

Randwick

Conservation Area Character Appraisal

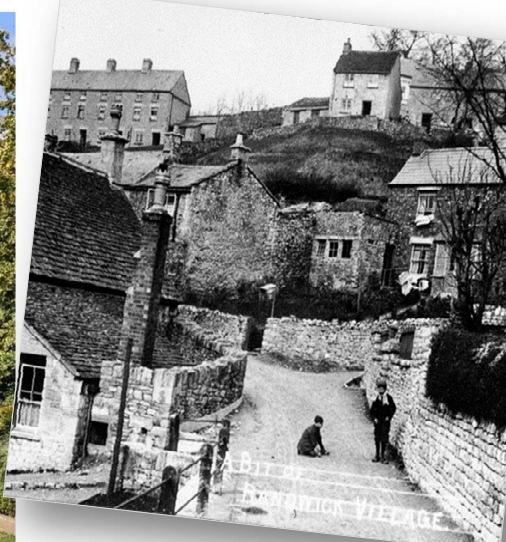
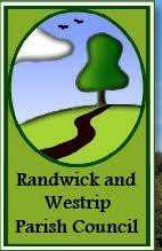
Randwick's story is part of the Stroud valleys' industrial heritage. Historic links to the cloth industry and rapid growth as a weavers' settlement in the C18th and C19th have left a legacy of buildings and structures that are typical of the local vernacular, characterised by humble architectural qualities and consistent use of a limited palette of locally distinctive materials.

Randwick's landscape setting makes it especially distinctive, the steep topography having dictated the organisation of buildings and spaces, as well as providing dramatic views from and of the conservation area.

This Conservation Area Character Appraisal provides **supplementary planning advice**, presenting a broad overview of what makes Randwick historically and architecturally significant and what contributes to its distinctive character and appearance.



Conservation Area N^o. 36
A Stroud Valleys conservation area



STROUD DISTRICT COUNCIL
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Planning
for our future

Randwick

Conservation Area N^o. 36
Designated June 1990

Conservation Area Character Appraisal
adopted as supplementary planning
advice, June 2025

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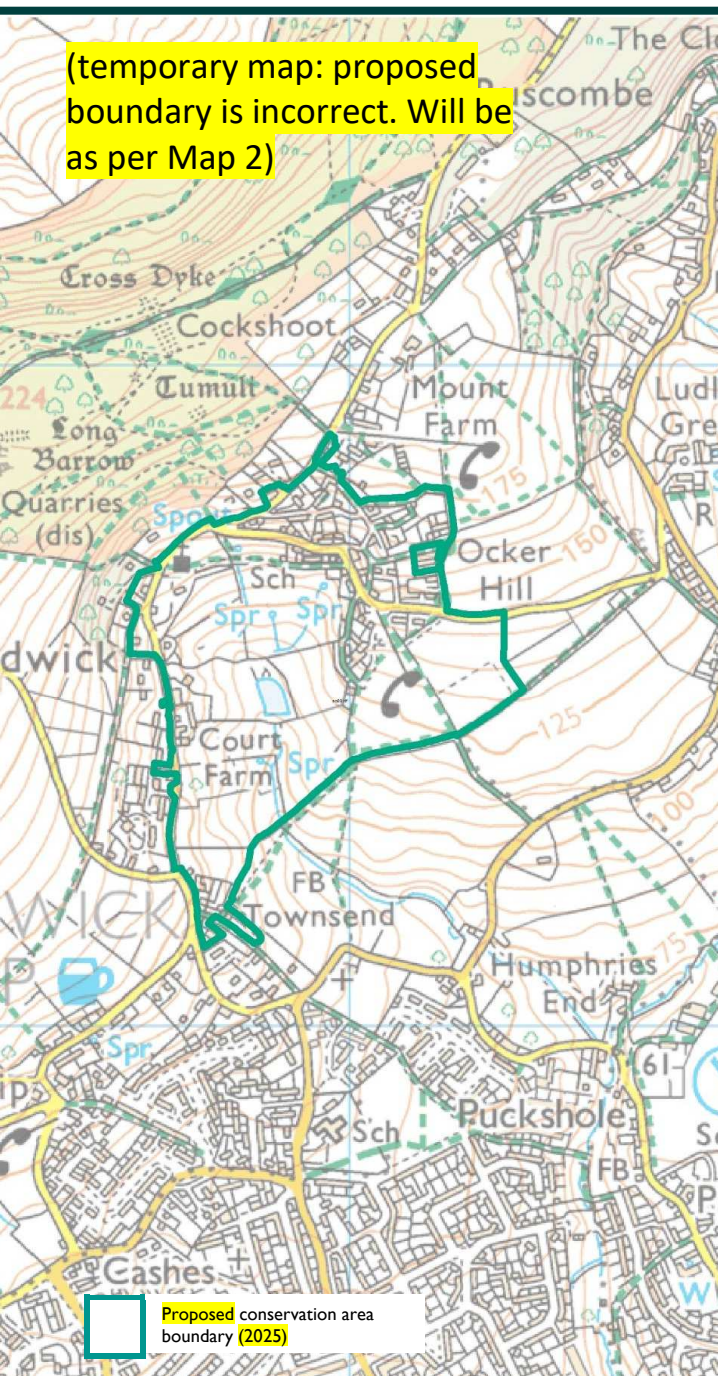
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◀ Map 1
Randwick Conservation Area

*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

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*](#). 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 the separate **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 1 of a two-part conservation area review. This **Conservation Area Character Appraisal** 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 By highlighting what is significant about Randwick Conservation Area, the Character Appraisal is 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.

^{**} 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.
- 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’.

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.

- 0.12 Local Plan **Policy ES10 – Valuing our Historic Environment and Assets** is the main policy that deals with development affecting conservation areas, listed buildings and archaeology, as well as 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.
- 0.13 Part 2 is an additional **Conservation Area Management Plan** for Randwick. This separate document contains a series of policy guidelines and recommendations intended to help achieve the preservation or enhancement of the area, targeted to address issues and pressures that have been identified through the review process. The two-part structure allows for the management plan to be reviewed and refreshed periodically.

Randwick Conservation Area Review

- 0.14 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.
- 0.15 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.
- 0.16 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.

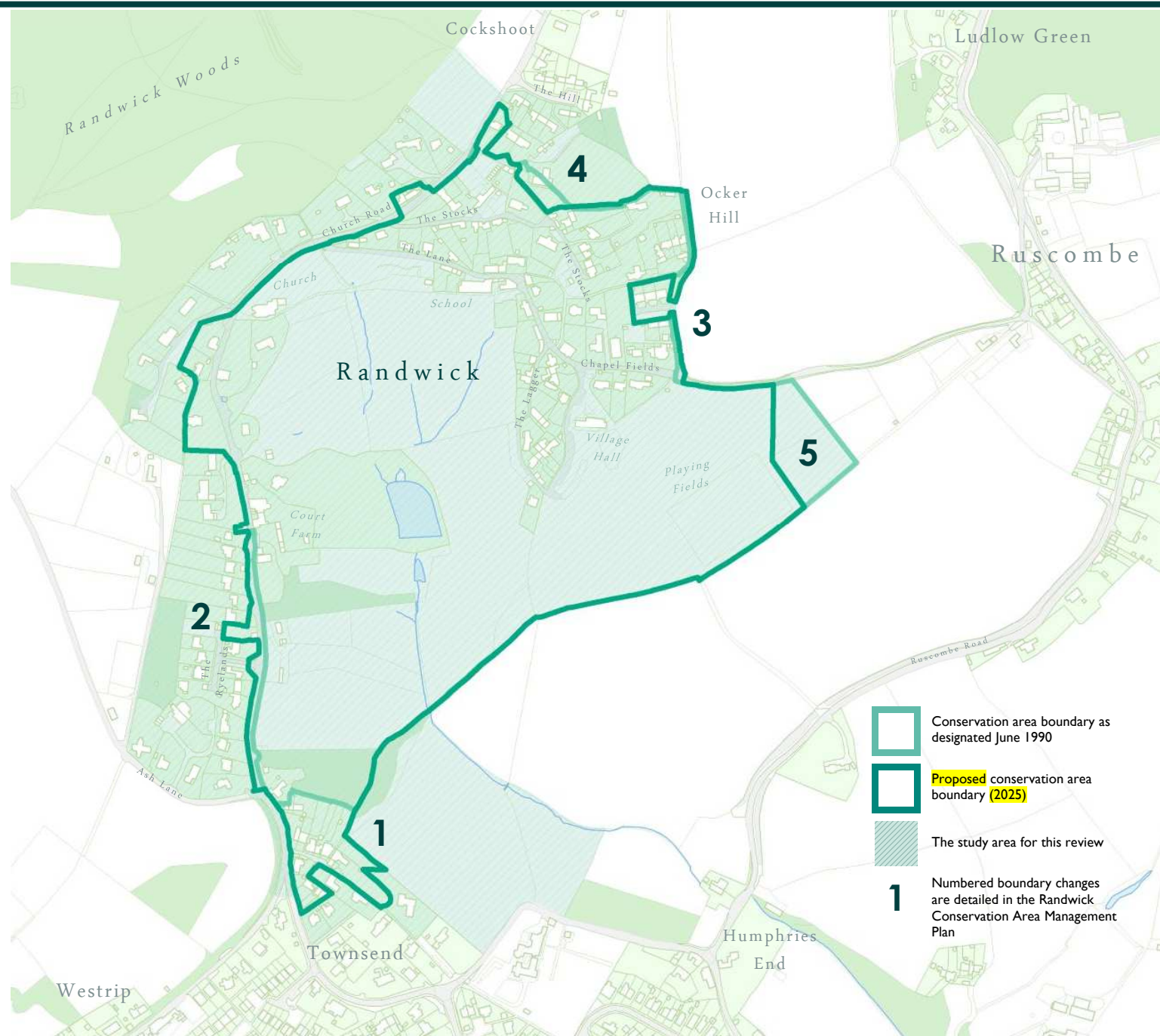
0.17 The study area for this review is shown on **Map 2**; it includes the whole of the conservation area as designated in 1990, plus some areas immediately adjacent to the boundary. As a result of this review, several boundary amendments have been identified. These are shown on **Map 2** and detailed in the **Management Plan**. The revised boundary is effective from the date of this document's adoption.

0.18 With special thanks to Inspire Heritage Services, who are responsible for most of the historical research and much of the field work involved in this review, as well as gathering information and canvassing initial views from the local community. Credit is given to any images by Inspire Heritage Services.

0.19 Thanks also to the Randwick Historical Association for providing access to historical documents and photographs.

Map 2 ▶

*Randwick Conservation Area
and the study area used for
this appraisal*



1 | Summary of significance

This quick summary highlights the key features of Randwick's special architectural and historic interest, including aspects of the conservation area's character and appearance that it is desirable to preserve or enhance – and some of the ways in which these are vulnerable to change or loss.

This provides a useful snapshot, encapsulating what is distinctive and significant about Randwick as a conservation area, compared with anywhere else. These key points are explained, illustrated and expanded upon throughout the **Character Appraisal** and **Management Plan**.

Image caption ►

Some caption text here

- 1.1 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.
- 1.2 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.
- 1.3 The buildings and structures that survive today provide us with bricks-and-mortar testimony to the way that this community lived and worked in the past: to phases of industrial change, historic boom and bust and, particularly, to the hardships faced by Randwick's weavers.
- 1.4 But this architectural legacy is also one of great **charm and character**. Randwick is a very **picturesque** conservation area, displaying many of the characteristics that make the Cotswolds so visually appealing.



Historic interest

- 1.5 Randwick is one of the many former weaving settlements that characterise the Stroud valleys. The cloth industry dominated the local economy for centuries, with mills concentrated along the valley bottoms and stone-built workers' cottages tending to perch on the steep valley sides above.
- 1.6 The Cotswold Hills and in particular Randwick and Standish Woods have evidence of occupation from the Prehistoric period. However, Randwick itself was a much later settlement, having not been mentioned in the Domesday survey of 1085. Early settlement seems to have been focused at Oxlynch (now in Standish parish), a mainly agricultural community. But parishioners were certainly involved in cloth manufacturing by the 1600s.
- 1.7 The parish church of St John the Baptist dates in part to the 14th century; this was located on the upper slopes of the valley, on what was then the main route from Dudbridge (near Stroud) to Gloucester. Most of the conservation area's oldest structures and higher status buildings are strung along this lane and there is a cluster of Listed Buildings here, including Long Court, Court Farm and the 18th century village lock-up.
- 1.8 Randwick's settlement occurred largely in response to the needs and economic opportunities of the local cloth industry, with

most significant growth and development occurring to the northeast of the church from the 18th century onwards, primarily to house and service a large number of cottage-based weavers.

- 1.9 Randwick's history is marked by extreme hardship, hunger, and poverty - particularly during the 19th century, when industrial change radically altered the way the people of Randwick had lived for centuries. It is also notable for its religious non-conformity and its political and social radicalism, evident in the ancient tradition of the Randwick Wap and a remarkable 1830s utopian experiment.

Architectural interest, character and appearance

- 1.10 Randwick is essentially a collection of humble cottages – modest in scale, with a lack of architectural pretension and a consistent use of creamy grey limestone, which is typical of the Stroud Valleys cottage vernacular. The village experienced very little growth or development after the mid-19th century and this 'stagnation' has resulted in an architecturally cohesive character – albeit one of great informality and variety.
- 1.11 There are some stand-out landmark buildings, including the church, the Wesleyan Methodist Chapel (1824), the Old Vicarage (1844) and the village school (1857), which are all visible in

long-range views of the conservation area, as well as having conspicuous presence in the street scene. There are also several buildings, structures and trees that play an important role as focal points and/or visual 'gateways' to the conservation area; these are identified through the appraisal and shown on [Maps 4, 5 and 6](#).

- 1.12 What makes Randwick especially distinctive is its dramatic landscape setting. Nestled against the backdrop of Randwick Woods, the settlement clings to the curves of a bowl-shaped valley, affording extensive views in and out of the conservation area, as well as good visibility across the valley from one part of the conservation area to another. This means that development and change can be visibly impactful, even if apparently concealed from street view.
- 1.13 The topography has dictated the organisation of buildings and spaces, with an urban grain that evolved in response to the steep gradients: roads closely follow the contours, with zig-zagging footpaths (known locally as "lagers") taking more direct lines up and downhill. Houses are generally aligned to benefit from the south and south-west facing aspect and it is common for buildings to be partially dug into the sloping ground. As a result, they often sit side-on to the road or turn their back on it entirely, presenting a blank or sparsely fenestrated elevation to the public.

- 1.14 This characteristic arrangement, combined with the prevalence of drystone boundary walls and retaining walls, creates a distinctive sense of enclosure along Randwick's roads, lanes and ladders. Nevertheless, there are numerous opportunities for striking views (both expansive and channeled) to be glimpsed between buildings, over boundaries and across rooftops – providing an almost constant visual connection with the wider rural landscape.

Character Sub-areas

- 1.15 Three areas have been identified as distinct 'sub-areas' within Randwick Conservation Area, as shown on **Map 3**. The areas reflect the historical evolution of the village and the concentration of development within two of those areas: **Character Sub area 1, The Village Approach**, (predominantly linear development, including the earliest settled part of Randwick and most of the conservation area's oldest buildings); and **Character Sub area 2, The Upper Slopes** (concentrated on the densely packed northern part of the conservation area, which developed from the 18th century as a weavers' settlement). The developed parts of the settlement wrap around an extensive coombe of open space (**Character Sub area 3, The green spaces**), which brings the green landscape into the heart of the village and affords dramatic views that contribute to Randwick's distinctive character.

		Images	

Key issues and vulnerabilities

1.16 These key points are expanded upon in the **Management Plan**, where some design guidance and advice is offered, to help manage potential impacts.

1.17 **Architectural character:** much of Randwick's housing stock is small in size and humble in architectural character. There is considerable pressure to extend, alter or re-develop, with a general trend towards 'gentrification', which poses some threat to the historic character and architectural interest of the conservation area, if not carefully managed.

- Minor alterations such as window replacements or the addition of a porch can have a big impact on such simple vernacular buildings, which typically have few decorative architectural features.
- High incidence of replacement windows and doors: aside from listed buildings, very few original or historic windows survive in the conservation area.
- 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.
- There is scope to incorporate contemporary

/ alternative materials and details, but some materials (e.g. bright white render, stained timber cladding and extensive glazing) can be visually disruptive to Randwick's cohesive and generally muted palette.

1.18 **Topography and views:** the bowl-shaped valley, 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.

- Development and change can be visibly impactful, even if apparently concealed from street view.
- Conspicuous roofscape: roof alterations (such as large boxy dormers, large or numerous rooflights, or re-roofing in inappropriate materials) may be visually prominent and/or overlooked. Southerly orientation means that solar energy fixtures are likely to be on principal elevation and may be visible in long views.
- Development outside the conservation area but affecting its setting: houses on the north/west side of the boundary, set back and elevated above road level, are visually conspicuous in mid- and long-range views of the conservation area; development can increase their visual prominence or draw the eye, disrupting the relationship

between the conservation area and the backdrop of Randwick woods.

- 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.

1.19 **Enclosure, boundaries, roads and spaces:** 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.

- New structures should maintain quality and craftsmanship; limit use of gabion baskets, avoid mortared blockwork walls and synthetic materials.
- Apart from the drystone walls, there are relatively few surviving historic boundary treatments (gates, iron railings etc).
- Roads and parking: little scope for road widening without involving demolition. 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.

2 | Setting the scene...

Randwick's general character, historic background and geographic context.

This part of the Conservation Area Appraisal looks at how the settlement's history and location have influenced its character, and how this contributes to its heritage significance.



2.1 History of the settlement of Randwick

2.1.1 The Cotswold Hills, including Randwick and Standish Woods, have evidence of occupation from the Prehistoric period. A Neolithic long barrow and dyke, located in Randwick Woods ¹, just north of the conservation area, forms part of the Cotswold-Severn Group and is a Scheduled Monument. Other features include earthworks, quarries, and lime kilns – providing evidence of former settlements and activities associated with the development of surrounding villages.

2.1.2 Randwick itself was apparently a much later settlement, having not been mentioned in the Domesday survey of 1085 ². Randwick may derive its name from two Saxon words [*rendan*, meaning to divide or cut; and *wic*, a street or dwelling place], possibly an allusion to the settlement's origins as a street or hamlet, topographically divided from the rest of Standish parish and manor, of which it was a part.

