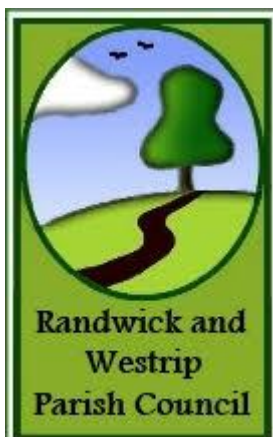


**FOR CONSULTATION JANUARY 2024**

# Randwick Conservation Area Appraisal and Management Plan



## RANDWICK CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

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<b>Title</b>	Randwick Conservation Area Appraisal and Management Plan
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## Part 1 Introduction

### 1.1 Randwick Conservation Area

1.1.1 Randwick was first designated as a Conservation Area in June 1990. No boundary changes have been made since its original designation. The Conservation Area does not have an adopted Conservation Area Statement. A leaflet was produced by Stroud District Council of the area after designation in 1990. Randwick and Westrip Parish Council have commissioned Inspire Heritage Services to review the Conservation Area and its boundary to create an appraisal and conservation Management Plan. The aim is to assess the existing Conservation Area and areas immediately adjacent the boundary to review and suggest any amendments to the boundary of the existing Conservation Area. Images within the appraisal by Inspire Heritage Services unless otherwise identified. The study area and the existing Conservation Area boundary are shown on figure 1 below:

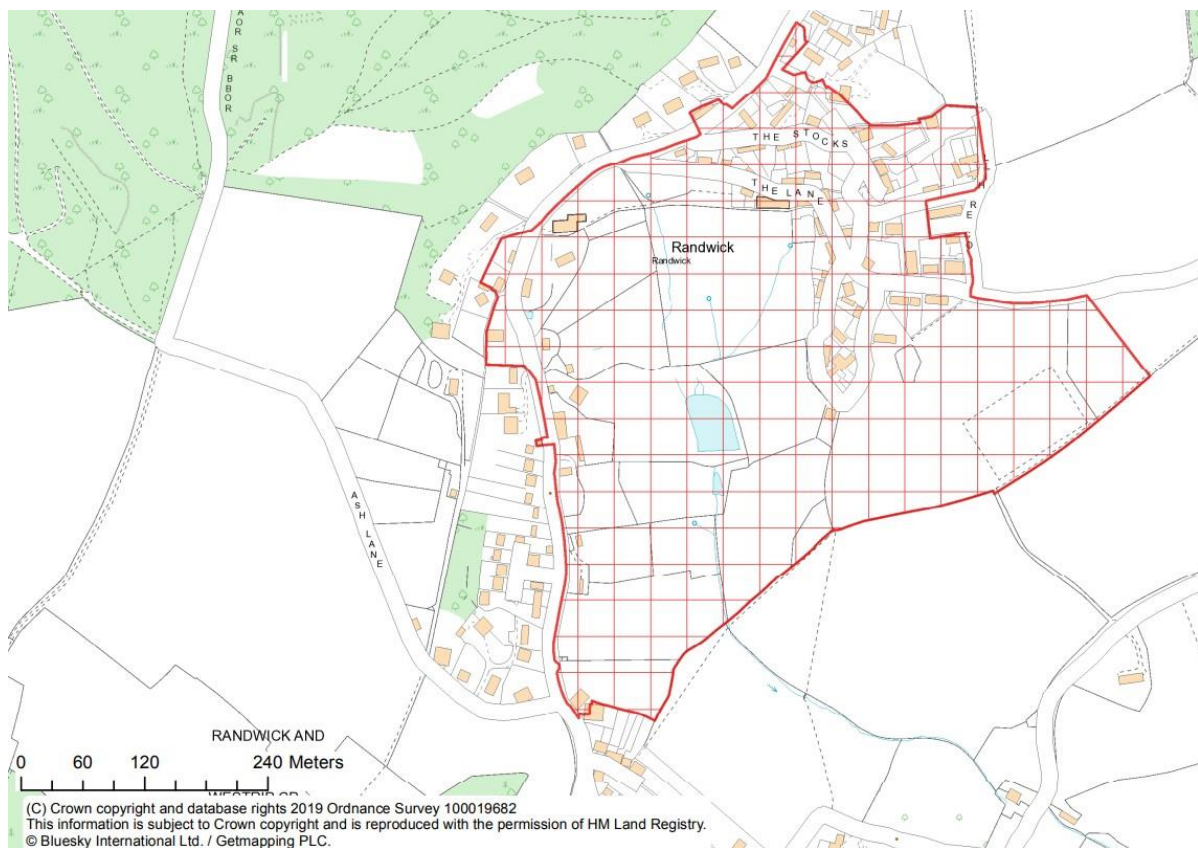


Figure 1 Existing boundary, plan sourced from Randwick and Westrip Parish Council

### 1.2 What Is A Conservation Area?

1.2.1 A Conservation Area is defined as an 'area of special architectural or historic interest the character of which is it desirable to preserve or enhance'. This is set out in Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990. Conservation Area designation recognises the unique quality of the area as a whole. The contribution

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of buildings, monuments together with the scale and massing, spatial relationships, alleyways and lanes, street furniture and landscapes. Overall, these provide a distinctive local identity and sense of place which contribute to the character and appearance of the Randwick Conservation Area.

