List for England** (NHLE), the official register of all nationally designated buildings and sites. There is a wealth of information on the Historic England website, including practical advice and technical guidance: historicengland.org.uk
- **Gloucestershire County Council** provides archaeological planning advice and curates Gloucestershire's official **Historic Environment Record** (HER): gloucestershire.gov.uk/her

Architecture and history:

- **Online historic maps:** Explore your neighbourhood's heritage and built environment via platforms such as the National Library of Scotland's 'side-by-side' maps (maps.nls.uk); and 'Know Your Place' Gloucestershire (maps.bristol.gov.uk/kyp/?edition=glos), which links directly with Gloucestershire's HER.
- The national **Heritage Gateway** website provides access to local and national records: heritagegateway.org.uk
- **Gloucestershire Archives** can be accessed at the 'Heritage Hub' in Gloucester or via gloucestershire.gov.uk/archives/
- **Randwick Historical Association.** Some images and a useful timeline of historical events and records are accessible online: randwickhistoricalassociation.org.uk
- The **Stroudwater Textile Trust** is a great resource in relation to Randwick's weaving heritage and the Stroud valleys' wider industrial heritage stroudtextiletrust.org.uk
- **British history online** is a digital library of key printed sources, with a primary focus on the period between 1300 and 1800, including the **Victoria County History (VCH)** which is a particularly useful source of local history. Randwick and Standish are covered by *Gloucester Volume 10: Westbury and Whitstone Hundreds* www.british-history.ac.uk/vch/glos/vol10/pp224-225

There are many fascinating local history books and published collections of old postcards and photographs. The following have been especially useful references for this conservation area appraisal:

- **The Buildings of England** series (the Pevsner Architectural Guides) is a good introduction to the local architectural vernacular and built heritage of individual towns and villages. Randwick is covered by *Gloucestershire Vol 1: The Cotswolds* (David Verey & Alan Brooks).
- **The Vernacular Architecture and Buildings of Stroud and Chalford** (Nigel McCullagh Paterson)

Public consultation survey results:

In 2022, Randwick Parish Council commissioned heritage consultants (Inspire Heritage Services) to review the Conservation Area and to carry out public consultation. This included an initial parish-wide survey, to gain an insight into what the community values about the area and what people see as the main issues and pressures affecting it. The survey results are referenced in Chapter 1.2 (Issues and Opportunities). This is how they were reported in full:

Randwick Conservation Area Review 2022 - The Consultation Process

Public consultation has been undertaken prior to the production of this study and this has been vital in understanding the thoughts, issues and pressures which face the Conservation Area from those who live, work, and use the area. This information has been used to inform the drafting of the appraisal and management recommendations. The Local Authority who are responsible for the administration of planning policy will also complete a further consultation on the draft appraisal. This work will ensure that the character or appearance of the Randwick Conservation Area is preserved or enhanced.

Questionnaires were developed through consultation with Randwick and Westrip Parish Council. These were managed via an online platform and members of the Randwick and Westrip Parish Council distributed printed questionnaires to all householders within the area. At the end of the consultation period, there were 21 paper responses and 21 online, a total of 44 questionnaires with two general comments on the boundary review were submitted. The results of which are summarised below.

Question 1 Do you live in Randwick?

Yes 40

No 2

Question 2 What do you particularly enjoy about living or visiting the Randwick Conservation Area? (Schools, Walking, Community facilities)

views buildings village open spaces walking close
community Cotswold stone woods village hall
areas Parish playing field



Question 3. If you are not a resident why do you usually come to the area? (schools, walking, community facilities)?

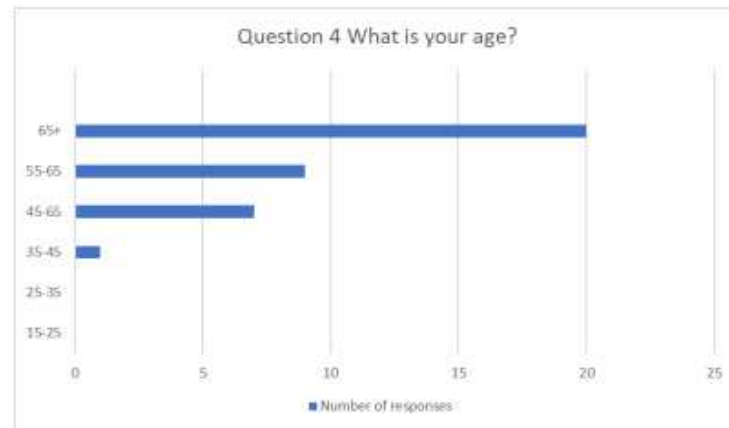
3 - Use the community facilities e.g. Village Hall, Pub (The Vine Tree), attend events