◀ The Lane, about 1910

View of The Lane, looking towards Myrtle Cottage (one of the very few brick buildings in the conservation area). The Old School House is in the foreground, with 1 and 2 The Stocks (formerly a terrace of four) and 1 and 2 The Knoll perched on the skyline. Source: Randwick Historical Association.

2.1.3 The parish of Randwick was historically much larger and odd shaped, with many detached parts located in what are now the parishes of Standish, Stonehouse, Moreton Valence and Haresfield – a legacy both of the agricultural system of sharing open fields and Randwick's ecclesiastical dependence on Standish. For several centuries until the time of the Dissolution of Monasteries, the lands of Randwick and of Standish, were in the possession of St. Peter's Abbey of Gloucester ³. Numerous boundary changes, particularly those in the late 19th century, have resulted in the more compact and unified parish that exists today.

2.1.4 There were two main settlements within the historic parish of Randwick: Oxlinch (or Oxlynch), a dispersed agricultural community, lying on relatively flat land in what is now Standish parish; and Randwick village itself: a nucleated settlement, situated on the steep upper slopes of the valley. The village, and the lives of its inhabitants, have historically been dominated by the cloth industry, which was prevalent in the Stroud Valleys for many centuries.

2.1.5 Randwick originally grew up along what was the main route from Dudbridge to Gloucester, which would have been rather

tortuously travelled on foot or by horse. Many of the village's oldest surviving buildings can be found dotted along this lane, between Townsend and the church of St John the Baptist (part of which dates back to the 14th century). In the 18th and 19th centuries, new road, canal and rail infrastructure increasingly diverted transport along the valley bottoms, bypassing Randwick. Meanwhile, the settlement expanded north and east of the parish church, with densely packed weavers' cottages clinging to the steep slopes.

Randwick and the cloth industry

2.1.6 As early as the 12th century, the Stroud area had a well-developed cloth industry. Cotswold sheep produced some of the finest wool in Europe and it was widely exported up until the 13th century. But the Black Death decimated the population in the 14th century, effectively killing local cloth manufacture. It wasn't until the 16th century that a proper cloth-making industry began to recover; and many of the villages that are sited along the sides of the Stroud valleys owe their existence to this re-birth - particularly to booms in the latter decades of the 17th and 18th centuries, as well as changes brought by the industrial revolution.

4 5

2.1.7 The involvement of Randwick's population in cloth manufacturing pre-dates the industrial revolution with sources as early as the 1600s identifying weavers, fullers, and a dyer within the parish; later references to burials within Randwick in the 18th century refer to blue dyers, a fine drawer, and wool scribblers. The lack of agricultural land in the parish and the large population suggests that most of the inhabitants of Randwick were engaged in the cloth industry from the 17th century or earlier.⁶

2.1.8 Prior to the 19th century, most of Randwick's 'cottage weavers' would work within their homes, spinning and weaving the wool or yarn that was provided by the clothier, before returning the cloth to a mill for finishing. Weaving was usually the job of a man, assisted by a child from their household.⁷

2.1.9 The cloth industry dominated the local economy and created wealth for the clothiers and mill owners. But for the cottage weavers of Randwick, pay was poor and they were particularly vulnerable to the fluctuations of the market. As a result, the history of Randwick is marked by extreme hardship, hunger, and poverty; indeed, Samuel Rudder's history of Gloucestershire⁸, which was published in 1779, describes Randwick as '*very populous, chiefly inhabited by poor people employed in the woollen manufacture*'.

2.1.10 Changes to the cloth industry in the 19th century radically altered the way the people of Randwick had lived for centuries. Whilst Gloucestershire was slower to adopt modern technology than some other parts of the country, by the mid-19th century power looms and steam were increasingly in use in local mills and factories. Rather than weaving on broadlooms at home, workers in the cloth industry now went out to work in the valley bottom mills – which often involved a long walk there and back. Mechanisation also meant that the labour market was overstocked with weavers and, in times of recession, much of the village population would have been unemployed.

2.1.11 The early 19th century was a time of particular distress for Randwick's cottage weavers, who were amongst the lowest paid in the Stroud valleys⁹. In 1832, James Pierrepont Greaves (a self-styled "sacred socialist", educator, mystic and vegetarian from Surrey) and his sister, Mary Ann Greaves, settled in Randwick. Finding the population threatened by cholera and on the verge of starvation, they began an extraordinary two-year utopian experiment¹⁰: food, clothes, tools, books and other items were given in exchange for 'community work' around the village (this soon evolved into a token-based local currency, avoiding cash and the temptation

to buy alcohol!); unskilled men were set to labour on repairs to the ladders and lanes, and women were taught to make clothes.

2.1.12 Whilst the parish population peaked to more than 1,000 in 1821 and remained roughly stable for 50 years, the 1830s and 1840s (known nationally as the “Hungry Forties”) saw a desperate exodus from the Stroud Valleys to New South Wales in Australia. Many were in search of secure work and a better life, but the story of Randwick-born Simeon Henry Pearce (who emigrated at the age of 20, along with his brother James and cousin Samuel) is particularly remarkable¹¹: he bought a plot of land in 1847 and founded the settlement of Randwick (now a suburb of Sydney), going on to become town mayor five times.

Religion

2.1.13 There are references to a church at Randwick from as early as the 13th century, described as a chapel of Standish Church. But it is the Church of St John the Baptist (which dates in part to the 14th century) that survives in Randwick today. Positioned on the main road running along the western edge of the village (which was, at that time, the main route to Gloucester), this historic building has undergone numerous transformations in its lifetime [see illustration xx]. In the 19th



▲ Church...

The 14th century tower of St John the Baptist, Randwick's parish church. The church and several monuments in the churchyard are Grade II listed.

▼ The 19th century vicarage, designed by Bristol architect Thomas Foster, was built on the site of the former parish workhouse. Image source: Randwick Historical Association.



Chapel... ▶

Religious non-conformity was evident in the parish from the latter half of the 17th century. In the 19th century, two Methodist chapels were built to serve a growing community: the Grade II listed Wesleyan Chapel on Chapel Fields (1820s) [x and x] and the (unlisted) Primitive Chapel on The Lane (1830s) [x], both now in residential use.



▲ Pre-1908 photo. Source: Randwick Historical Association.



century, various works were undertaken in stages, including the rebuilding of the south aisle in the 1890s. A vicarage was constructed in 1844, to the south of the church on the site where the workhouse had stood [see illustration xx]. However, whilst the church itself may have undergone many physical changes over time, what it offered to the people of Randwick was often inadequate, with the services it provided being described as 'indifferent' and 'poor' (in the 16th century), with clergy who lived outside the parish (in the late 18th/early 19th century).

2.1.14 It was during one of these weaker periods, the early 19th century, that a Wesleyan Methodist community began to grow here. Non-conformity had been evident in the parish from the latter half of the 17th century. The home of a local preacher, William Vine, was licensed for dissenting worship in the mid-18th century. But in the 1800s a Sunday School and proper chapel were established in the village by William Knee, a local hatter and devout Wesleyan. Knee's original chapel was licensed as a place of worship in 1809, but by 1824 it was no longer big enough to accommodate the numbers attending it and, following an appeal for subscriptions, a much larger chapel was constructed. Randwick Chapel remained in use for many years, with its last service taking place in the mid-1980s. It has since been converted for residential use, but the building

remains an imposing and striking landmark, clearly visible in many views of the village [illustrations x, x, x].

2.1.15 A 'Primitive' Methodist Chapel was also constructed on The Lane in the 1830s. This is also now in residential use. [illustration x].

Education

2.1.16 By the early 19th century, food was scarce, people were reportedly undernourished and poorly clothed. Few children could read and fewer still could write; most, even as young as eight, worked at home or in the mills.

2.1.17 A small Charity School had been in existence in Randwick since the mid-18th century. Whilst it was said to be '*well inspected and conducted*'¹², it only admitted thirteen of the poorest children per year; the overall population of Randwick in 1801 was 856, which meant that many children would not have been able to attend.

2.1.18 When William Knee first visited Randwick in 1804, one of his major concerns was the condition of the local children and their lack of education. He set up a village Sunday school, which was initially held in the open-air, but soon moved to a room in an inn on The Lane (the house now known as 'The Old Dairy' [x]) and then to Knee's new Methodist chapel [x]. It was not until the late 1820s



▲ Randwick Primary School today

A Victorian era Church of England National School, built in 1857 to replace the small Charity School that had been founded in the 18th century. The Old School House (foreground) is almost certainly the house that parish records show was purchased in 1749 for the schoolmaster, George Harmer.

The Old Dairy, The Lane ▼

The former inn, where William Knee set up a small Sunday school in the 1800s, in an attempt to supplement the limited capacity of the village's Charity School. The original building has been altered and added to at various times, but the windows on the gable end are a clue to its antiquity.



that an infant day school was established; this was still in existence in 1860.

- 2.1.19 By this time however, the provision offered by the Charity School had also been extended. By 1833 the Charity School had joined the National School Society, whose schools provided education in accordance with the teachings of the Church of England; and by 1850 it had an infant school, a schoolroom for older children, an evening school and a Sunday School, which it had started in 1824; 1857 also saw the construction of a new school building [x], which is still in existence today and continues to serve the village's needs.

Tradition and customs

- 2.1.20 Local tradition says that Randwick's annual fair, known as "The Wap", originated in the Middle Ages when the Church was built: a celebration supper was served to the workers to mark its completion. An annual Randwick Wap (first recorded in 1703¹³) was historically held on the first Sunday and Monday after Easter, providing the main holiday of the year for the village. During the festival, a 'Mayor' was elected, who was carried shoulder high to The Mayor's Pool (located south of the Church, next to Pool Cottage) where they were anointed (dunked!) by the outgoing Mayor, before festivities could commence. These festivities often lasted a week and were characterised as "misrule", irreverence and the reversal of normal power structures within the community¹⁴. The Wap was banned in 1892 because of drunkenness, but after a pause of 80 years the tradition was revived in 1972 and now takes place during the month of May.

- 2.1.21 A second Randwick custom, also revived in the 1970s, is that of the May Day cheese-rolling. The origins of this custom are not clear, but The Randwick Historical Association notes that on the 1st of May: "...three cheeses, festooned and garlanded, were carried on a litter to the churchyard. Here each cheese was rolled three times round the church, and then carried back on the litter to the starting place of the procession that followed the cheeses. The cheeses were then cut up and distributed among the people."¹⁵

[x] TEMPORARY IMAGE



Image: The Wap

THE WEAVERS' SONG

*When Hercules began to spin,
And Apollo wrought upon a loom,
Our Trade to flourish did begin,
Tho' conscience went to selling broom.*

*When princes' sons kept sheep in field,
And queens made cakes with oaten flour,
And men to lucre did not yield,
Which brought good cheer to ev'ry bower.*

*But when the giants, huge and high,
Did fight with spears like weavers' beams,
And men in iron beds did lie,
Which brought the poor to hard extremes.*

*When cedar trees were grown so rife,
And pretty birds did sing on high,
Then weavers liv'd more void of strife,
Than princes of great dignity.*

*Then David with his sling and stone,
Not fearing great Goliath's strength,
He pierc'd his brains, and broke his bones,
Tho' he was nine feet and a span in length.*

Chorus:
*Let love and friendship still agree
To hold the bonds of amity.*

▲ Misrule, mayhem and cheese...

Wap (above), cheese rolling (below) – temporary image!

Left: The Lord Mayor of Randwick's Song, a version of which is still sung at the annual Randwick Wap today.



[x] TEMPORARY IMAGE

Modern times

2.1.22 Little was built between the latter half of the 19th century and the mid-20th century; so the village was not greatly impacted by late Victorian, Edwardian or early 20th century expansion, nor changes in architectural styles and materials (such as red brick terraced housing).

2.1.23 Since the 1950s when modern water and sewerage systems were introduced to the village, there has been considerable development, and the outline of the village and its density has changed. Whilst the area to the north-east of the church remains the core and heart of this community, there has been development to the west of the main road at The Ryelands and on the old allotments north of Church Road (mainly consisting of larger, detached houses), as well as in-fill development within Randwick village itself; any 'vacant' plots have tended to be in-filled by larger dwellings, notably along The Lane and The Stocks. **[illustration]**

2.1.24 Today, Randwick is a thriving, modern village. Some of the landmark buildings within the conservation area, including the church and the school, continue to exist and serve their historic functions. Others, such as the Wesleyan Chapel and the Primitive Chapel, remain, but with a different use. There is much greater affluence here today; the stunning views, rural location, strong sense of community and proximity to Stroud mean that property is desirable – albeit slightly more affordable than some of the Cotswold villages nearby¹⁶. There is associated pressure on Randwick's housing stock, with increasing demand for extensions and re-development, with a general trend towards 'gentrification', which poses some threat to the character and architectural interest of the conservation area, if not carefully managed.

2.1.25 Where once this community relied on closely-packed, low-earning, home-based weavers, the village has no significant employment role today. It principally functions as a car-reliant dormitory, with most workers commuting out¹⁷.

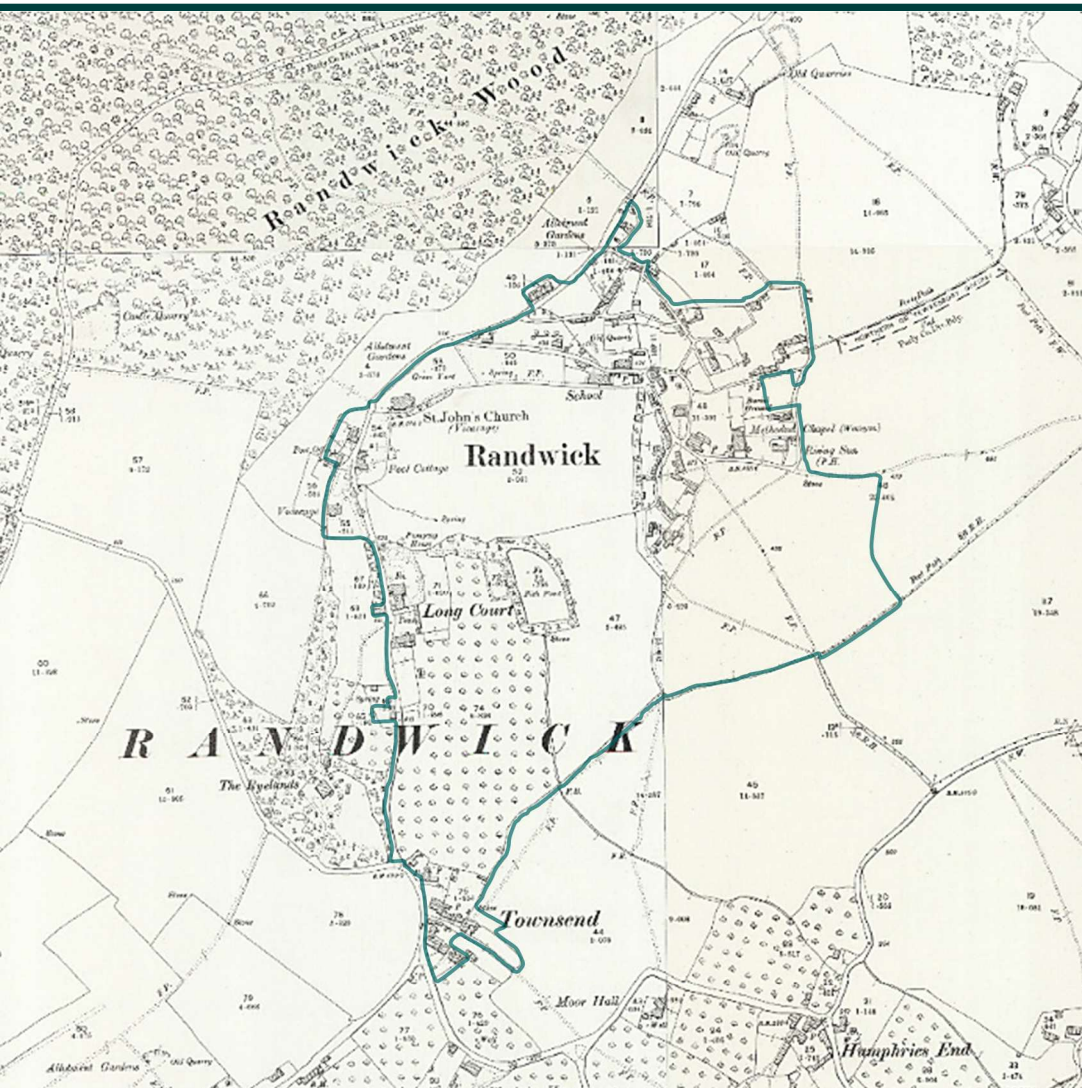


▲ Twentieth century development

A 1960 aerial photo of Church Road and The Stocks, with Turret Cottage and Rose Cottage at the centre, 1-2 The Stocks at the bottom of the image and The Vine Tree Inn to the right.

The introduction of mains water and sewerage in the 1950s brought a fresh wave of development to the village. Larger detached and semi-detached houses, often orientated to prioritise car parking and garaging, have been built to the west of the main road, including on former allotment land behind Turret Cottage (shown here), pushing the village envelope closer to the edge of Randwick Woods. 'Vacant' plots and gaps on the upper slopes have also tended to be in-filled by larger dwellings, notably along The Lane and The Stocks, including Cawsand and Brinsmoor at the centre of this photo and, more recently, Hill House. Most newbuilds tend towards a much bigger footprint and a broader roof span than is typical of Randwick's architectural vernacular.