- 1.2.2 The intention of designating a Conservation Area is not to prevent change or development but to positively manage change to preserve and/or enhance the special character and appearance of the area. To ensure this, statutory control measures are intended to prevent development that may have a negative or cumulative effect on its character and appearance. Planning Permission is needed for works which materially affect the external appearance of a building or feature.<sup>1</sup> The restrictions include those relating to demolition or extending a building as well as works to trees. Further details can be found in the Management Plan, Section 5.

### 1.3 Planning Legislation, Policy And Guidance

- 1.3.1 Conservation Areas are governed under the Planning (Listed Buildings and Conservation Areas) Act 1990<sup>2</sup>. The National Planning Policy Framework (NPPF) (2021) sets out the overarching requirement for local planning authorities to identify and protect areas of special interest (Section 16).<sup>3</sup> The Planning Practice Guidance provides further guidance on conserving and enhancing the historic environment.<sup>4</sup> Historic England has also published general guidance relating to Conservation Areas and boundary reviews '*Conservation Area Appraisal, Designation, and Management: Historic England Advice Note 1*'(2019) and this has been used in the preparation of this document.
- 1.3.2 Randwick lies within the administrative boundary of Stroud District Council, which prepared and adopted the Stroud Local Plan in November 2015. The Local Plan provides the planning policy framework for the District for the period up to 2031. The following heritage-based policies are relevant:
- Delivery Policy ES10 Valuing our historic environment and assets
  - Core Policy CP14 High Quality Sustainable Development
- 1.3.3 The Council's Heritage Strategy was adopted as supplementary planning advice in February 2018. The adopted Strategy is proposed to be used to support and implement the current Local Plan (Policy ES10) and seeks to highlight the value and significance of the district's heritage, the benefits of positive management, and how this tie in with the Council's wider corporate priorities.
- 1.3.4 The Historic Environment plays a key role in defining the distinctive character of the borough and the individuality of its settlements, contributing to Stroud's culture, economy, and tourism and the overall quality of life enjoyed by current and future generations. These policies set out the Council's aim to conserve and enhance the

<sup>1</sup> 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

<sup>2</sup> <https://www.legislation.gov.uk/ukpga/1990/9/contents>

<sup>3</sup> <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

<sup>4</sup> <https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment>

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historic environment and local distinctiveness and to positively manage change which is a critically important part of sustainable development and a key element of the adopted Local Plan.

- 1.3.5 This Randwick Conservation Area Appraisal and Management Plan will become supplementary planning advice for Stroud District Council. The adopted appraisal and Management Plan will be used by the Council in conjunction with other relevant Planning Policy and Guidance documents. Guidance relating to appropriate locally distinctive development published by Stroud District Council are as follows:
- Residential Design Guide, published November 2000
  - Stroud District Landscape Assessment published November 2000
  - Stroud District Residential Development Outdoor Play Space Provision published November 2000
  - Randwick Village Design Statement adopted December 2014
- 1.3.6 The purpose of applying planning controls within a Conservation Area ensures that any changes that take place conserve or enhance the character and appearance of the Conservation Area.
- 1.3.7 For further information and advice about when different consents and permissions are required within the Conservation Area, see the guidance on the Government's Planning Portal, Stroud District Council website or contact the Council's Planning Department, see Appendix 1 for 'Further Information and Sources' for details.

### 1.4 Purpose of the Statement

- 1.4.1 Understanding the character and significance of a Conservation Area is essential for managing change. The Planning (Listed Buildings and Conservation Areas) Act 1990 requires that all local planning authorities review their Conservation Areas and Historic England recommends these are reviewed every five years.<sup>5</sup> Within the Stroud District, there are 41 Conservation Areas and Randwick and Westrip Parish Council have commissioned this review. This appraisal examines the reasons for designation, defining the qualities that make up its special interest, character, and appearance.
- 1.4.2 Conservation Areas may be affected by direct physical change by changes in their setting or in the uses of buildings or areas within them. A clear definition of those elements which contribute to the special architectural or historic interest of a place will provide the basis for the formulation of policies and recommendations intended for the preservation or enhancement of the area.
- 1.4.3 These policies and recommendations may be aimed at specific sites within the Conservation Area, or more general guidance relevant to the whole Conservation Area as required under Section 71 of the Act. Therefore, the protocols and guidance provided in the Management Plan are applicable in every instance where changes are proposed.