Visit friends living in the Conservation Area

Walking

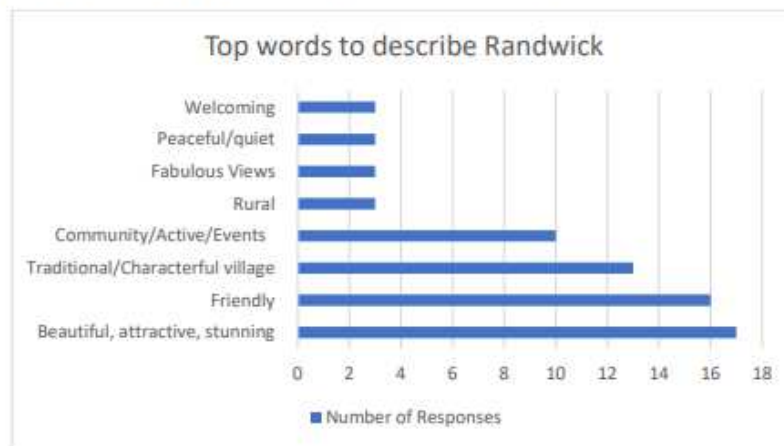
Work

Question 4 – Age



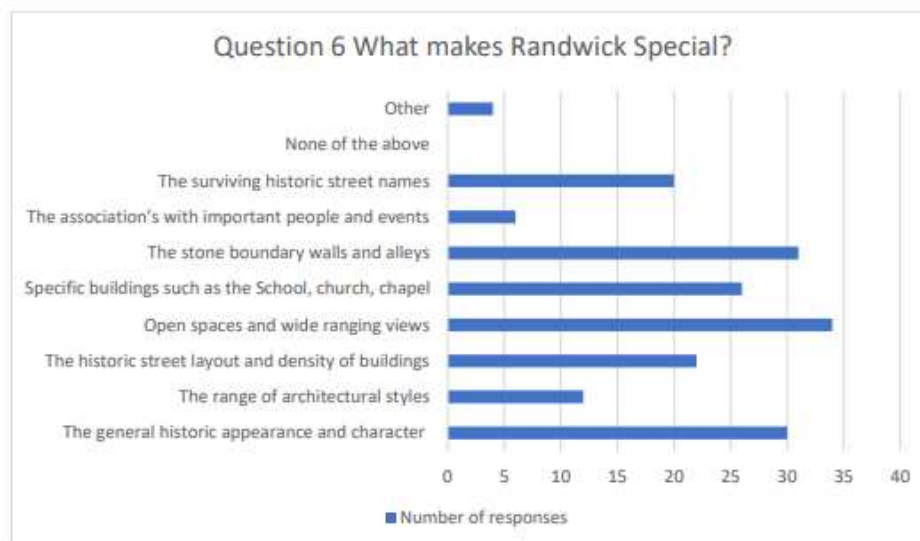
4 declined to answer.

Question 5 What words would you use to describe Randwick?

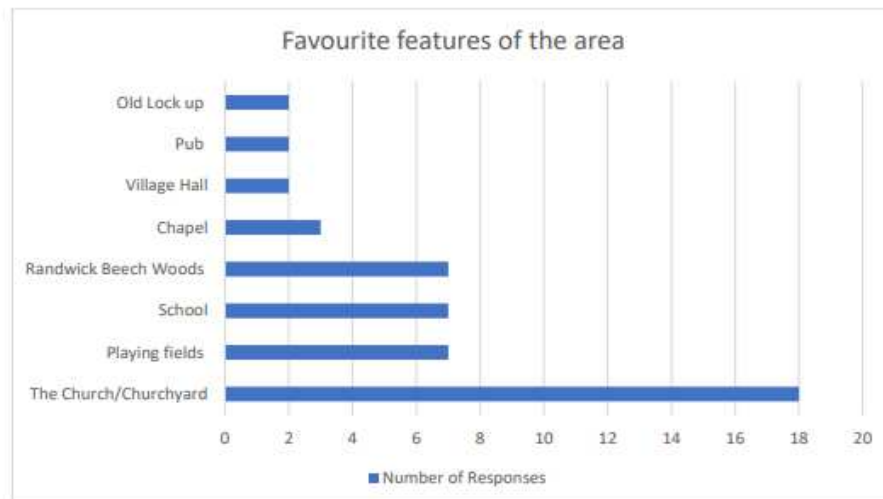


Other words included 2- Vibrant, 2 - Not posh and 2 – Ecological.

Question 6 What makes Randwick special to you?

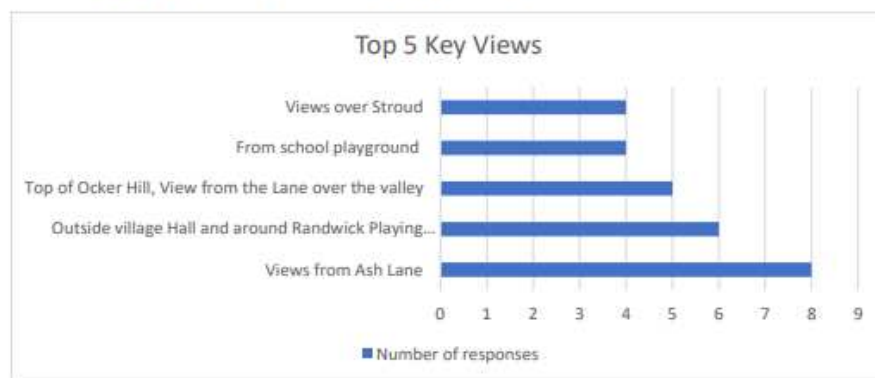


Question 7. Do you have a favourite building, space and/or feature/landmark within in the area? If yes, please provide details.