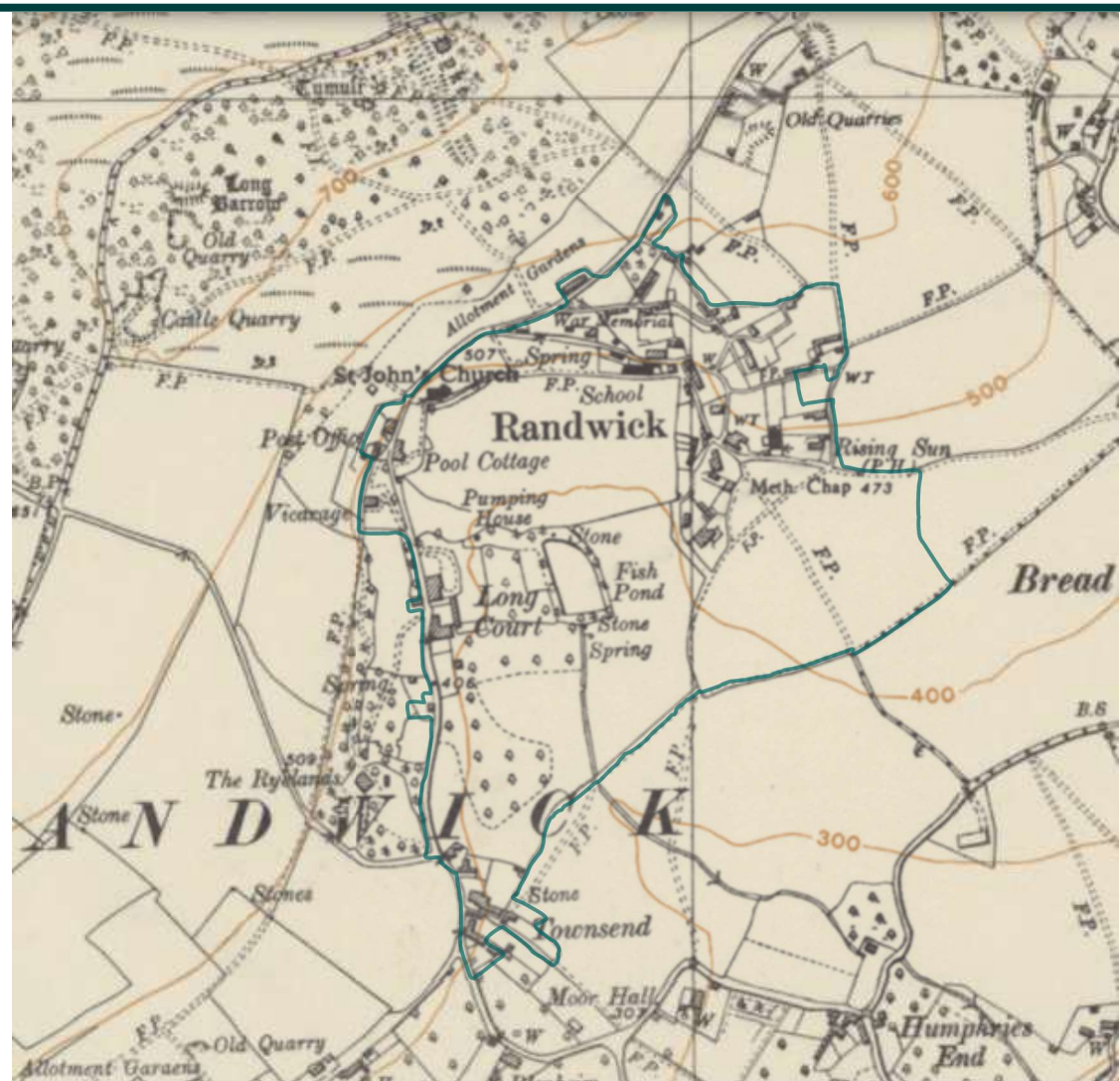
Randwick's historic housing stock, consisting mostly of very small cottages, has also come under pressure, with increasing demand for extensions and re-development, including demolition. There are many examples of adjoining cottages being knocked through to form fewer, larger dwellings – as has happened at 1-2 The Stocks which was once a row of four, as can clearly be seen in this image.



▲ Second edition...

Gloucestershire Ordnance Survey 25 Inch 2nd edition 1892 -1914, revised 1901, published 1902. You can view this and other historic maps online: <https://maps.nls.uk/geo/explore/side-by-side/>

Little was built between the latter half of the 19th century and the mid-20th century; so the village was not greatly impacted by late Victorian, Edwardian or early 20th century expansion, nor changes in architectural styles and materials (such as red brick terraced housing). Note that there are fewer paths and field markers dividing up Chapel Fields than appeared in the 25 Inch 1st Edition.



▲ Inter-war and Post-war...

Ordnance Survey National Grid 6 Inch:1 Mile Gloucestershire edition 1930 -1954, published 1954. You can view this and other historic maps online: <https://maps.nls.uk/view/189234297>

By the early 20th century, the orchard land south of Long Court and around Humphries End had begun to be nibbled away. There has been relatively little development inside the conservation area boundary since this edition, although some plots have been infilled and it is possible to identify a few buildings that have been lost.

[x] TEMPORARY IMAGE



▲ Randwick today...

Most noticeably, the village envelope has expanded westward since the mid-20th century, with larger detached houses built at The Ryelands and on the former allotment gardens shown in the earlier maps. Cashes Green, part of the Stroud urban area, has pushed northward to Townsend. Meanwhile, a scattering of trees is all that remains of the orchards that were once such a distinctive feature of Randwick's landscape and economy. Nevertheless, the basic shape of the settlement is recognizably that of the 1st Edition Ordnance Survey map, and even the earlier Tithe maps.

2.2 Randwick and its setting: geology, topography, landscape

- 2.2.1 In the Jurassic period, a limestone belt stretching between Lincolnshire and the Dorset coast was created. The Jurassic limestone gives the **Cotswolds National Landscape** (formerly known as the Cotswolds AONB) its distinctive topographical character, and strong visual cohesiveness due to its use as a building material throughout the area. The limestone lies in a sloping plateau, with a steep scarp slope in the west which runs the length of Stroud District, from Upton St Leonards in the north, through Wotton Under Edge in the south. The scarp (or escarpment) is drained by short streams in deep cut wooded valleys and coombes. Randwick, perched between the 100m and 200m contour lines, is one of many settlements that nestle along the undulating steep scarp.
- 2.2.2 The **Stroud District Landscape Assessment** and the **Stroud District Residential Design Guide** (both adopted as Supplementary Planning Guidance in 2000) identify Randwick as a typical "Cotswold Steep Slopes" settlement, sitting in a "Secluded Valleys" landscape type, within the Cotswold Uplands. These documents provide some additional guidance about key characteristics, vulnerabilities and sensitivity to development.

Water

- 2.2.3 It is here on the 'spring line' that groundwater breaks through the scarp. The fast-flowing streams, feeding larger valley-bottom rivers (including the Frome, which runs through Stroud and Stonehouse) were vital to the local cloth industry, providing power to valley-bottom mills and enabling the processing and dyeing of woollen cloth.
- 2.2.4 Access to drinking water influenced Randwick's character and evolution, helping to explain why development is clustered along the lane. In his 1893 *History of Randwick*, E.P. Fennemore identified the parish well



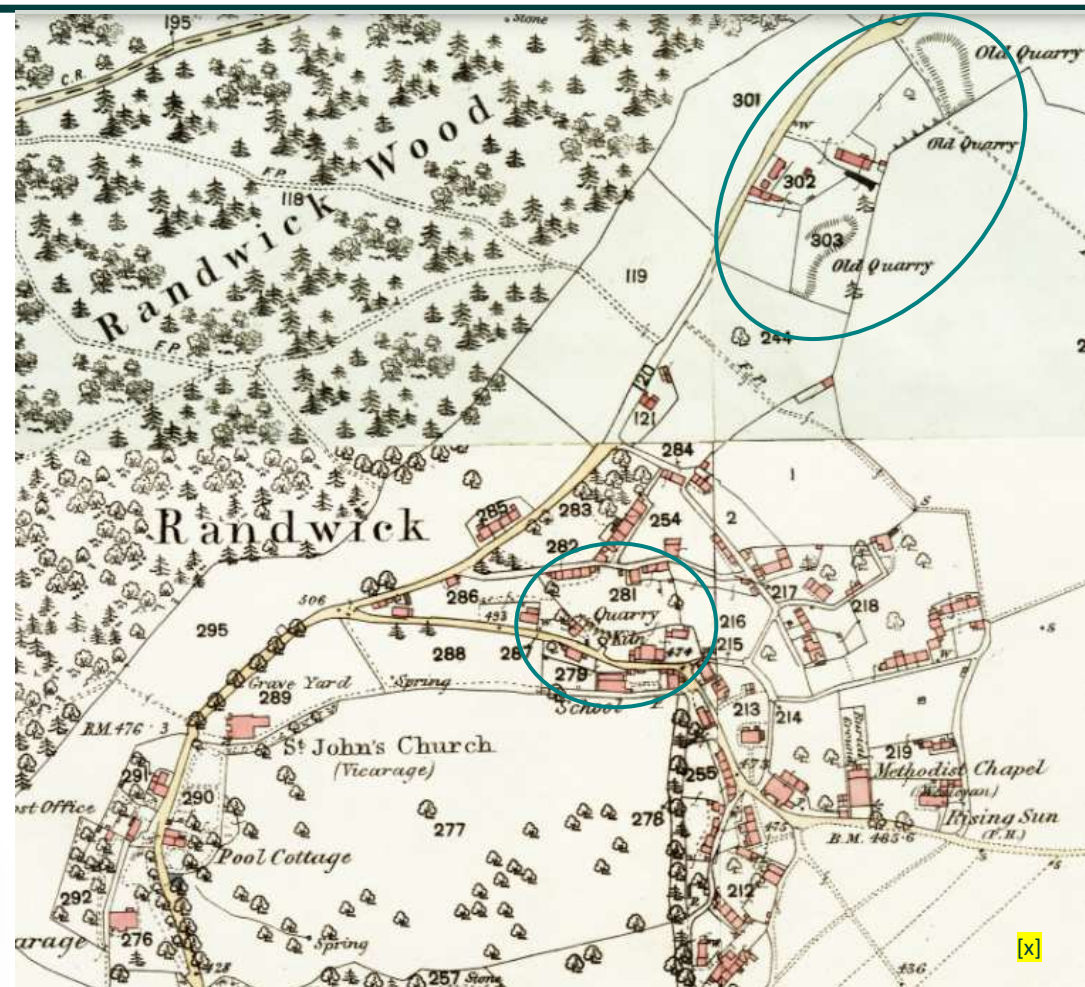
▲ The woods and the water ...

1838 Engraving of the Church of St John the Baptist by A. Smith. Source: Randwick Historical Association.

The church and its immediate neighbours sit on the spring line (just below the 150m contour), on the main route through the village. The building to the left appears to be Pool Cottage, with Spring Bank and Long Court cottages visible just behind. In the foreground is the fishpond, located in the grounds of Long Court and fed by the springs on The Lane above; the pondwater discharges into a stream that eventually feeds Ruscombe Brook at Puckshole. Randwick Woods crowns the hilltop above the village.



The communal spring, located at Well Leaze between the churchyard and the school, may be considered a local heritage asset



▲ Limestone quarrying ...

Small quarries (some disused) and a lime kiln were located within the village and on its periphery. There were other quarries and kilns at Westrip and within the Wood. Gloucestershire Ordnance Survey 25 Inch first edition 1844-1888, published 1885.



(“The Hole”) “midway between Ocker Hill and The Grip” as the medieval village supply, said never to run dry. The well and communal spring (located at Well Leaze between the churchyard and the school – see Map 5) are recorded in Gloucestershire’s Historic Environment Record (monument number 7379). The Mayor’s Pool, located by Pool Cottage on the primary route through the village, is noted to be a place where horse drawn vehicles watered while on their way through Randwick – by tradition, this is also where the Wap Mayor is dunked (see Map 4). Within the grounds of Long Court, probably the site of the medieval manor house, a large fishpond is fed by the springs above; the pondwater discharges into a stream that eventually feeds Ruscombe Brook at Puckshole. Even until the 20th century, Long Court “generously” controlled villagers’ access to springwater within its grounds¹⁸; it wasn’t until the 1950s that a comprehensive water supply and sewerage system was introduced to the village, enabling the growth and development that has occurred since.

Limestone

2.2.5 The tilt of the scarp provided access to layers of good building stone, relatively close to the surface. The local landscape is pitted with small quarries, which supplied communities with materials for hundreds of years. Often these were very close at hand: historic maps show a quarry and lime kiln within the very heart of the village, between The Lane and The Stocks. [illustration x]. The rubble used for drystone walls tended to be quarry refuse; it could even be picked up from shallow pits dug close to the walling project.

2.2.6 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. 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.

Topography, urban grain, landscape, setting and views

2.2.7 The topography has dictated the organisation of buildings and spaces, with an urban grain that evolved in response to the steep gradients. Typical of the “Cotswold Steep Slopes” settlement type, Randwick’s roads closely follow the contours, with zig-zagging footpaths (known locally as “lagers”) taking more direct lines up and downhill. Houses are generally aligned to benefit from the southerly and south-westerly aspect and it is common for buildings to be partially dug into the sloping ground. As a result, buildings often sit side-on to the road or turn their back on it entirely, presenting a bank or sparsely fenestrated elevation to the public.

Cotswold Steep Slopes	Locally Distinctive Features	
	Built form	Wide frontages to the street, and shallow depths. Most housing is of two-storeys, but a good proportion is of three storeys. Variation in size of house - some small terraces, many small cottages, some larger detached.
	House positions	Great variation in set back from the road. Houses predominantly built on line of slope, facing down it.
	Streets/Roads	Roads are predominantly along the slope, following the contour lines, with inter-connecting roads at acute angles. A lot of narrow inter-connecting roads. Irregular, often grassed spaces at junctions. Streets are narrow, and of variable width, occasionally narrowing to pinch points and widening to nodal points, which are usually hard landscaped.
	Materials	Nearly all buildings in natural stone walls and roofs, with only very limited use of render and paint.

▲ Settlement type...

Extract from the Stroud District Residential Design Guide SPG (2000).

2.2.8 This characteristic arrangement, combined with the prevalence of drystone boundary walls and retaining walls, creates a distinctive sense of enclosure along Randwick's roads, lanes and ladders [illustrate]. Nevertheless, there are numerous opportunities for striking views (both expansive and channeled) to be glimpsed between buildings, over boundaries and across rooftops – providing an almost constant visual connection with the wider rural landscape.

2.2.9 What makes Randwick especially distinctive is its dramatic landscape setting. Nestled against the backdrop of Randwick Woods, the settlement clings to the curves of a bowl-shaped valley, affording 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. This means that development and change can be visually impactful, even if apparently concealed from street view.

2.2.10 There are panoramic views of the surrounding valley-side and valley-bottom settlements, including Stroud (particularly the near suburbs of Cainscross, Cashes Green and Paganhill, with Archway school and Stroud College acting as prominent landmarks and visual receptors). The peaks of Maiden Hill and Doverow Hill limit views to the west. But across the Frome valley, the hilltop commons of Selsley and Rodborough have a high degree of inter-visibility – these are well-used public vantage points with long-range views of Randwick [illustration x].

2.2.11 The village playing fields, football pitch and cricket pitch at Chapel Fields, as well as some pasture and former orchard land, historically associated with Long Court and Court Farm, is spread across an undulating coombe. This brings the green landscape into the heart of the village and contributes to some of the conservation area's most iconic views.

2.2.12 Key views and view-points are highlighted in greater detail through the analysis of Randwick's Character Sub-areas (Chapter 3), and mapped on Maps 4, 5 and 6.



▲ Long views ...

Across the Frome valley, the hilltop commons of Selsley and Rodborough have a high degree of inter-visibility – these are well-used public vantage points with long-range views of Randwick.

In this view from Selsley Common, the village sits just below the skyline against the backdrop of Randwick Woods, with Maiden Hill at the peak. Although Townsend (at the south of the conservation area) is partly concealed behind the middle-distance ridge, some of the village approach (Character sub-area 1) is visible. This view captures the upper slopes of the village (sub-area 2), wrapping around the bowl-like coombe of green that forms sub-area 3. A colourful bouncy castle is clearly visible on the playing fields, below the village hall at Chapel Fields.

- 2.2.13 In ancient times, the Randwick area would have been predominantly woodland. Although this was cleared over centuries to create farmland and settled areas, Randwick Wood, a part of Standish Wood, still crowns the top of the Randwick valley and acts as an important backdrop in many views of (and across) the conservation area. Consisting of mature woodlands and renowned for its beech trees and ancient track way (which forms part of the Cotswold Way, a long-distance footpath), the area is popular with walkers, cyclists, and horse riders.
- 2.2.14 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. Some individual trees have significant scale or height, acting as visual landmarks even in quite distant long views.
- 2.2.15 Historically, orchards were woven into the economy and the urban fabric here, but most have been lost or built upon (see maps p17-18). 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.
- 2.2.16 Footpaths radiate out from the village, across surrounding fields. Some are ancient and predate land inclosure, when Randwick's arable land was scattered across fields that were shared with other parishes. Stone "squeeze stiles" [x] are a characteristic of Gloucestershire's Cotswold landscape and there are several examples within the study area. Squeeze stiles are usually two upright stones which have a narrow opening preventing sheep or cattle from straying further afield.
- 2.2.17 There are three main approach routes to the conservation area: from Ruscombe and Whiteshill in the east, along The Lane to Chapel Fields; heading northward, uphill from Cashes Green through Townsend; and southward, downhill on Church Road. Several buildings and trees act as 'visual gateways' along these routes, as identified on **Maps 4, 5 and 6**.

Illustrations

▲ Blank faces ...

Houses are generally aligned to benefit from the southerly and south-westerly aspect and it is common for buildings to be partially dug into the sloping ground. As a result, buildings often sit side-on to the road or turn their back on it entirely, presenting a blank or sparsely fenestrated elevation to the public.

▲ Trees ...

There are many trees in the conservation area and they play variety of roles. Some individual trees have significant scale or height, acting as visual landmarks even in quite distant long views. Some trees frame views or vistas.

▲ Laggings and lanes ...

Randwick's roads closely follow the contours, with zig-zagging footpaths (known locally as "laggings") taking more direct lines up and downhill.

2.3 Architectural interest

- 2.3.1 As described in 2.1 above, Randwick's settlement occurred largely in response to the needs and economic opportunities of the local cloth industry. The buildings and structures that survive today provide us with bricks-and-mortar testimony to the way that this community lived and worked in the past: to phases of industrial change, historic boom and bust and, particularly, to the hardships faced by Randwick's weavers.
- 2.3.2 But this architectural legacy is also one of great charm and character. Randwick is a very picturesque conservation area, displaying many of the characteristics that make the Cotswolds so visually appealing.
- 2.3.3 This part of the appraisal summarises key architectural characteristics and influences across the conservation area as a whole. Particular details, quirks and buildings of special interest are highlighted in the analysis of Randwick's **Character Sub-areas**, in **Chapter 3**.

Materials and colours

- 2.3.4 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.
- 2.3.5 Most buildings are of roughly squared and coursed rubble (including some quite large blocks); there is not much random rubble walling. Large dressed stone blocks (known as quoins) tend to be used at corners and edges. Few structures are faced with finely dressed stone – this is reserved for the highest status buildings, including the church, chapels, school, vicarage and the principal elevation at Long Court.
- 2.3.6 Historically, some of Randwick's rubble cottages may have been **limewashed**, to provide extra weather protection. Although a common

practice locally, there is little surviving evidence of this in the conservation area. There are a few instances of **render** (including modern cement render), typically used to try and conceal alterations or to consolidate crumbling walls. Traditionally, a roughcast lime render would have been used locally, finished with a naturally pigmented limewash (commonly a creamy or vibrant ochre yellow).