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<sup>5</sup> <https://historicengland.org.uk/images-books/publications/conservation-area-appraisal-designation-management-advice-note-1/heag-268-conservation-area-appraisal-designation-management/>

## 1.5 Consultation And Engagement

- 1.5.1 The Planning (Listed Buildings and Conservation Areas) Act 1990 sets out the statutory requirement for Conservation Area guidance produced by or on behalf of the Council to be subject to public consultation, including a public meeting, and for the local authority to have regard of the views expressed by consultees. Prior to preparing this appraisal, consultation was undertaken with local residents and other stakeholders through a questionnaire and meetings with relevant stakeholders. The results of this consultation have informed the preparation of this appraisal and details are provided within Appendix 1. A parish meeting was held on the 19<sup>th</sup> March 2022 to review the main findings of the draft appraisal and suggested recommendations. The draft has been reviewed by Randwick and Westrip Parish Council, comments received on the 14<sup>th</sup> August and 21<sup>st</sup> October 2022 incorporated into this document. The Randwick Conservation Area Appraisal and Management Plan will be subject to a six- week consultation public and stakeholder consultation by Stroud District Council from (STROUD COUNCIL TO INSERT DATES) and was adopted on (STROUD COUNCIL TO INSERT DATES).

## Part 2: Analysis of Character

### 2.1 History of the Settlement of Randwick

- 2.1.1 The Cotswold Hills and in particular Randwick and Standish Woods have evidence of occupation from the Prehistoric period. A Neolithic long barrow and dyke located in Randwick Woods,<sup>6</sup> 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 A History of the County of Gloucester<sup>7</sup> notes that Randwick was a later settlement having not been mentioned in the Domesday survey of 1085. Randwick is believed to derive its name from two Saxon words, the joint significance of which is a street, hamlet, or small village, divided from its mother parish, Standish, to which it formerly belonged though topographically divided from it. 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.<sup>8</sup>

Randwick and the Cloth Industry:

- 2.1.3 Whilst originally a part of Standish, Randwick was historically a much larger parish with many detached parts; changes to its' boundaries however, in particular those in the late 19th century, have resulted in a more compact and unified parish, which is still in existence today.

<sup>6</sup> [https://www.heritagegateway.org.uk/Gateway/Results\\_Single.aspx?resourceID=6&uid=MNA139302](https://www.heritagegateway.org.uk/Gateway/Results_Single.aspx?resourceID=6&uid=MNA139302)

<sup>7</sup> <https://www.british-history.ac.uk/vch/glos/vol10/pp224-225>

<sup>8</sup> <https://www.randwickhistoricalassociation.org.uk/history-2/history/time-line/>

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- 2.1.4 The two main settlements within the historic parish of Randwick were Oxlinch, a dispersed community that was agricultural in nature and lies on relatively flat land, and Randwick village itself; a nucleated settlement situated on the steep upper slopes of the valley. Clustered predominantly to the north-east of the church of St John the Baptist, Randwick 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 The involvement of the workers of Randwick 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 presence of these skills within the parish, is clear indication of the area's involvement in the production of cloth.
- 2.1.6 By the late 19th century many of Randwick's inhabitants were employed in local mills that had developed within the area, but, until that time, most of the workers would have been based within their cottages. These 'cottage weavers' would work within their homes, spinning and weaving the wool or yarn that was provided by the clothier, before returning it for finishing.
- 2.1.7 However, whilst the cloth industry might have dominated the local economy, and created wealth for the clothiers and mill owners, for the cottage weavers of Randwick pay was often poor and they were particularly vulnerable to the fluctuations of the market. As a result, the history of Randwick, is one that is marked by extreme hardship, hunger, and poverty; indeed, Rudder's history of Gloucestershire, which was published in the latter half of the 18th century, describes Randwick as 'very populous, chiefly inhabited by poor people employed in the woollen manufacture'. This hardship continued into the 19th century, which has been identified as time of particular distress for Randwick's cottage weavers.
- 2.1.8 Changes to the cloth making industry in the 19th century were to radically alter the way the people of Randwick had lived for centuries. The increasing use of the power loom, which had been invented in the late 18th century by Edmund Cartwright, and other technological changes, were to make the cottage weaver increasingly redundant, especially at times of recession when the demand for cloth was weak. In addition, whilst Gloucestershire may have been slower than other parts of the country in their adoption of the modern technology, by the latter half of the century, power looms were increasingly in use in its' mills and factories. This not only drastically reduced the need for the cottage weaver, but it also marked a change in the way people lived, with workers in the cloth industry now going to work in the mills, rather than working in the places in which they lived.