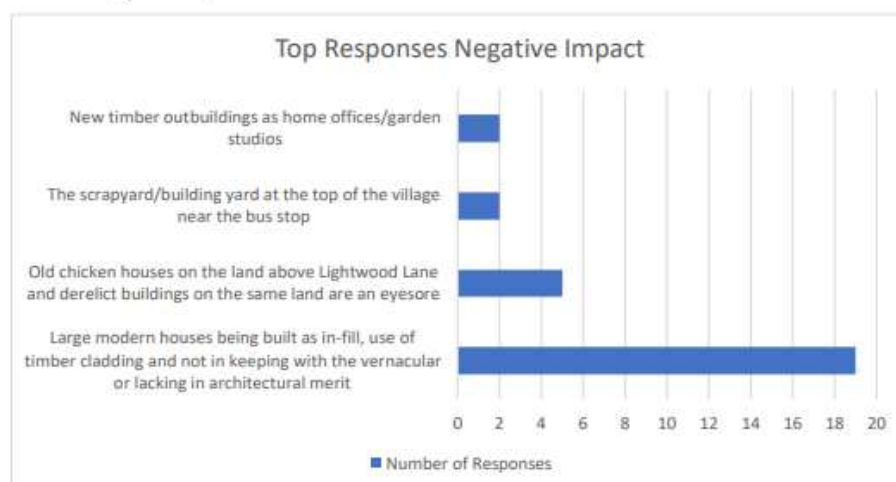


Other responses included views from private dwellings and lanes, War Memorial
The Little Orchard, Footpaths, The Lake at Court Lodge, Spring by the school
The Old Dairy, The Old Bakery and The Vicarage.

Question 8. Do you have a favourite view within Randwick?



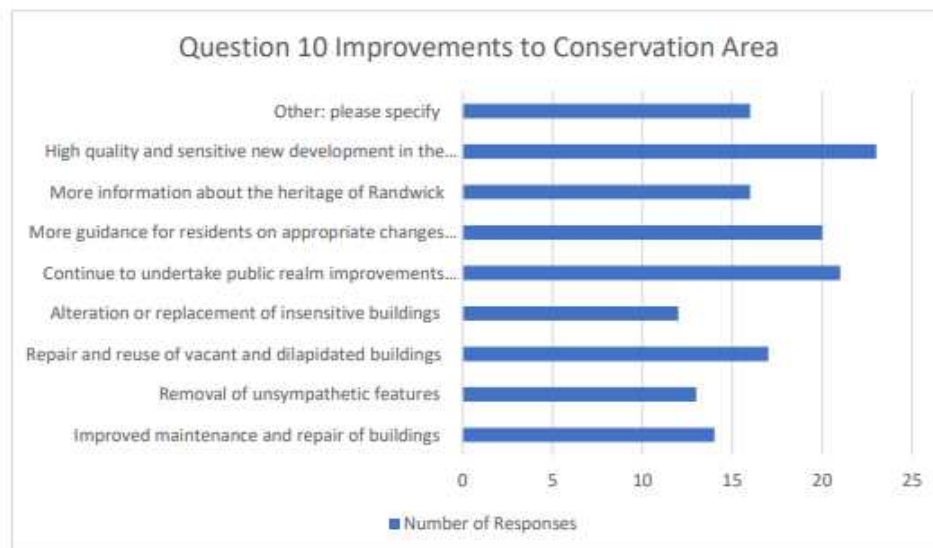
Question 9. Are there any buildings, spaces or features that you do not like, or that you believe make a negative impact on the area?



Other Responses included the 60s / 70s additions to old buildings, The CA only covers part of the main village, Mobile mast Electric masts and power lines, Very tall row of leylandii trees as you enter the village, Blenheim Rise – Hard landscaping and car parking and the Old Guide Hut.



Question 10. What do you think could be improved about the Randwick Conservation Area?
(tick as many as necessary)



Other responses included –

4 - Parking issues/dedicated parking

2 – Affordable Housing

2 - Lack of street cleaning, highway maintenance and bins

2 – Protection of green spaces, woodland above the village and maintain footpaths

2 - Enforcement

1 – Speeding issues

Question 11. Would you agree with extra protection to the areas historic character, for example an article 4 direction to remove permitted development rights on historic properties?



* Options for Q10 in full were:

- *Improved maintenance and repair of buildings*
- *Removal of unsympathetic features*
- *Repair and reuse of vacant and dilapidated buildings*
- *Alteration or replacement of insensitive buildings*
- *Continue to undertake public realm improvements such as highways signage or parking areas.*
- *More guidance for residents on appropriate changes to their buildings*
- *More information about the heritage of Randwick*
- *High quality and sensitive new development in the setting of the conservation area*
- *Other: please specify*