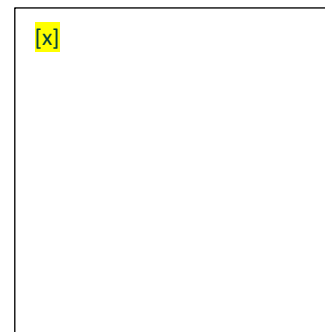
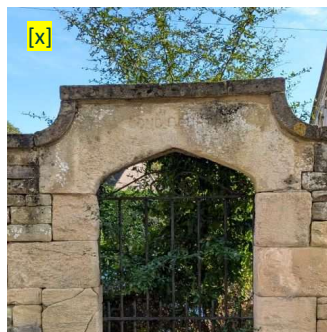
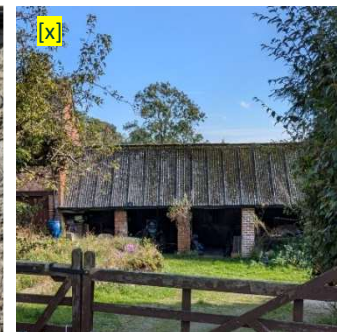
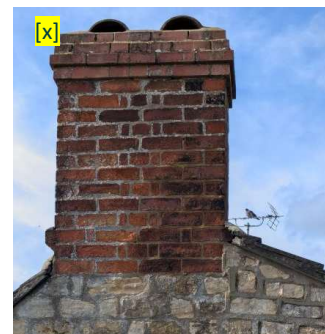
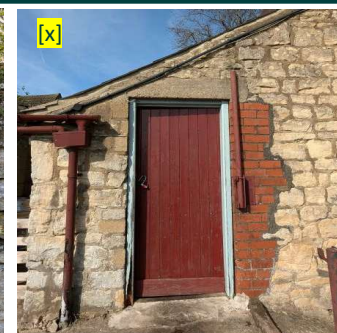
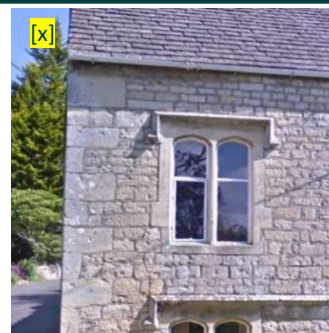
- 2.3.7 **Boundary walls** and **retaining walls** are almost always drystone constructed: built by carefully interlocking rubble, without using mortar to bind the blocks. **Drystone walls** are traditionally left unpointed. The drystone wall around St John's church uses squared and coursed blocks of stone and is capped with a dressed coping stone; more commonly, local drystone walls are finished with a 'soldier course' of large stones, set vertically into a bed of lime mortar.
- 2.3.8 Unlike nearby settlements such as Ebley, Cashes Green or Stonehouse, the village did not experience significant expansion during the late Victorian, Edwardian or early 20th century and was not greatly impacted by the changes in architectural styles and materials that occurred during that period – there is no red brick terraced housing, for example, and sliding sash windows are not common. Myrtle Cottage on The Lane and Blenheim Cottages at Townsend are notable stand-out exceptions. **[illustration(s)]**
- 2.3.9 **Brick** is present in minimal amounts though, usually for minor additions or alterations, including replacement chimney stacks, small extensions and occasionally for small outbuildings **[illustration]**. There are a few instances of clay ridge tiles and embellishments, usually on replacement **slate roofs**, which provides a pretty contrast to the prevailing creamy, grey and brown tones of the roofscape. **[e.g. illustration: Temperance Cottage]**
- 2.3.10 Historically, **stone slates** laid in diminishing courses would have been the most common roof covering. There are plenty of surviving examples in the conservation area, as well as replacement roofs that

have used artificial / replica stone slates – some of which are quite effective in maintaining the character of the historic roofscape. More recently, ‘buff’ coloured concrete plain tiles have often been used in lieu of stone slates, on newbuilds and replacement roofs. These eventually weather to a dark grey-brown, which is superficially in keeping with Randwick’s roofscape, but no substitute for the craftsmanship, patina, texture and local distinctiveness of the real thing.

2.3.11 Traditional **clay plain tiles** are also quite common – an especially distinctive feature of the buildings at Townsend. [illustration] However, ‘Roman’ clay tiles and pantiles are *not* so locally typical; and ridged interlocking concrete tiles (which mimic the profile of a Roman tile) can appear bulky and incongruous here.

2.3.12 From the mid-18th century, improvements to transport infrastructure (including the opening of the Stroudwater Navigation in 1779, the Thames & Severn Canal in 1789 and a growing 19th century rail network) meant that access to alternative materials became easier: Welsh **slate** began to be used on new and replacement roofs (cheaper Spanish slate and imitation slates have also become common since the latter part of the 20th century).

Randwick’s traditional materials, textures and colours ►



Cottage architecture

- 2.3.13 This sub section focuses on “cottage architecture”, as the majority of the conservation area’s building stock comprises **relatively small, relatively low-status domestic buildings**. Built from locally available materials by local tradesmen, mostly during a window of 200 years, these share many characteristics that are typical of the **Stroud Valleys vernacular**.
- 2.3.14 These vernacular characteristics are often shared by non-domestic buildings as well (for example, the village lock up [illustration]); meanwhile, some of Randwick’s larger and higher status houses, also built in the vernacular tradition, appear as scaled-up versions of the cottages – perhaps with added finesse, some more refined decorative detailing and ornamentation. These are covered in more individual detail in **Chapter 3**, the analysis of Randwick’s Character Sub-areas.
- 2.3.15 The Stroud Valleys saw the rapid growth and development of **hillside weaving settlements** during the latter decades of the 17th century and the early 18th century, particularly in response to a cloth industry boom from the 1690s.
- 2.3.16 The humblest form of weaver’s cottage at this time consisted of just two rooms, stacked one above the other, with a fireplace and spiral staircase. These cottages had no attic and typically had just a single stone mullioned window per storey on the front elevation, plus a front door. These tiny cottages were sometimes grouped into pairs or short, informal terraced rows – creating a **wide frontage** and a **long, low building form**. Because of Randwick’s sloping topography, cottages were often **cut into the bank**, with the rear or side being partly subterranean – **blank (windowless) rear and/or side elevations** are very common. Weavers Cottage and 2 The Lane appear to date in part to this phase [xx], although both have been added to over time and (like others in the village) the original single cell cottage(s) have been knocked through to create fewer, larger dwellings.
- 2.3.17 Turret Cottage on Church Road (c.1690) has also been formed by knocking together a pair of cottages [illustrations]. These were higher status cottages, built on a slightly bigger scale. Even so, they had just one principal room on each storey and the building measures around 5m front-to-back. Large attics (in this case lit by dormer windows on the rear roof slope) would have been used for weaving.
- 2.3.18 A **steep roof pitch** (typically 50-55°) maximised roofspace but was primarily necessary to help the roof timbers bear the weight of stone slates and to ensure the irregular, gappy tiles were weatherproof. Because of their **shallow plan-form**, most cottage roofs only span between 4 and 6m – so, despite the steep pitch, the roof is not excessively tall and typically accounts for less than 1/3 of a two storey building’s height. Roofs typically have minimal overhang: they tend not to feature bargeboards on the gable or boxy fascias at the eaves [x, x]. Although the Stroud Valleys vernacular is notable for tall cross-gables on many 17th and 18th century buildings (which maximised attic space for large broadlooms), this is not a feature of Randwick’s surviving cottage architecture. Rose Cottage (early 18th century) is an exception.
- 2.3.19 **Stone mullion windows** were almost universally used on a wide range of buildings during the 17th and early 18th centuries, often with **hood moulds** (or drip moulds) [x] which are a highly distinctive feature of the local vernacular: before the advent of gutters and downpipes, these helped to divert water away from openings.
- 2.3.20 From the mid-18th century, stone mullioned windows were phased out locally, in favour of **timber framed windows** under **timber lintels**; and by the late 18th century a new and very locally distinctive detail had emerged: the good quality of local limestone allowed large blocks to be dressed and shaped to form sturdy **arches over windows and doors**. This became the dominant tradition throughout the Stroud Valleys from the latter part of the 18th century, appearing on all sorts of buildings (domestic, agricultural, industrial) until well into the 19th century.



▲ Weavers' cottages ...

On Church Road: Turret Cottage (c.1690, formerly a symmetrical pair of small cottages) and Rose Cottage (late C18th, with a cross-gabled attic) are both Grade II listed. The steeply pitched roofs, stone mullion windows with hood moulds and simple plank doors are typical of the local 17th and 18th century cottage vernacular.

An aerial photo from 1960 shows a fourth cottage, since demolished. You can clearly see how small each cottage was, with just a single principal room on each storey. All four cottages had small 'sentry box' style porches at that time, probably added in the 19th or early 20th century. Built from timber planks with a simple pitched roof (possibly corrugated iron, which may have been painted to match the woodwork), the modest scale and basic 'homemade' design of these porches doesn't overwhelm or detract from the simple cottage architecture.

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.

Archetype ... ▶

A typical cottage window from the Stroud Valleys consists of a two- or three-light timber casement, with a single opening sash (sometimes made of wrought iron on pintle hinges), set under a stone arch.

Far right: Situation Place on The Lane is an early 2000s newbuild, which faithfully replicates many of Randwick's cottage characteristics (apart from its masonry porch, which breaks up the traditional flat-frontedness - see illustration p47).



2.3.21 Another boom in the local cloth industry brought a fresh wave of cottage-building at the end of the 18th century. Many of Randwick's cottages from this period have the locally typical **arched window and door heads**, and some have **simple stone lintels** (more common towards the 19th century). Otherwise, they share many characteristics with earlier cottages: **modestly scaled**, often no more than one room deep (but sometimes with additional single storey rooms housed under lean-to roofs at the rear or side), **two storeys** (but some with an additional attic storey), commonly built into sloping ground at the rear or side (often with blank or sparsely fenestrated side and/or rear elevations). Smaller cottages are, as before, **grouped into pairs or short rows**.

2.3.22 Though less common, there are some **short rows of three storey cottages** in the village, including The Crescent, Greystones and 1-2 The Stocks **[illustration(s)]**.

2.3.23 Access to slate from the late 18th century (and the decline in cottage-based weaving, which lessened the need for lofty attic space) meant that **roofs** were commonly built with a slacker pitch in the 19th century (typically 40-45° but slate roofs can be as shallow as 20°).

Windows, doors, porches and dormers

2.3.24 Within the Conservation Area, windows are traditionally **metal- or timber-framed casements**. There are **very few sliding sash windows**. Both doors and windows would historically be finished with paint.

2.3.25 **Stone mullion window** surrounds may have been glazed originally with a latticework of small leaded panes, fixed directly into the stonework rather than a sub-frame (known as **direct glazing**). One of the lights may have been fitted with an iron opening casement. This leaded glazing has all but disappeared from the conservation area now though, having been replaced by larger direct-glazed panes from the mid-19th century, as glass-making technology improved.

2.3.26 Later timber windows, more typical of the late 18th and 19th centuries, would traditionally be fitted with one or two **side-hinged opening sashes** – either of iron or timber, fitted flush to the frame. An archetypal Stroud Valleys window from that period consists of three-light timber casement, with a central opening sash and horizontal glazing bars, set under a stone arched window head. These typically had slim wooden cills (or no cill at all), rather than chunky masonry ones. **[illustrate]**

2.3.27 **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.

2.3.28 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 – although few survive today. 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. **[illustrations]**

2.3.29 Where buildings have attics, these are lit either by **small windows in the gable end**, or by **dormers**, which are traditionally quite small (usually a two-light casement) with a pitched roof. Interestingly, a number of houses only have dormers on the rear (north) roof slope, often facing away from the view and the strong south light.

Modern architecture and alternative materials

2.3.30 Although the village has not seen significant expansion since the early 19th century, from the mid-20th century onward any ‘vacant’ plots have tended to be in-filled by larger dwellings, notably along The Lane and The Stocks. On the periphery of the conservation area, previously undeveloped areas have been expanded into at Chapel Fields near the village hall, and along the western side of the main road through the village (from The Ryelands, northward). Most of these new buildings are **detached houses**, often orientated to **prioritise car parking and garaging**. Very few have much in common with Randwick’s historic vernacular – although most make use of superficially in-keeping materials, such as reconstituted stone, imitation stone slates or ‘Cotswold buff’-coloured concrete tiles.

2.3.31 Modern materials such as **render**, **concrete tile** and **uPVC** windows and doors are widespread, as are **conservatories**, large **dormers** and **large areas of glazing**. On buildings dating from the mid-20th century onward, a pronounced **horizontal emphasis** is typical in the arrangement of windows and doors (the ‘fenestration’); while **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.

2.3.32 Particular examples and their impact on the character and appearance of the conservation area are covered in more detail in [Chapter 3](#), the analysis of Randwick's [Character Sub-areas](#).

2.3.33 However, it is worth noting here that there are several examples of contemporary detailing and alternative materials being used, in a way that sits quite comfortably in this historic context.

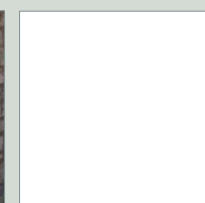
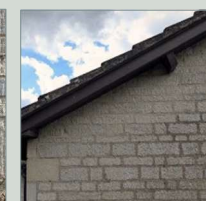
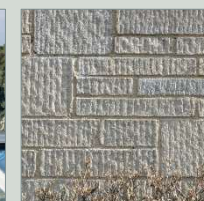
2.3.34 The New Bakehouse and Ptarmigan, a pair of newbuild houses at Townsend, use a combination of **stone** walling and **silvery timber cladding**, with slightly agricultural architectural references [x]. The roof pitch is traditional and the tile ends are visible on the verges, with minimal overhang and without any bargeboards or fascias, like many of the tiled roofs in the conservation area [x]. Timber cladding is also used in an unapologetically contemporary way at 1 Coxgate [x] and on a refurbished bungalow called **Cosmos** [x], which is conspicuously perched immediately behind 18th century Rose Cottage on Church Road. Where it is allowed to silver naturally, timber cladding, weatherboard or shingles can sit quite comfortably amongst Randwick's muted colour palette, which is dominated by limestone. Similarly, **black timber cladding** (and **corrugated metal**) can be visually recessive in the right setting – as demonstrated by the newly built timber 'shed' that nestles into vegetation by Yew Tree Cottages, visible from the steep ladder that descends from The Stocks [x].

2.3.35 **Corrugated sheeting** can have a suitably rustic character on newbuilds, extensions and outbuildings. The listed cart shed at Court Farm has a corrugated roof, which suits its character as a working agricultural building [x]. But it might equally be used in a crisp and contemporary way. **Green roofs and grass roofs** may be another visually sympathetic option, potentially helping an extension or new build to 'disappear' into Randwick's green and leafy slopes.

2.3.36 Contemporary and alternative materials may work particularly well when combined with traditional forms and proportions, more typical of Randwick's lively and varied building stock.



Coxgate? Cosmos?



3 | Character Sub-areas ...

A closer look at the buildings and spaces.

Within a conservation area, it is sometimes possible to identify distinct 'sub areas' that differ in character or appearance. This part of the appraisal describes and contextualises these areas of distinct character, explaining how they each contribute to the conservation area's overall character and its special architectural and historic interest.

Map

Map 3

Character Sub-areas within the Randwick study area

- 3.0 Three areas have been identified as distinct 'sub-areas' within Randwick Conservation Area, as shown on **Maps 3, 4, 5, and 6**. The areas reflect the historical evolution of the village and the concentration of development within two of those areas: sub area 1, The Village Approach, and sub area 2, The Upper Slopes. The developed parts of the settlement wrap around an extensive zone of open space (sub area 3), which brings the green landscape into the heart of the village and affords dramatic views that contribute to Randwick's distinctive character.



Character sub area 1: The village approach

Predominantly linear development, including the earliest settled part of Randwick and most of the conservation area's oldest buildings. This character area stretches from Townsend in the south to C17th Turret Cottage in the north, following what was once the main route to Gloucester.



Character sub area 2: The upper slopes

This area is concentrated on the densely packed northern part of the conservation area, which developed rapidly from the 18th century as a weavers' settlement. Small cottages cling to the steep slopes, accessed by a distinctive irregular network of lanes and ladders. This is the main village core, with chapels, inns and school buildings.

Character sub area 3: The green spaces

This character area includes the village playing fields, football pitch and cricket pitch, as well as some pasture and former orchard land, historically associated with Long Court and Court Farm. Sub area 3 is spread across an undulating coombe, bringing the green landscape into the heart of the village, and contributing to some of the conservation area's most iconic views.

Image

Sub-area 1: The village approach

Historic evolution, settlement pattern and urban grain

- 3.1.1 This character area stretches from Townsend in the south of the conservation area to 17th century Turret Cottage in the north, following what was once the main route from Dudbridge (near Stroud) to Gloucester. Sub area 1 consists of predominantly linear development, including what was probably the earliest settled part of Randwick and most of the conservation area's oldest buildings. The presence of several springs within this sub area helps to explain why settlement occurred here.
- 3.1.2 Although late 18th and 19th century road, rail and canal development in the Frome valley eventually made this road redundant for longer distance through-traffic, it remains the village's main point of access, linking northward to the villages of Ruscombe, Whiteshill and the A4173; and southward to Westrip, Cashes Green, Cainscross and the A419.
- 3.1.3 This area is architecturally and historically interesting because it includes the majority of the village's highest status buildings, some of which are statutorily Listed. This was historically the 'centre of power' within the community, with a concentration of civic and religious uses – including church, manor, vicarage, lock-up and workhouse.
- 3.1.4 At Townsend and at points along the main road, the gradient is slightly gentler and there are small plateaus, allowing buildings to cluster together, expand sideways and step down the slope [x]. This contrasts with the steep upper slopes of the village (Character sub-area 2), particularly along The Lane and The Stocks, where construction space is at a premium and cottages are cut into the bank.
- 3.1.5 From the latter half of the 20th century (following the introduction of a piped water supply and sewerage system in the 1950s), development occurred to the west of the main road, at The Ryelands and on former allotment land north of the church (to the rear of Turret Cottage) [illustration]. These are mainly larger detached houses, set back from the road and elevated above it – quite different from the historic pattern of development and the traditional urban grain. Most of this development is outside the conservation area, but within its setting.

Linear development... ►

Settlement grew up around the Church of St John the Baptist, along a key through-route to Gloucester. To the south, Townsend has the character of a small separate hamlet; it has become merged with the rest of the village over time, particularly by 20th century development along the main road.



Temporary Map (indicative)
This map is missing some of the information shown in the key



* This map shows 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.

Architecture, materials, details and key buildings

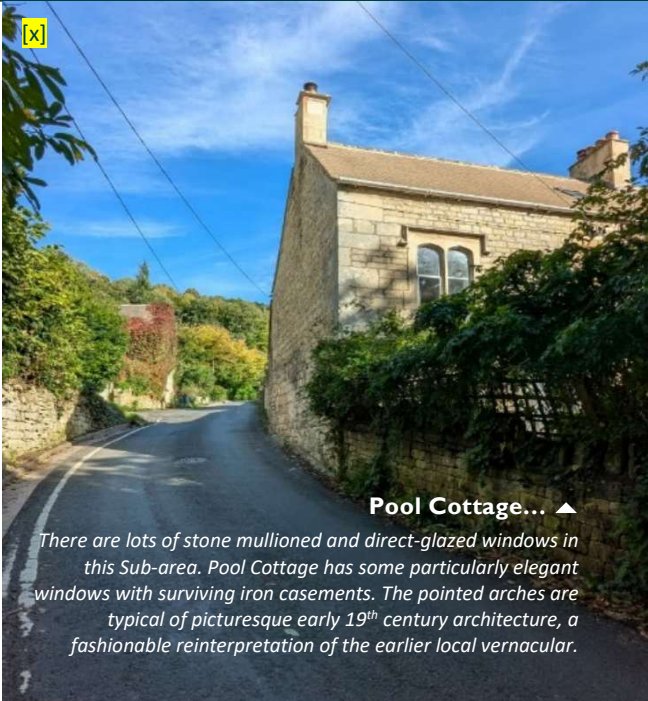
3.1.6 Chapter 2 (Setting the Scene) describes typical characteristics of the local vernacular and cottage architecture, which many of the Sub-area’s buildings display. This part of the appraisal highlights a small number of buildings and structures that are architecturally notable or unusual, as well as those that play an especially prominent role in the street scene or have special historical significance. This includes both listed and unlisted buildings.

Listed buildings and locally-significant buildings that make a positive contribution to the sub-area’s special architectural and historic interest are identified on **Map 4**. The sub-area maps also highlight buildings that have ‘landmark’ status or act as focal points, together with any key views to which they contribute. An audit of individual buildings of note is provided as a separate **Annexe** to this Character Appraisal document.

Historic buildings of particular interest:

3.1.7 With the exception of the Wesleyan Methodist Chapel (in Sub-area 2), the conservation area’s listed buildings are concentrated along the main lane through the village, which was historically the settlement’s seat of power: the church (and its memorials to various local worthies, wealthy families and powerful figures), the former manor house and manor farm (Long Court, Court Farm), the village lock-up and the war memorial all contribute to this historic civic core. All these buildings and monuments are constructed from local limestone, contributing to Randwick’s generally architecturally cohesive character, despite their variety and diversity in terms of scale, status, function and architectural finesse.

Listed buildings in Character Sub-area 1:		Grade	NHLE entry number	Further reference in this character appraisal
A	LONG COURT AND COURT FARMHOUSE WITH BOUNDARY WALL AND GATEWAY	II	1091200	Paragraph references TBC
B	STABLE AND CARTSHEDS APPROXIMATELY 10 METRES SOUTH EAST OF COURT FARMHOUSE	II	1156930	
C	LOCK UP OPPOSITE COURT FARMHOUSE	II	1091201	
D	CHURCH OF ST JOHN THE BAPTIST	II	1340393	
E	UNIDENTIFIED MONUMENT IN THE CHURCHYARD APPROXIMATELY 2 METRES WEST OF PORCH TO CHURCH OF ST JOHN THE BAPTIST	II	1156904	



Pool Cottage... ▲

There are lots of stone mullioned and direct-glazed windows in this Sub-area. Pool Cottage has some particularly elegant windows with surviving iron casements. The pointed arches are typical of picturesque early 19th century architecture, a fashionable reinterpretation of the earlier local vernacular.

▼ The manor and manor farm...

Long Court and Court Farmhouse sit a short distance south of the church, probably on the site of the ancient manor. The attached pair date to the mid-17th Century, but a substantial wing was added to Long Court c.1820 in a fashionable ‘Tudor Gothic’ style (the north front, pictured c.1920 below). Photo source: Randwick Historical Association.



Listed buildings in Character Sub-area 1:		Grade	NHLE entry number	Further reference in this character appraisal
F	MERRETT MONUMENT IN THE CHURCHYARD APPROXIMATELY 1 METRE NORTH OF NAVE TO CHURCH OF ST JOHN THE BAPTIST	II	1091199	
G	GROUP OF 3 MONUMENTS IN THE CHURCHYARD APPROXIMATELY 2 METRES NORTH WEST OF VESTRY TO CHURCH OF ST JOHN THE BAPTIST	II	1156913	
H	GROUP OF 2 MONUMENTS IN THE CHURCHYARD APPROXIMATELY 8 METRES NORTH WEST OF VESTRY TO CHURCH OF ST JOHN THE BAPTIST	II	1340394	
I	GROUP OF 3 MONUMENTS IN THE CHURCHYARD APPROXIMATELY 15 METRES NORTH OF VESTRY TO CHURCH OF ST JOHN THE BAPTIST	II	1156921	
J	TURRETT COTTAGE AND ADJOINING HOUSE	II	1156878	
K	RANDWICK WAR MEMORIAL	II	1446032	

3.1.8 Several unlisted buildings are of particular architectural or local heritage interest:

	UPRN	Further reference in this character appraisal
a	LONG COURT COTTAGE, GL6 6HJ	Paragraph references TBC
b	CHANGE COTTAGE, THE RYELANDS, GL6 6HQ	
c	POOL COTTAGE, GL6 6HJ	
d	THE OLD BAKEHOUSE, TOWNSEND, GL6 6ET	
e	SPRINGBANK COTTAGE, GL6 6HJ	
f	THE CHANGE, TOWNSEND, GL6 6EU	
g	THE OLD VICARAGE, GL6 6HH	

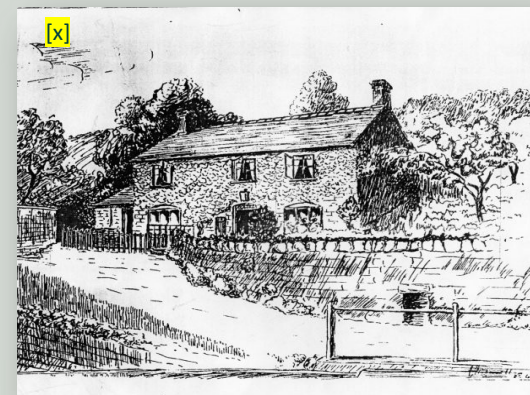
3.1.9 Initially, settlement was focused around the **Church of St John the Baptist**, part of which dates from the 14th century [x, x]. The Church remains a visual and cultural focus for the village today; it is a key landmark feature and is prominent in views when travelling through the village and in views across the valley. Like other high status buildings here, it is built of finely dressed limestone; with its carved stone tracery and stone slate roof, it is recognisably a Cotswold church and very much of its place. The good quality local limestone is also evident on the numerous monuments in the churchyard (a number of which are Grade II listed in their own right) and on the dressed stone boundary walls.



▲ Early cottages...

With its small footprint and box-like architectural simplicity, The Change [x] gives some impression of what many of Randwick's early cottages would have been like. Change Cottage, Long Court Cottage [x] and the old Lock Up (a former C18th dwelling) [x] all have stone mullion windows and sit hard on the roadside.

- 3.1.10 **Long Court Cottage** and **Change Cottage** have architectural features that suggest they are amongst the village's older surviving cottages. They were probably small single-cell dwellings originally (one room on each storey), although Long Court Cottage has seen several phases of extension and alteration, probably in the early 19th century. Both have stone mullion windows and both sit very distinctively on the road edge, reminiscent of the **listed former Lock-Up** building, which dates from the 18th century and was originally a detached cottage. [x, x, x on preceding page] The Lock-up is currently unoccupied and semi derelict.
- 3.1.11 Most of the older historic buildings have a strong relationship to the road. Along its length, **The Change** at Townsend, **Change Cottage**, the **Lock-up** (listed), **Court Farmhouse** and **Long Court** (both listed), **Pool Cottage** and **Long Court Cottage** all sit hard up against the highway, often with tall stone boundary walls forming a continuous sweep along the curving road, and often setting up visual pinch-points (see also para xxx).
- 3.1.12 Some of them, like **Long Court Cottage**, sit side-on, presenting a gable end to the highway. **Pool Cottage** is one such: its pretty principal elevation faces the garden and is relatively concealed from view (although mostly screened by vegetation, so it has probably been more conspicuously visible at times in the past) [x]. Pool Cottage's elegant stone mullioned windows are reminiscent of the Tudor Gothic style frontage that was added to **Long Court** when the big house was remodeled circa 1820.
- 3.1.13 Others, such as **The Old Bakehouse** and the listed **Turret Cottage / Rose Cottage** [x p27] face the road but are set back by a few metres, with small front gardens, although this is a fairly uncommon configuration in Sub-area 1. **The Old Bakehouse** (very likely two cottages, originally) is a classic late 18th / early 19th century Stroud Valleys building. It presents a wide frontage to the road and has a shallow plan depth. The arched window and door heads are archetypal and it has a surviving plank door, set within its original chamfered door frame. **Springbank Cottage** (the former Post Office) is of a similar vintage, as are several of the cottages at Townsend. Springbank Cottage is set back from the road, elevated a little above it - unlike most of its contemporaries, which tend to cling to the lane [x, x]. Like many unlisted houses in this Sub-area, the cottage has UPVC replacement windows and a modern porch has been added.
- 3.1.14 **The Old Vicarage**, a high-status building with serious landmark qualities, is one of the few historic buildings to sit well back from the road [x p13, x]. It has an elevated and commanding position in the village, and it is visible in many views across the conservation area, at close range and from a distance. The 1844 vicarage, designed by Bristol architect Thomas Foster, was built on the site of the former parish workhouse. This may



A sketch of Springbank Cottage by a Mr Monsell, 1937. Source; Randwick Historical Association.

The little niche in the drystone retaining wall (a spring?) still exists.



▲ Community facilities...

Facing onto the main road through the village, The Old Bakehouse [x] and Springbank Cottage [x] (the former post office) are classic Stroud valleys buildings, typical of the late C18th – early C19th. A wide frontage and shallow plan, with a simple pitched roof and arched window and door heads.

also have been the site of the medieval church house, which was destroyed in 1782¹ – the vicarage is believed to have re-used stones from the ruin². Like Longs Court's 19th century frontage, the vicarage's 'Cotswold Tudor' style (tall steep roofs, stone mullion windows) is a polite architectural reinterpretation of the 17th-18th century local vernacular.

New-builds and modern alterations and extensions:

3.1.15 Character Sub-area 1 takes in three newbuild houses at Townsend. Built within the last decade on a large plot to the rear of The Old Bakehouse, **The New Bakehouse** and **Ptarmigan** have a vaguely agricultural character, reminiscent of barns and farm buildings, which suits their relatively large, blocky footprint. 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 [xx, xx]. **Orchard Leys**, with its gunmetal grey seamed roof and cladding, is more architecturally assertive; but it is also more visually separate from the conservation area.

3.1.16 Four 20th century detached houses (**Little Court**, **Court Lodge**, **Longfield** and **Arkenlea**) sit amongst the historic buildings on the east side of the lane between Townsend and the church. Set within large garden plots and on land that slopes away from the road, all except Little Court are screened from view. 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. However, from more distant vantage points, including from The Lager, The Stocks and the school playground in Sub-area 2, their rear (east-facing) elevations are more visible; Longfield and Arkenlea, in particular, may be sensitive to alterations or enlargements that might draw the eye. [illustrate]

3.1.17 The west side of the road is characterised by 20th century housing, most of which are larger than Randwick's historic housing stock, detached with larger gardens, driveways and some garages. These are typically set back from the road and elevated above it [x]. Although most of this development is outside the conservation area, it does impact on its setting and character. The scale and proportion of some of these buildings can appear at odds with the scale and rhythm of Randwick's cottage-dominated streetscene, including in mid- and long-range views. The use of non-traditional materials, colours or details (including roof coverings, cladding and expansive glazing) can draw the eye, especially against the wooded backdrop. [xp36]

¹ <https://www.british-history.ac.uk/vch/glos/vol10/pp228-229>

² recorded in Gloucestershire's Historic Environment Record (monument number 45362)



Above: The New Bakehouse and Ptarmigan, a pair of newbuild houses, tucked in amongst the hamlet of Townsend alongside one of Randwick's distinctive enclosed lanes or "lagers".

Below: Beech House, another newbuild, is located outside the conservation area, but it has a clear impact on the setting of Pool Cottage which sits across the road and down the slope from it. Here seen against the backdrop of Randwick Woods, viewed from Chapel Fields.



Boundary treatments, enclosure, open space and trees

Significant boundary features, hedgerows and trees that make a positive contribution to this Sub-area's character and appearance are identified on **Map 4**, together with any key views or visual 'gateways' to which they contribute.

3.1.18 Unlisted structures and spaces of particular architectural or local heritage interest include:

		Further reference in this character appraisal
h	STONE SQUEEZE STILES AT TOWNSEND AND TO THE REAR OF THE OLD VICARAGE (see also Sub-area 2)	Paragraph references TBC
i	THE MAYOR'S POOL BY POOL COTTAGE	

Walls, fences and hedges:

- 3.1.19 There is a **strong sense of enclosure** along the main route through the village, with **drystone boundary walls** lining both sides of the lane along almost its entire length [xx], including where modern linear development has occurred beyond the western edge of the conservation area. Although **the walling is punctured in places for private driveways and road access** to The Ryelands, there remains a general sense of continuity. The use of stone walling to define boundaries and retain sloping ground is almost universal, meaning that the approach to the upper slopes of the village is very visually cohesive.
- 3.1.20 These roadside walls vary in height and character: from the low cottage garden walls of Townsend, to more finely dressed 'architectural' walls around the churchyard and at Long Court. Some walls are more than 6' tall and incorporate **full-height gates or doorways**, which have a 'secret garden' intrigue – the stone lintel inscribed with Pool Cottage's name is a charming feature [xx]. The sense of enclosure becomes almost tunnel-like in places along the narrow curving lane, partly due to the presence of **trees and greenery**, which add even more height and constrain visibility.
- 3.1.21 At Little Court, the roadside boundary is formed by modern a closeboard fence and a very high conifer hedge, which provides privacy but is markedly different from the stone walls and the mixed broadleaved and native deciduous hedges that predominate elsewhere.



▲ The Mayor's Pool...



Gates and gateways:

- 3.1.1 Few historic gates survive. Long Court and the church (both listed buildings) have **wrought iron gates**, hung on substantial dressed stone gate piers. These are the highest status buildings in the village but, even so, these are relatively simple and understated by design. Elsewhere, **pedestrian and vehicular gates** are mostly modern, but **typically humble and unpretentious in character**.
- 3.1.2 Traditionally, cottage gardens would probably have had simple wooden picket gates on wooden posts, or perhaps very basic wrought iron five-bar or hoop-top gates.
- 3.1.3 The church boundary wall incorporates a **stone squeeze stile**, which is a particularly distinctive feature of Randwick ([see para 2.2.16](#)). At the eastern boundary of the churchyard, a second historic squeeze stile (leading to the spring at Well Leaze) has been altered: the stones have been moved apart, presumably to improve access for all. There are three more at Townsend (although one stone is a convincing concrete replica). A single stone (half a stile) survives on the footpath behind the Old Vicarage.

Roads, paths and spaces:

- 3.1.22 Aside from the **narrow pavements** along the main road at Townsend [\[xx\]](#), the roads, back lanes and paths in this Sub-area are characterised by the way that **buildings and boundaries sit hard on their edge**. There are some instances of narrow grass verges, but few pavements and kerbs – a characteristic that should be preserved.
- 3.1.23 The steep, narrow footpaths or “**ladders**” that criss-cross Sub-area 2 are echoed at Townsend, where two narrow, enclosed footpaths exit the conservation area via highly distinctive **stone squeeze stiles** [\[p36, p38\]](#).
- 3.1.24 At Townsend, a row of cottages (Well Cottage, Trittons Cottage, Garwin, Jasmine Cottage and Highfield) face onto a short lane that spurs off the main road. These cottages have **small front gardens**, most of which have been converted to **car parking**; most of them have lost their front boundary walls partly or entirely.
- 3.1.25 Most **private gardens are tucked away out of sight**, either to the rear of the dwelling or behind a boundary wall or hedge. **The Old Vicarage**, whose expansive garden is prominent in the street scene, is a notable exception. At Townsend, Blemheim Cottages have long front gardens; and the low stone walls at Lynfield and Well Cottage allow glimpsed garden views and longer easterly views of the distant landscape. Despite being generally screened from view, there is a strong **sense of vegetation and space beyond the**



▲ Pavements and walls...

At the junction with Ash Lane, the house known as The Change really does mark a change: it sits hard on the roadside as the lane curves slightly, forming a visual pinch-point. Beyond this, pavements, kerbs and verges disappear, and boundary walling sits hard on the road edge along most of its length, all the way up to Turret Cottage in the north.



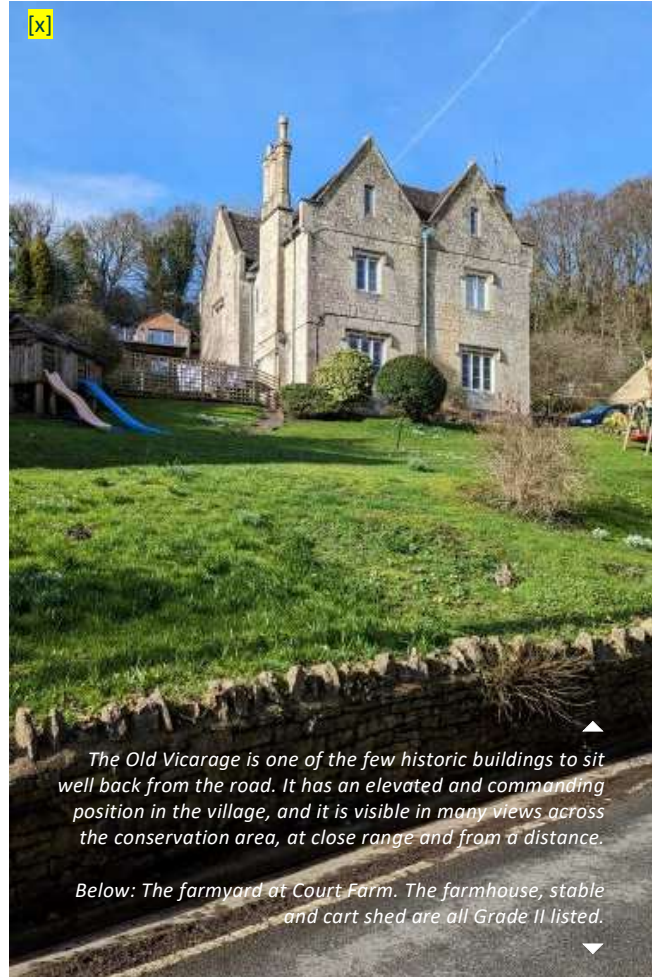
boundaries, which counterbalances the enclosure and hard landscaped character of the main road. The **farmyard at Court Farm** is a distinctive space, providing a break in the roadside enclosure and contributing to Randwick's rural character – it is striking to see farm buildings within the very heart of the village [xx].

3.1.26 The slightly lower density in this sub area, compared to the upper slopes, means that several of the houses are able to accommodate **off-road parking and driveways**, tucked out of view, within reasonably large gardens. But, on the whole, the narrowness of the road and the high degree of walled enclosure means that there is **limited on-street parking along the main approach** (exceptions being alongside the church and at Townsend, below The Change).

3.1.27 **The Mayor's Pool**, just south of Pool Cottage acts as a small node, where the sense of main road enclosure broadens out slightly [xx]. Horses making their way up the hill on the route to Gloucester once stopped to drink here; and this is traditionally where the Wap Mayor is dunked (see para. 2.2.4) – although there is some question over whether the fish pond in the grounds of Long Court may have been the medieval venue for the dunking [see **Character Sub-area 3**; HER ref. 7378]. The road junctions at the mouth of The Lane and The Stocks are other slight nodes, and the **war memorial** acts as another landmark focal point.

3.1.28 **The churchyard affords a more open aspect**, and distant eastward views open out. Individual trees within the churchyard, particularly the very tall solitary fir, have landmark quality. The limes along the roadside boundary appear on the 25 inch OS map, surveyed in 1885 [x]. There are group **Tree Preservation Orders (TPOs)** covering trees in the churchyard, trees in the grounds of Long Court, and the swathe of mixed trees to the read or The Ryelands (see **Map 4**).

3.1.29 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. **Map 4** shows the indicative (rather than exact) location of significant trees and tree groups, to give a broad idea of where tree cover and vegetation exists, and how that contributes to the character of the conservation area, including in key views.



Setting and key views

Key views into, across and out from this Sub-area are identified on **Maps 4, 5 and 6**, together with any focal points (in terms of landmark buildings, structures or trees) and visual gateways. Randwick is blessed with very many views and viewpoints. The maps are not comprehensive, but they identify some key views and vantage points from where typical and distinctive views may be seen.

3.1.30 Randwick Woods provides an important backdrop to this part of the conservation area, with trees in this Sub-area helping to blend the settlement edge into that backdrop. The coombe of rural open space at the heart of the settlement (Character Sub-area 3) allows a high degree of intervisibility between different parts of the conservation area. Many of the southerly and westerly views from Sub-area 2 (the Upper Slopes) include **landmark buildings** in this Sub-area, which stand out against the tree cover – most notably the **church**, the **Old Vicarage** and **Pool Cottage** (identified with pink dots on **Map 4**). There are a few modern houses that are also visually conspicuous in such views (identified with yellow dots); these tend to stand out because of their scale, elevated position and/or because of eye-catching materials, colours or detailing [xp36]. There is a risk that alterations, extensions and redevelopment of other buildings or plots to the west of the main road could similarly increase the visual dominance of modern development, as could any loss or reduction in tree cover.

3.1.31 The landmark qualities of the church, the Old Vicarage and Pool Cottage contribute to views at closer range too, having a particularly strong presence from the main road.

3.1.32 There are also several buildings, structures and trees that play an important role as **visual ‘gateways’** along the village approach (highlighted on **Map 4**). Visual pinch-points and channeled views are created, due to the gently winding road and the way that buildings, walls and trees sit close to it:

- **Key approach from the north** along Church Road: **Rosemary Cottage**, sitting side-on to the road, acts as a visual constraint. Expansive southerly views subsequently open up across the car parks, with Selsley Common distantly visible across the Frome valley.
- **Approaching uphill from the south**, the **hamlet of Townsend** marks a transition from the more modern development at Cashes Green. The cottages and stone walling on the east side of the road are offset by the broad, tall sweep of an outgrown hedge on the west side, with an informal grassy



View of Longfield and / or Arkenlea from the Lager (and Old Vicarage?)

Or illustrate in views section instead??

Illustrate Cosmos, Church Road (with Rose Cottage?) somewhere

verge. At the junction of Ash Lane, **The Change** and surrounding tall boundary walls set up another visual pinch-point [xpp38].

- **At Change Cottage:** together with the pine tree and adjacent stone walls, the cottage forms a very attractive vignette [xp34] and a visual gateway. Looking northward along the road, Change Cottage is visually echoed by the old Lock Up building beyond [xp41].
- The buildings and boundary walls lining both sides of the road at **Court Farm, Long Court and the old Lock Up** create a high degree of enclosure and visual channeling [xp41].
- **Pool Cottage** and **Long Court Cottage**, sitting on a bend in the road, create another distinctive visual pinch-point [xp40].

3.1.33 Longer views are achieved from the village approach road, looking across **key gaps / spaces**:

- North of The Change, opposite The Ryelands, the east side of the road is lined by a hedgerow, beyond which the ground slopes away steeply. The deciduous hedge provides strong enclosure when in leaf, but is sparse enough and low enough in winter to allow north-easterly views across Sub-area 3, towards Randwick's upper slopes (Sub-area 2), building a **sense of approach and anticipation**. This view is shut off again at Little Court.
- **Across cottage gardens and rooftops** to the distant landscape: looking east by **Lynfield** and **The Court**; and on Church Road looking south across the front gardens of **Cawsands** and **Brinsmoor** by Turret Cottage.
- **The churchyard** and the **car parks by The Vine Tree Inn** are key gaps. There are long views across the churchyard from the road, and from within the churchyard and cemetery, providing a strong visual connection with the rural landscape setting and the rest of the village on the upper slopes (Sub-area 2).

3.1.34 There are distinctive **constrained and channeled views** down the narrow footpaths at Townsend, featuring the stone squeeze stiles. There are similar channeled views along the footpath that runs from the rear of the Old Vicarage to Ash Lane; but there are also some particularly good **long views** from here, looking east towards the upper slopes (Sub-area 2) and the playing fields (Sub-area 3) and to the landscape beyond.

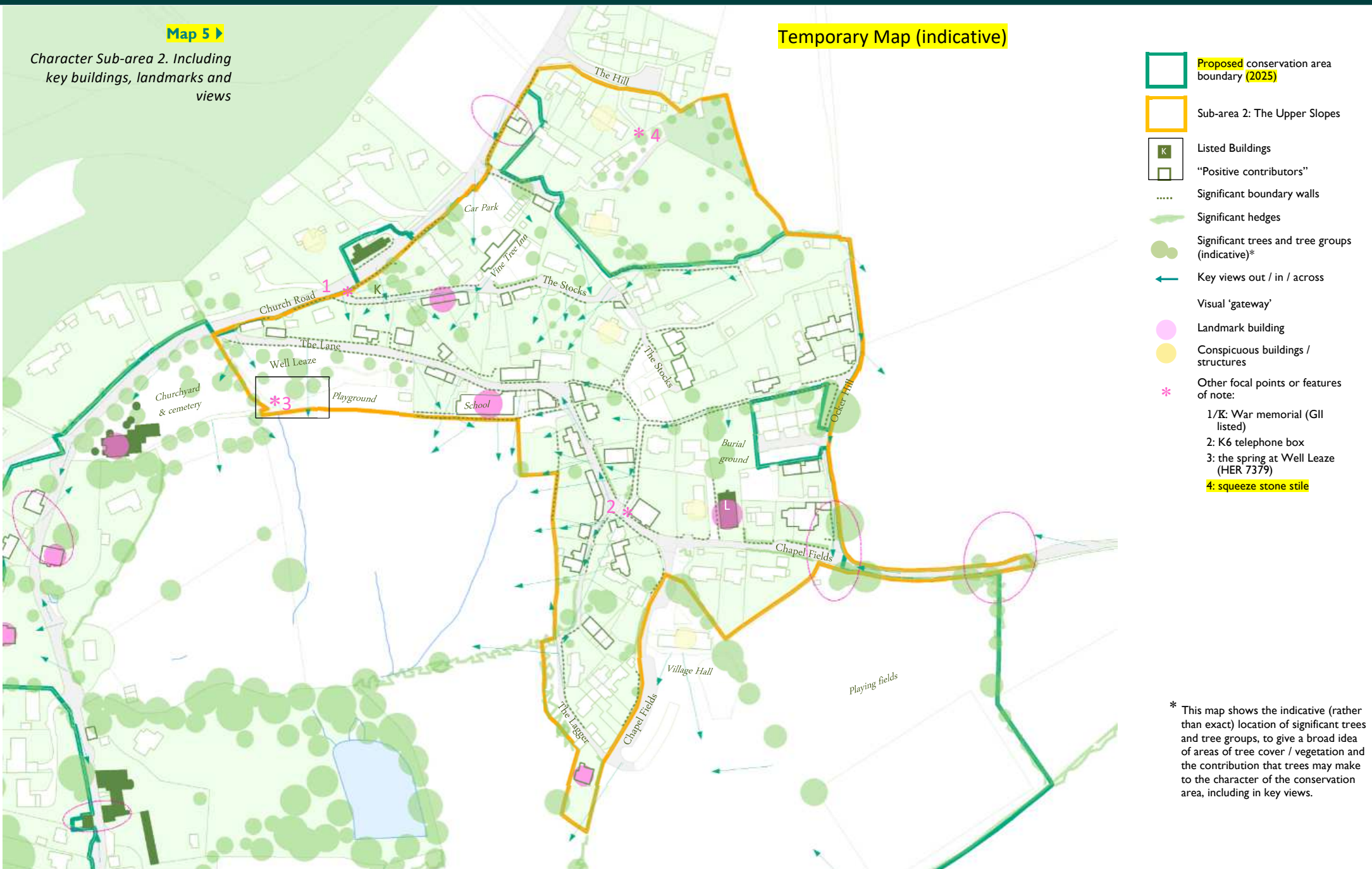




Map 5 ▶

Character Sub-area 2. Including
key buildings, landmarks and
views

Temporary Map (indicative)



* This map shows 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.

Architecture, materials, details and key buildings

- 3.2.5 *Chapter 2 (Setting the Scene) describes typical characteristics of the local vernacular and cottage architecture, which many of the Sub-area's buildings display. This part of the appraisal highlights a small number of buildings and structures that are architecturally notable or unusual, as well as those that play an especially prominent role in the street scene or have special historical significance. This includes both listed and unlisted buildings.*

Listed buildings and locally-significant buildings that make a positive contribution to the sub-area's special architectural and historic interest are identified on **Map 5**. The sub-area maps also highlight buildings that have 'landmark' status or act as focal points, together with any key views to which they contribute. An audit of individual buildings of note is provided as an **Annexe** to this Character Appraisal.

Historic buildings of particular interest:

- 3.2.7 Whilst the majority of the conservation area's listed buildings are located within Sub-area 1, the Grade II listed **Wesleyan Methodist Chapel** on The Lane is one of the conservation area's most prominent landmarks; it has scale, height and architectural stature, but it is also an important relic of Randwick's cultural heritage. Similarly, the Grade II listed **war memorial**, which sits on the junction at the top of The Stocks, is an important community and visual focal point.

Listed buildings in Character Sub-area 2:		Grade	NHLE entry number	Further reference in this character appraisal
K	RANDWICK WAR MEMORIAL	II	1446032	Para.
L	RANDWICK METHODIST CHAPEL, THE LANE	II	1091198	Para.

- 3.2.8 Several unlisted buildings are of particular architectural or local heritage interest:

		UPRN	Further reference in this character appraisal
j	RANDWICK CHURCH OF ENGLAND PRIMARY SCHOOL, GL6 6HL		Para. ...
k	THE VINE TREE INN, THE STOCKS, GL6 6JA		Para. ...
l	THE OLD RISING SUN, THE LANE, GL6 6HT	100121256971	Para. ...



▲ Community focal points...

Top: The War Memorial at the junction of Church Road and The Stocks was erected in the early 1920s and is now a Grade II listed building. The drystone retaining walls in this 1920s image appear to have been freshly altered to create a niche for the newly installed monument. (Note the row of young pine trees on Ocker Hill, visible in the distance). Photo source: Randwick Historical Association

Bottom: View of the former Rising Sun Inn with the Grade II listed Methodist Chapel just beyond, circa 1910. Both buildings would once have been central to village life, although this inn was just one of several in Randwick (today, only the Vine Tree remains). Photo source: Randwick Historical Association.

m	RISING SUN COTTAGE, CHAPEL FIELDS, GL6 6HT	100120528345	Para. ...
n	THE OLD DAIRY, THE LANE, GL6 6HN		Para. ...
o	THE OLD SCHOOL HOUSE, THE LANE, GL6 6HL		Para. ...
p	THE OLD CHAPEL, THE LANE, GL6 6HL		Para. ...
q	WEAVERS COTTAGE AND 2 THE LANE, GL6 6HL		Para. ...
2 / r	K6 PHONE BOX		Para. ...

3.2.9 This part of the conservation area showcases the characteristics described in [section 2.3](#), particularly in terms of Randwick’s **vernacular cottage architecture**. Typically, these buildings are stone built, with a shallow plan form and wide frontage, with two or more small cottages often grouped into short terraces. They are often cut into the sloping ground and orientated to face outward (down the slope), so most principal elevations face south or southwest. It is common for such cottages to have blank or sparsely fenestrated rear and/or side elevations, including where they ‘turn their back’ on the highway. Most are two storeys, although there are some three storey cottages, including **1-2 The Stocks**, **1 and 2 The Crescent** and **Greystones** on the Lane.

3.2.10 Most of the cottages in this Sub-area make a positive contribution to the conservation area (including those specifically highlighted on [Map 5](#)), despite **a very high proportion having lost original features** including windows, doors and traditional roof coverings. But the buildings and structures listed at 3.2.7 and 3.2.8, above, are of particular architectural or historic interest.

3.2.11 **Weavers Cottage** and **no.2 The Lane**, adjoining, are understood to be amongst the oldest cottages in the village [\[xx\]](#). They have simple stone mullion windows (without hoodmoulds) and hefty oversized stone quoins (corner stones); but the original tiny single-cell cottages have been extended in several phases and both have been subject to alteration, including replacement windows, chimneys and roof tiles, plus the addition of a porch and solar panels to Weavers Cottage.

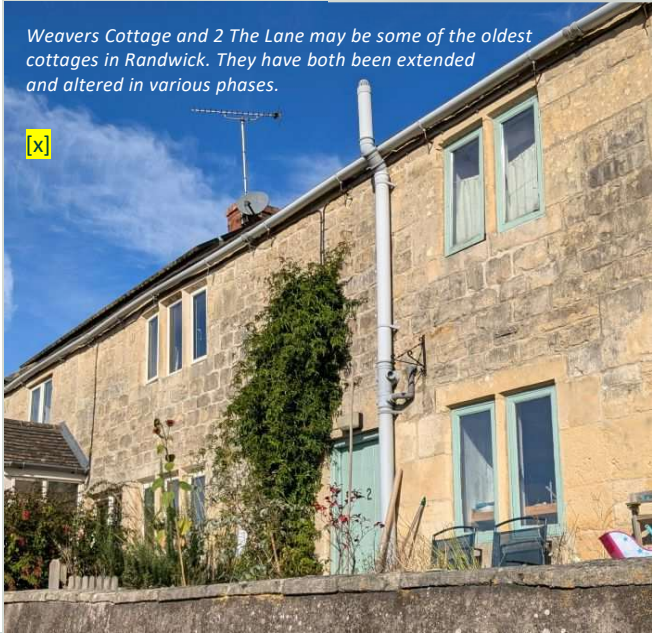
3.2.12 Across the road, **The Old School House** is another early building, although later than the weavers’ cottages and more substantial: sunk down below The Lane, its steeply pitched roof and stone mullion windows suggest late C17th or early C18th origins, but its principal elevation is almost completely obscured by a large C20th extension of reconstituted stone [\[illustration\]](#). This is almost certainly the house that parish records show was purchased in 1749 for the master of the Charity School, George H armer. Nearby, **The Old Chapel** (the former Primitive Methodist Chapel, established before the Wesleyan Chapel was built) has a



▲ Inns...

The Vine Tree is now the last surviving pub in the village. It takes the form of a row of cottages stepping down the slope.

The majority of buildings in this Sub-area have replacement windows. UPVC is widespread.



prominent situation in the streetscene and is a charming little building with arched windows, although altered and now converted to a dwelling [illustration].

3.2.13 **The Old Dairy**, further along The Lane, is of historic interest as a former inn and the location for William Knee's Sunday School in the 1800s, before the construction of the Wesleyan Methodist Chapel. The original building has been altered and added to at various times, with a mix of early stone mullion windows, classic Stroud arched window-heads and an Edwardian bay window (plus a substantial C20th stone porch, which somewhat disrupts the building's flat frontage). [illustration] A surviving **K6 red telephone box** (converted to a mini library) is a distinctive feature and focal point on the corner by The Old Dairy. [illustrate]

3.2.14 **The Vine Tree Inn** is now the last surviving pub in a village that apparently numbered seven beer houses in 1839. It takes the form of a row of cottages stepping down the slope, knocked together and adapted over time. **The Old Rising Sun** is another former inn, located on The Lane overlooking Chapel Fields; an impressive three storey building, together with the adjoining **Rising Sun Cottage**, with stone mullion windows and a replacement stone roof. An inn outbuilding with a surviving stone slate roof sits to the rear of The Old Rising Sun, side-on to Ocker Hill. [illustration]

New-builds and modern alterations and extensions:

3.2.15 Almost every one of the village's small cottages has undergone some form of alteration or extension, to a greater or lesser extent. Some of these additions and alterations are 100 or more years old, and many can be seen as a natural evolution of the building stock, reflecting the way that lives have been lived here over time – for example, the addition of separate kitchens or bathrooms to the rear or side, often roofed under a lean-to or 'cat-slide'.

3.2.16 There is a high incidence of replacement windows and doors and white UPVC is widespread, including where conservatories have been added. Due to the southerly orientation of most buildings, there are several instances of conservatories on principal elevations, some of which are very conspicuous [illustrate]. Minor alterations such as replacing windows, changing roof tiles or adding a porch can have a big impact on such simple vernacular buildings, which typically have few decorative architectural features. There is considerable opportunity to enhance the character and architectural interest of the conservation area by conserving what remains and by opting for more sensitive replacements in the future.

3.2.17 There is significant pressure to extend, alter or re-develop in this part of the conservation area, with a general trend towards architectural 'gentrification' (incorporating features or details that add scale, status



▼ Materials and colours...

Myrtle Cottage on The Lane: various alterations and a prominent sunroom have dramatically changed its principal elevation. One of very few brick structures in the conservation area; the deep brick colour is a bit incongruous with the limestone-dominated streetscene. The deep stained timber cladding on new-built Vistarama (bottom) has a similar effect, drawing the eye in some longer distance views of the Upper Slopes.



or grandeur). To take advantage of the southerly aspect and the beautiful views, large areas of glazing are often high on the architectural wish-list. But because of the sloping topography and the bowl-shaped coombe in which this sub-area sits, south- and west-facing elevations (even where they may be relatively concealed from roadside view at close range) can be surprisingly visible in mid- and long-range views across the conservation area.

- 3.2.18 Whilst many small cottages have been knocked through to form larger dwellings, their history can sometimes still be read: ideally, future alterations and extensions should seek to preserve this legibility and a sense of the original building's humble origins, so that the character and architectural interest of the conservation area is not eroded. The vertical rhythm and proportions of a row of cottages can be harmed by altering or enlarging window openings, losing chimneys, adding an array of solar PV panels or adding an extension or balcony with a horizontal emphasis.
- 3.2.19 Various approaches have been taken to newbuilds and extensions, ranging from the studiously traditional (such as **Situation Place** on The Lane [xx], an early 2000s house with limestone walling and a pitched slate roof with typical Stroud-ish arched window heads) to glamorous contemporary (such as **Hill House** on the Stocks [xx], a prominent 2020s redevelopment which uses high quality locally distinctive materials, combined with a much larger scale, more expansive proportions and a lot more glazing than its traditional neighbours).
- 3.2.20 An extension to number 1 **Coxgate** on **Chapel Fields** is an unapologetically contemporary addition [Illustrate]. It uses modern materials (timber cladding, which will soften and 'silver' over time) and its distinctive curved shape does not even attempt to mimic traditional forms. However, 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. There is a tendency to stick to traditional shapes and local materials in historic settings (this extension is, in fact, tacked onto another more conventional stone-built extension), but 1 Coxgate shows that there is a place for well-designed contemporary architecture.
- 3.2.21 Other 20th century houses in this Sub-area generally have a neutral effect on the character of the conservation area, being neither a positive enhancement nor particularly conspicuous / visually assertive. This includes **The Haven**, **Verona** and **Byfields** on Chapel Fields; **Solusi** and **Conifers** on The Lane; **Epworth Mount** on Ocker Hill; **Avalon** on The Stocks; **Jerbourg** on Church Road. Most of these buildings have a muted and visually recessive palette of materials which accords somewhat with Randwick's traditional colours and textures.



▲ Traditional...

Situation Place on The Lane is a carefully executed newbuild, which mirrors many of the sub-area's vernacular characteristics: limestone walling and a pitched slate roof; a shallow plan and wide frontage, which faces down the slope; a simple principal elevation with casement windows under arched window heads. The large, solid porch is not so typical of the local cottage vernacular though – a simple canopy or a more 'transparent' glazed porch might have been a more faithful interpretation.

▼ Contemporary...

Hill House is a prominent example of a redeveloped site. From The Stocks, the rear of the building is discrete, tucked down into the slope like many of its neighbors, with a simple (albeit large) slate roof. The principal elevation, facing out to the view, is well done and uses high quality materials, including natural stone. But this 19m wide elevation has lots of glazing and a pronounced horizontal emphasis, which is out of kilter with the irregularity of surrounding cottages and grabs attention in long views of the Upper Slopes.



Boundary treatments, enclosure, open space and trees

Significant boundary features, hedgerows and trees that make a positive contribution to this Sub-area's character and appearance are identified on **Map 5**, together with any key views or visual 'gateways' to which they contribute.

3.2.22 Unlisted structures and spaces of particular architectural or local heritage interest include:

		Further reference in this character appraisal
3 / s	THE SPRING AT WELL LEAZE	Para. ...
4 / h	STONE SQUEEZE STILE AT OCKER HILL (see also Sub-area 2)	Para. ...

Walls, fences and hedges:

- 3.2.23 On the steep upper slopes of the village, particularly along The Lane and The Stocks, construction space is at a premium and **cottages are cut into the bank**. Here they tend to **face down the slope**, looking out across the southerly view – so those on the upper side will address the lane, sometimes set back a couple of metres and perched above road level, with a very **small front garden** area retained by a low dry stone wall; those on the lower side will tend to sit a half- or full-storey below road level, cut into the slope and turning their backs on the road.
- 3.2.24 There is therefore a high degree of enclosure in this part of the conservation area. Buildings, boundary walls and hedges provide clear delineation between public and private spaces, **shielding gardens and some principal elevations from view** – at least from the perspective of the main lanes and roads. However, the network of **steep criss-crossing paths (ladders) provide rear vantage points**, often at an elevated level (sometimes at first floor level or even roof level), meaning that there is in fact quite a lot of visual access to private gardens.
- 3.2.25 Like Sub-area 1, the use of **stone walling** to define boundaries and retain sloping ground is almost universal; this is predominantly mortar-free drystone walling, but a minority of walls are dressed, coursed and sometimes pointed. Hundreds of years of tradition and craftsmanship have shaped the steep terrain. There are fewer tall free-standing boundary walls compared to Sub-area 1 (nothing like the grand walls and gates piers of Long Court), but several retaining walls have towering height, particularly along The Lane.

Buildings are commonly cut into the bank, facing down the slope and sitting side-on or turning their backs to the lanes and ladders. Principal elevations and private gardens are often shielded from view.

But the network of steep criss-crossing paths provides rear vantage points, often at an elevated level, meaning that some gardens are actually quite exposed.

But although some retaining walls appear very tall from below / in front, they often don't protrude much above ground level at the top / back [xx – p48]. This, too, allows a lot of visual access to some private gardens, as well as longer views of the landscape.

3.2.26 **Timber close-board fences** have been added to some walls, to increase screening of private spaces, which can look a little incongruous (deep or colourful woodstains should generally be avoided, to maintain the tonal cohesiveness of the area as much as possible). **Garden hedges** also do this job: some are dense, clipped and tidy; some are mixed and naturalistic; most contribute pleasingly to the greenness and enclosure of this Sub-area. There are nice, varied examples along The Lane at Southview [xx], Highoaks and Rising Sun Cottage; along The Stocks at Brinsmoor and The Vine Tree Inn; and along the southern boundary of Swallows Court.

3.2.27 However, some short stretches of walling and some **modern terracing / retaining structures** have been built from **concrete block and various artificial stones**. **Gabion baskets**, filled with limestone rubble have also been used in places. While understandably cheaper and easier, these methods do not conserve or enhance Randwick's character or appearance, given that the stone walls are one of the area's defining characteristics.

Roads, paths and spaces:

3.2.28 The roads, lanes and paths in this Sub-area are characterised by the way that buildings and boundaries sit hard on their edge. There are some instances of narrow grass verges, but **no formal pavements** or kerbs – a characteristic that should be preserved. 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.

3.2.29 Due to the narrowness and constraint along the two main roads, The Lane and The Stocks, **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 wide splays onto the highway to deal with the sloping topography. There is public car parking by the village hall on Chapel Fields and garaging and car parking by The Vinetree Inn. But **there is pressure to create pull-ins or driveways for private parking**, which often involves the erosion of historic boundary features.

3.2.30 **Few historic gates survive**. Pedestrian and vehicular gates are mostly modern, but typically humble and unpretentious in character – there are numerous wooden five-bar gates installed where private drives have



▲ Dry stone walling...

Traditionally, dry stone walling is used throughout the Sub-area for boundaries and retaining structures; but modern blockwork has been used in places, which compares poorly. Hedges add height and increase privacy for some gardens.

Below: *Off-street parking has been carved out of the sloping ground along The Lane by demolishing and moving the historic stone walls. The new retaining walls have spectacular height and presence, and they are well crafted in natural stone (presumably cladding a substantial blockwork retaining structure). But care must be taken to avoid further losses and substantial boundary wall alterations, as this will cumulatively erode the strong sense of enclosure and distinctive narrowness.*

Car parking / retaining wall by Weavers Cottage?

been created, which generally suits the village character. Traditionally, cottage gardens would probably have had simple wooden picket gates on wooden posts, or perhaps very basic wrought iron gates. A **squeeze stile** survives at the top of Ocker Hill, where a footpath meets The Hill. This is of a different design to the ones in Sub-area 1, being simply a narrow gap in the dry stone wall. A modern wooden squeeze stile and various modern steel kissing gates have been installed on the footpaths on Ocker Hill.

3.2.31 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. **Map 5** shows the indicative (rather than exact) location of significant trees and tree groups, to give a broad idea of where tree cover and vegetation exists, and how that contributes to the character of the conservation area, including in key views.

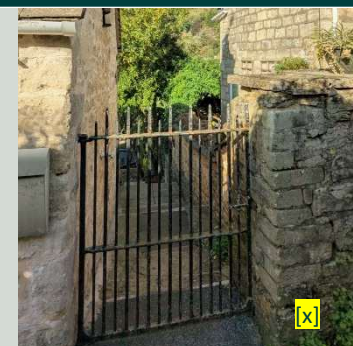
3.2.32 There is a particularly **distinctive row of pines on Ocker Hill** (stretching west to east along the lane in front of Fort View / behind Epworth Mount) [xx, xx p 44]. These mature trees have a wonderful sculptural quality and make a distinctive feature in views towards and from Ocker Hill. Also on Ocker Hill, at the very edge of the conservation area, the two clusters of mature trees that sit on the eastern side of the lane contribute to key views of the conservation area on approach from Ruscombe. They contribute to the general character of Ocker Hill too, framing views as you looking up or down the lane [xx].

3.2.33 Historically, **orchards** were woven into the urban fabric here, but most have been lost or built upon. There are a few spaces that still give an orchard-like impression: old fruit trees survive on the steep slope between The Knoll and Hill House below The Stocks; young fruit trees have been planted in Swallows Court's large garden at the top of Ocker Hill, where the settlement transitions to countryside.

3.2.34 **Well Leaze**, part of which is now used as a 'forest school' for the primary school, is a slightly scrubby vegetated area. This is a distinctive sloping space which, together with the flat school playground, allows southerly views from The Lane above. The treecover blends with that of the adjacent churchyard and cemetery. Here is the site of the village spring, believed to be Randwick's earliest source of drinking water [p20].

wrought iron... ▶

One of a handful of traditional wrought iron garden gates. This one is at Hillview on the Lagger. There is another similar gate at Woodbine Cottage on Chapel Fields



The primary school is one of the village's main landmarks, sitting prominently at the head of the coombe. The bell tower is a distinctive feature of Randwick's roofscape.



Setting and key views

Key views into, across and out from this Sub-area are identified on **Maps 4, 5 and 6**, together with any focal points (in terms of landmark buildings, structures or trees) and visual gateways. Randwick is blessed with very many views and viewpoints. The maps are not comprehensive, but they identify some key views and vantage points from where typical and distinctive views may be seen.

3.2.34 Like Sub-area 1, Randwick Woods acts as a visual backdrop to this part of the conservation area, crowning the skyline and contributing to views on approach (especially along the lane from Ruscombe), in long and distant views towards the upper slopes of the village [e.g. illustration p22], as well as views out from this Sub-area, towards Sub-area 1 and across Sub-area 3. At the northern tip of this Sub-area (just outside the conservation area boundary), the tree cover and vegetation east of The Hill and around Swallows Court contribute to the village's setting and **woodland-edge character**.

3.2.35 The tightly packed Upper Slopes, with winding lanes and steep ladders, generate lively and varied views; despite a high degree of enclosure, **there are numerous opportunities for striking views (both expansive and channeled) to be glimpsed between buildings, over boundaries and across rooftops and gardens** – providing an almost constant visual connection with the wider rural landscape. Whilst glimpsed and channeled views are especially characteristic of the lanes and ladders that curve around the coombe of Sub-area 3, some of the best **panoramic and long views are achieved from Ocker Hill**, looking south and east.

3.2.36 There are **key open areas and large gaps** within the built-up area, which permit some of the more expansive views: the school playground and Well Leaze; the car parks north of The Vine Tree Inn; the orchard / garden land between The Knoll and Hill House on The Stocks; the long front gardens of Cawsand and Brinsmoor off Church Road; the cemetery behind the Methodist Chapel, looking south from Fort View.

3.2.37 **Landmarks and focal points** within this Sub-area are identified with pink dots on **Map 5**:

- The **Methodist Chapel** and the **school** are both prominent landmarks in long views towards the Upper Slopes (including from Sub-area 1 and the network of paths in Sub-area 3) and at closer range. The chapel plays a dominant role in the street scene, perched above The Lane and being one of the largest and tallest buildings in the Sub-area. The school also has a very large footprint, although it is tucked down below The Lane, so it is less conspicuous from the street; however, its position at the head of the



▲ Views over roofs...

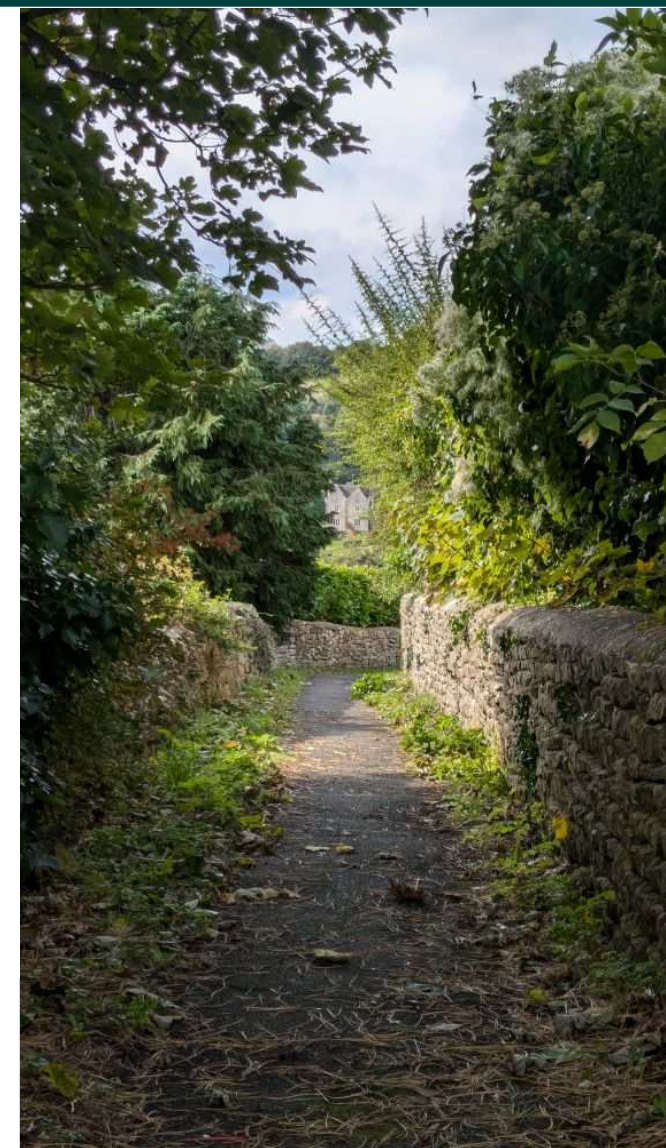
The network of steep lanes and ladders allow many long views of the distant landscape. The foreground and middle distance is often filled by Randwick's lively roofscape – from individual landmark buildings (such as the listed Methodist Chapel pictured here) to the jumble of cottage roofs and chimneys.

coombe of open space that comprises Sub-area 3 makes the school building a focal point of many northward views. The school playground and the vegetated sloping land at Well Leaze provide visual breathing space for the school building, adding to its visual prominence. Both buildings contribute to the **lively roofscape** of the Upper Slopes.

- Due to their size and elevation, the three-storey terraced cottages at **1-2 The Stocks** also have some landmark quality, being a conspicuous presence in many views. This is heightened by modern alterations and extensions at lower-ground floor level, which create a horizontal emphasis and draw the eye.
- There are several other more modern buildings (including those identified with yellow dots on [Map 5](#)) that stand out because of their scale, elevated position and/or because of eye-catching materials, colours or detailing. In general, large areas of glazing, terracing, large roof spans and features or fenestration that produce a horizontal emphasis tend to have a visually discordant effect. Although tonally recessive and similar to other roofs in the Sub-area, the roofs of **Swallows Court** and houses on **The Hill** are large and they stand out on the skyline over Oker Hill.
- As noted at para. 3.1.30, many of the southerly and westerly views out from the Upper Slopes (particularly from The Stocks, The Lane and The Lagger and connecting footways) take in **landmark buildings** in Sub-area 1, which stand out against the tree cover – most notably the **church**, the **Old Vicarage** and **Pool Cottage** (identified with pink dots on [Maps 4 and 5](#)) and some of the more modern buildings (identified with yellow dots on [Maps 4 and 5](#)). [xx]

3.2.38 Routes around neighbouring villages are narrow and enclosed with high hedging, limiting middle-distance approach views of the Conservation Area. But there are several **visual ‘gateways’** on key approach routes (highlighted on [Map 5](#)), with views framed by particular buildings, structures and trees:

- **Approaching from the north** along Church Road: **Rosemary Cottage**, sitting side-on to the road, acts as a visual constraint. Expansive southerly views subsequently open up across the car parks, with Selsley Common distantly visible across the Frome valley.
- **Approaching from Ruscombe in the east**, roadside trees create channeled and framed views at intervals along The Lane, which then open out into expansive views of Ocker Hill, Chapel Fields and the distant horizons of Selsley Common and Rodborough Common.



▲ Channeled views...

Glimpsed and channeled views are characteristic of the lanes and lagers. Many of the southerly and westerly views out from the Upper Slopes take in landmark buildings in Sub-area 1. Here, The Old Vicarage is seen from the narrow path that runs from Ocker Hill to The Stocks, past Fort View.

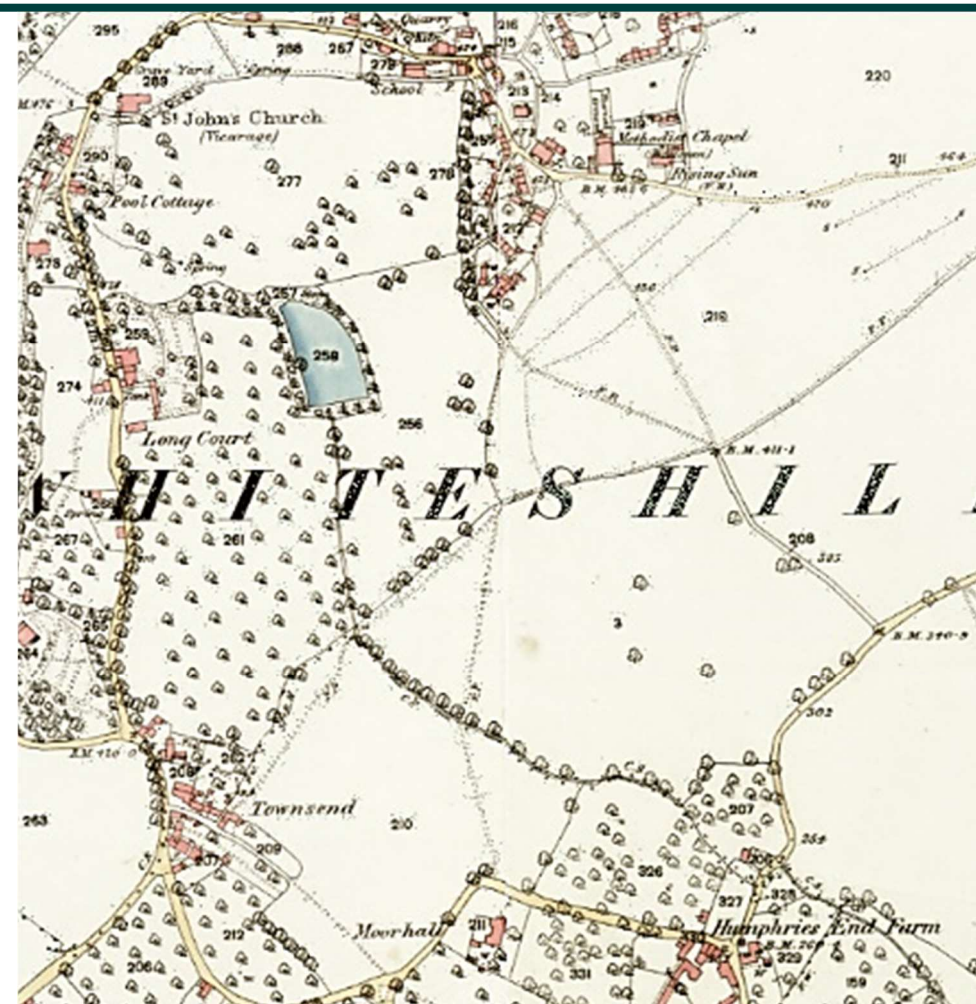
- Longer views of the Upper Slopes are achieved **from the village approach road (Character Sub-area 1)**, looking across key gaps / spaces and from the **footpath behind the Old Vicarage**. As identified on **Map 4** and at para. 3.1.33 - 3.1.34.
- From the south, there are northerly views of the Upper Slopes **from Ruscombe Road by More Hall**, and from the several footpaths that cross Sub-area 3 from there. This is a key view of the conservation area against its wooded backdrop, and several of the landmark and conspicuous buildings (shown as pink and yellow dots on **Map 5**) are clearly identifiable. **[illustrate in sub area 3]**

Add illustrations and captions

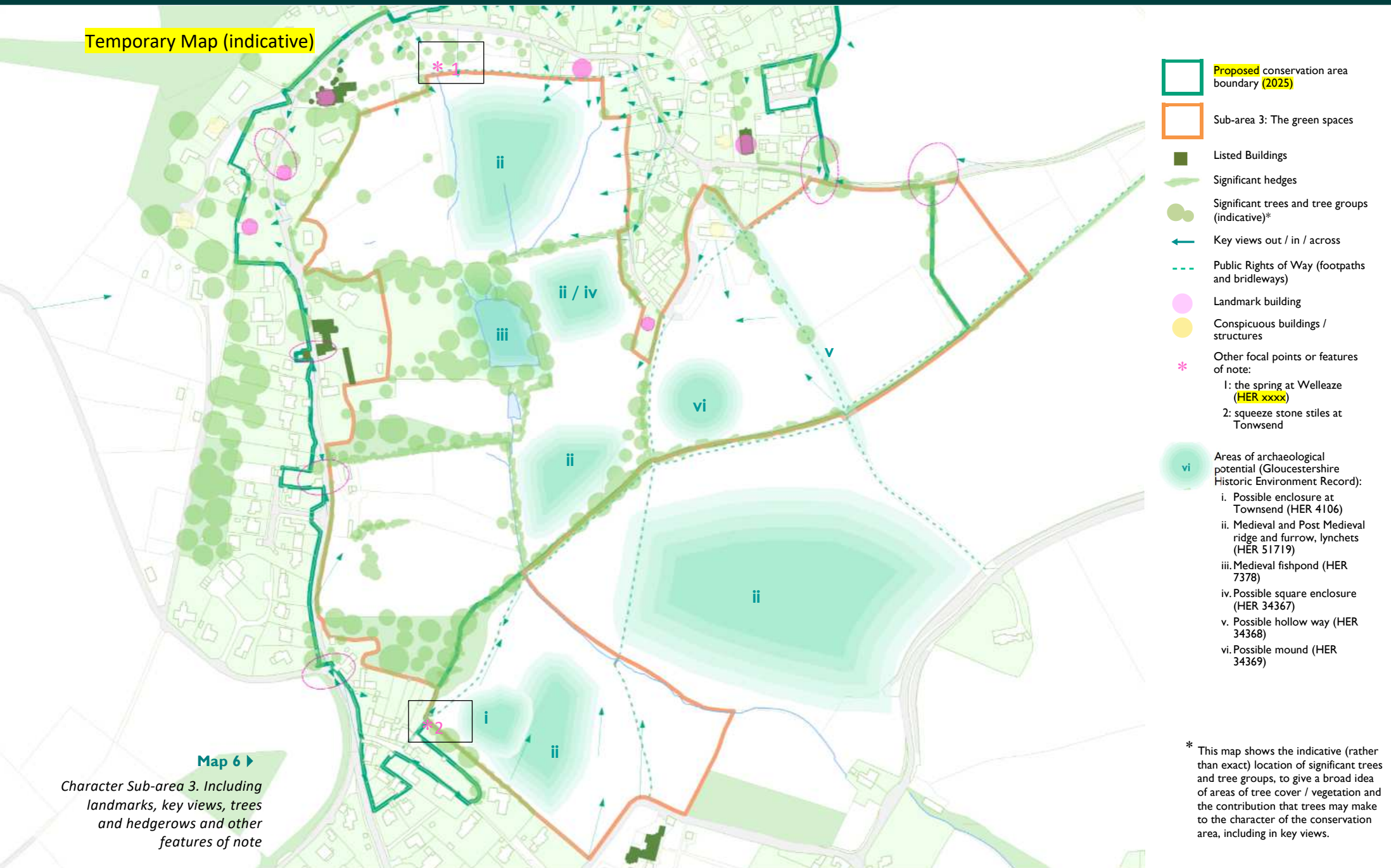
Sub-area 3: The green spaces

Landscape character and historic significance

- 3.3.1 This character area includes the village playing fields, football pitch and cricket pitch, as well as some pasture and former orchard land, historically associated with Long Court and Court Farm. Sub area 3 is spread across an undulating coombe, bringing the green landscape into the heart of the village, and contributing to some of the conservation area's most iconic views.
- 3.3.2 The area consists of several large, grassy open spaces, which are divided from one another by substantial mature hedgerows. All the parcels of land slope steeply towards the stream that runs through the centre of Sub-area 3, like a fold in the landscape. Chapel Fields, which includes the village playing fields, is the largest and most level piece of open land in the area – it nonetheless slopes to the south and west.
- 3.3.3 Chapel Fields, like the rest of this Sub-area, was historically agricultural land. The 1842 Tithe map records it as “Ruscombe Ridge” (see map, p17). Sub-area 3 is still traversed by several footpaths; but there was once a much more complex pattern of paths, field markers and parish boundary sub-divisions [xx] – a legacy of the agricultural system of sharing open fields. In the late 16th century, most of Randwick's open-field arable land lay in fields shared with other parishes; in 1809 there was still uninclosed land belonging to Randwick on shared fields near Oxlinch and on Ruscombe Ridge, but by this date there was only one farm in Randwick village itself: Court Farm, which belonged to the Lord of the Manor, who lived at Ryelands at that time and owned most of the land in and around the village.¹⁹
- 3.3.4 Until the 20th century, there was a substantial orchard stretching between the Court Farm buildings and the hamlet of Townsend. Like others in and around the village, it has all but disappeared: just a few scrubby trees survive on the steep slope.



Temporary Map (indicative)



Boundary treatments and built and natural features of interest

Significant boundary features, hedgerows, trees and structures that make a positive contribution to this Sub-area's character and appearance are identified on **Map 6**, together with any key views or visual 'gateways' to which they contribute.

3.3.5 There are several landscape features of particular local heritage interest, including some areas identified as having archaeological potential. The Gloucestershire Historic Environment Record (HER) records the following:

		Glos. HER reference:	Information from HER Notes:
i	POSSIBLE ENCLOSURE AT TOWNSEND	4106	An oval, egg-shaped or rectangular enclosure, which may be older than the ridge & furrow in the same field.
ii	MEDIEVAL AND POST MEDIEVAL RIDGE AND FURROW	51719	Scattered groups of Medieval and Post Medieval ridge and furrow are visible within the parishes of Randwick and Cainscross, as earthworks on aerial photographs and mapped as part of the Severn Vale NMP project. The cultivation blocks are scattered but there are concentrations west of Westrip and around Humphrey's End. About half of the blocks of ridge and furrow have been levelled due to the construction and expansion of housing around Stroud. Associated lynchets and field boundaries were also mapped and recorded.
iii	MEDIEVAL FISHPOND	7378	The HER notes that this is "The Mayor's Pool - scene of local folk custom on Monday after Low Sunday"; however this is more widely believed to be the horse pool on the main road.
iv	POSSIBLE SQUARE ENCLOSURE (UNCERTAIN DATE), POSSIBLE ISOLATED RIDGE AND FURROW	34367	A possible square enclosure defined by banks identified by the Cotswold Edge LIDAR Project, although this is uncertain. May be a Medieval to Post Medieval plough headland.
v	HOLLOW WAY (UNCERTAIN DATE)	34368	An old trackway identified by the Cotswold Edge LIDAR Project. Shown as a track on the Tithe Map.
vi	POSSIBLE MOUND (UNCERTAIN DATE)	34369	A mound, possibly modern landscaping, identified by the Cotswold Edge LIDAR Project.

3.3.6 **Ridge and furrow** is a distinctive feature of the wider landscape around Randwick, a visible clue to the feudal past and a communal agricultural system based on shared open fields and strip farming. On the steep sloping land of the Stroud Valleys, it is sometimes possible to see what look like large steps cut into a field. Known as **lynchets**, these developed as a result of ploughing and working strips that followed the



Add illustrations and captions

contours of the slope. Today, these traces are only really discernible by LIDAR or sometimes in aerial photographs.

- 3.3.7 The landscape now is much more typical of post-inclosure England, characterised by **large, unified fields, bounded by hedges** (although some are subdivided by modern post and wire fences). Most of the hedgerows include large outgrown trees, mostly deciduous. **Map 6** shows the indicative (rather than exact) location of **significant trees and tree groups**, to give a broad idea of where tree cover and vegetation exists, and how that contributes to the character of the conservation area, including in key views. There are two or three mature specimen trees in the northernmost field (just south of the churchyard), standing in isolation on the slope; and a wide-spaced row of specimen trees bisects **Chapel Fields**, following the route of a public footpath – an old track, which may be an **ancient hollow way** (v).
- 3.3.8 The house at Long Court was probably the site of the medieval manor. Within its grounds, a **large fishpond** is fed by the springs above; the pond water discharges into a stream that eventually feeds Ruscombe Brook at Puckshole. Even until the 20th century, Long Court “generously” controlled villagers’ access to springwater within its grounds; it wasn’t until the 1950s that a comprehensive water supply and sewerage system was introduced to the village, enabling the growth and development that has occurred since. The Gloucestershire HER records the pond as the venue for the traditional dunking of the Wap Mayor – but this may be a confusion. Certainly, the modern Randwick Wap makes use of the horse pool on the main road, which has long been called The Mayor’s Pool. The Long Court pond is surrounded by dense mature trees and is secluded from public view; the trees are subject to a group Tree Preservation Order.
- 3.3.9 Aside from hedges, **dry stone walls** are the most significant boundary feature here. Dry stone retaining walls enclose much of the northernmost field, where the land slopes away below the school and along the rear boundaries of gardens on The Lane, The Lager and Chapel Fields.

Add illustrations and captions

Setting and key views

Key views into, across and out from this Sub-area are identified on **Maps 4, 5 and 6**, together with any focal points (in terms of landmark buildings, structures or trees) and visual gateways. Randwick is blessed with very many views and viewpoints. The maps are not comprehensive, but they identify some key views and vantage points from where typical and distinctive views may be seen.

- 3.3.10 This coombe of rural open space at the heart of the settlement allows a high degree of **intervisibility** between different parts of the conservation area. The open green spaces of Sub-area 3 feature in many views towards, across and out from all three of the character sub-areas.
- 3.3.11 Almost all of Sub-area 3 is visible from various public vantage points, but there is no direct public access to much of it: the grounds of Long Court and the fields that were formerly orchard are not accessible. However, **Chapel Fields** is a well-used public space, characterised by **far-reaching and panoramic views** to the south, and footpaths radiate out from here, crossing the surrounding fields. The **footpaths** leading to and from **Townsend** and **Humphrey's End** provide particularly good views towards Randwick's upper slopes, seen nestled below the wooded skyline [xx, xx].
- 3.3.12 **Landmarks and conspicuous features** within this Sub-area and neighbouring areas are identified with pink and yellow dots on **Map 6**:
- The **Village Hall** is the only building of any substance within this Sub-area (although there are some sheds and minor structures on the land immediately south of Little Court). The hall (identified with a yellow dot on **Map 6**) is something of a landmark and it is one of the most conspicuous features in mid-range and distinct views towards the Upper Slopes [e.g. page xx and xx]. It stands out because of its scale and long horizontal form, its light colour, and its position on the settlement edge above open green space.
 - **Highclere**, an unassuming cottage at the bottom of Chapel Fields (in Sub-area 2), is surprisingly prominent in views looking north from the Townsend footpaths. The house and garden protrude into the green open space of Sub-area 3.



▲ Intervisibility...

Landmark buildings in Sub-area 1, including the church tower and the Old Vicarage, looking across the green open space of Sub-area 3 from Sub-area 2. This sort of view is seen from multiple vantage points along the lanes and ladders of the Upper Slopes.

Illustration: Long view from Humphries End by More Hall. Showing landmarks and conspicuous buildings.

northerly views of the Upper Slopes from Ruscombe Road by More Hall, and from the several footpaths that cross Sub-area 3 from there

- Landmarks buildings in Sub-areas 1 and 2 are visible in many views from within and across this Sub-area. Including the **school**, the **church**, the **Old Vicarage** the **Wesleyan Chapel**, **1-2 The Stocks**, **Hill House** and **Swallows Court**.

3.3.13 Sub-area 3 plays an important visual role on two **key approach routes** to the village:

- Approaching from Ruscombe in the east**, roadside trees create channeled and framed views at intervals along The Lane, which then open out into expansive views of Ocker Hill, Chapel Fields and the distant horizons of Selsley Common and Rodborough Common.
- From the south, there are northerly views of the Upper Slopes **from Ruscombe Road by More Hall**. This is a key view of the conservation area against its wooded backdrop, and several of the landmark and conspicuous buildings (shown as pink and yellow dots on **Map 6**) are clearly identifiable.

Add illustrations and captions

Illustrate view of Highclere, a small and modest dwelling, which is visually conspicuous because it sits on a spur at the bottom of Chapel Fields



Further information

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)

References

Footnotes from Chapter 2 (Setting the scene):

1. Long barrow, Randwick Wood, Randwick. Scheduled Monument number 1002107.
2. *A History of the County of Gloucester: Volume 10, Westbury and Whitstone Hundreds* (BHO, VCH, vol.10), p224-225
3. Randwick Historical Association: timeline <https://www.randwickhistoricalassociation.org.uk/history-2/time-line/>
4. Verey & Brooks, p97
5. Patterson, p230
6. BHO, VCH, vol.10, p227
7. Stroudwater Textile Trust: <https://www.stroudtextiletrust.org.uk/article/background-to-the-local-wool-industry/>
8. Rudder, *A New History of Gloucestershire*, 1779 (quoted in BHO, VCH, vol.10, p224-225)
9. BHO, VCH, vol.10, p227
10. BHO, VCH, vol.10, p228; Also Radical Stroud: <http://radicalstroud.co.uk/randwick-1832-experiment/>; Also Utopia Britannica: [Utopian Gloucestershire](#)
11. BHO, VCH, vol.10, p225; Australian Dictionary of Biography <https://adb.anu.edu.au/biography/pearce-simeon-henry-4380>
12. Rudder (quoted in BHO, VCH, vol.10, p229-230)
13. BHO, VCH, vol.10, p225
14. Radical Stroud: <http://radicalstroud.co.uk/randwick-1832-experiment-part-two/>
15. Randwick Historical Association: timeline
16. *Stoud District Settlement Role and Function Study Update*, Stroud District Council 2018 (SRFSU 2018)
17. SRFSU 2018
18. Radical Stroud: <http://radicalstroud.co.uk/springs-from-research-to-blake-to-oral-history/>
19. BHO, VCH, vol.10, p226

Index

Key terms, features and buildings of interest, as referenced in this appraisal

To be completed