## Religion:

- 2.1.9 There are references to a church at Randwick from the early 13th century, but it is the Church of St John the Baptist, which dates in part to the 14th century, which survives in Randwick today. Positioned on the main road running along the western edge of the village this historic building has undergone various transformations in its lifetime, most particular in the 19th century, when various works were undertaken in various stages,



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including, in the 1890s when the south aisle was rebuilt. A vicarage was also constructed in 1844, to the south of the church and on the site where the workhouse had stood. 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).

- 2.1.10 It was during one of the weaker periods in the history of the established church in Randwick, the early 19th century, that a Wesleyan Methodist community became established within the village. Non-conformity had been evident in the parish from the latter half of the 17th century onwards, with the home of a local preacher, William Vine, being licensed for dissenting worship in the mid-18th century. However, it was not until the 1800s when a Sunday School and 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. Following an appeal for subscriptions, an enlarged chapel was subsequently constructed, one which was to remain in use for many years, with its last service taking place in the mid-1980s. Whilst no longer in ecclesiastical use, Randwick Chapel remains today, though now in the form of two residential dwellings. Despite the change of use it remains an imposing and striking building, one that is clearly visible in views of the village.



*Plate 1 Randwick Chapel, The Lane pre-1908.*

*Source Randwick Historical Association.*

- 2.1.11 A 'Primitive' Methodist Chapel was also constructed in Randwick in the 1830s. This is also now in residential use.

Education:

- 2.1.12 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, hence the creation of a

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Sunday school within the village. However, it is worth noting that a small charity school had been in existence in the Randwick since the mid-18th century. Unfortunately, whilst this school was said to be 'well inspected and conducted' it only admitted thirteen of the poorest children per year; the overall population of Randwick in 1801 was 856, which would have meant that many children would not have been able to attend.

- 2.1.13 Knee's school, whilst it was initially held in the open-air, soon moved to a room in a house now known as the 'Old Dairy' and then into the chapel that was built, however it was not until the late 1820s that a day school, rather than just the existing Sunday school was established; this infant day school was still in existence in 1860.
- 2.1.14 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, which is still in existence today and continues to serve the village's needs.



*Plate 2 View of the Lane towards Myrtle Cottage circa 1910.*

*Source Randwick Historical Association*

Modern Times:

- 2.1.15 Whilst historically Randwick was a predominantly poor community centred on the local cloth industry, modern Randwick is a very different place, one that is mainly residential in nature, and considerably more prosperous. Whilst some of the landmark buildings within the village, for example the church and the school, both continue to exist and serve their historic functions, other buildings, such as the Wesleyan Chapel and the Primitive Chapel, remain, but with a different use. 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 south and west, as well in-fill development within

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Randwick village itself; evidence of the historic poor weaver's settlement remains, but much of it is now hidden within the thriving modern community.

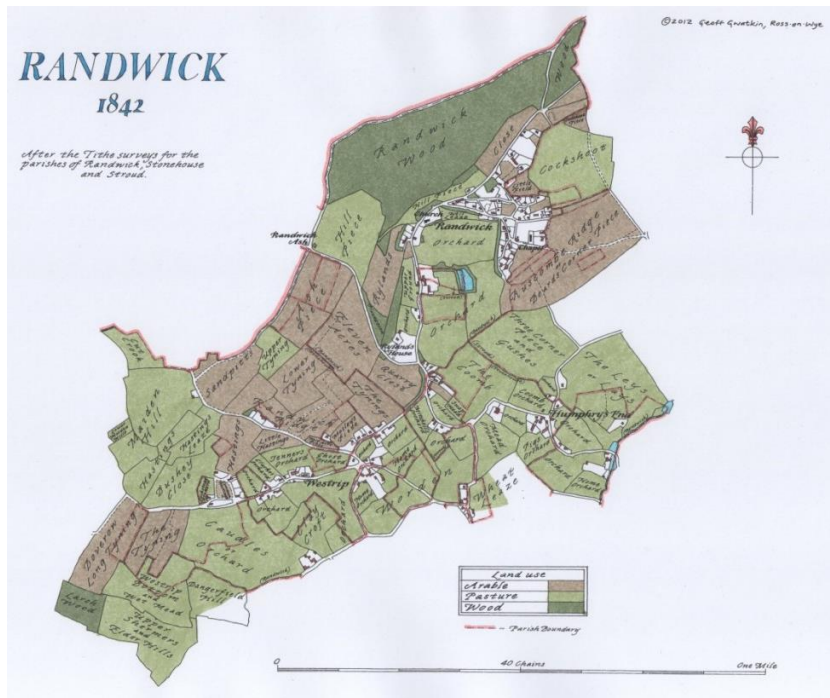


Figure 2 Map of Randwick 1842 Copyright Randwick and Westrip Parish Council

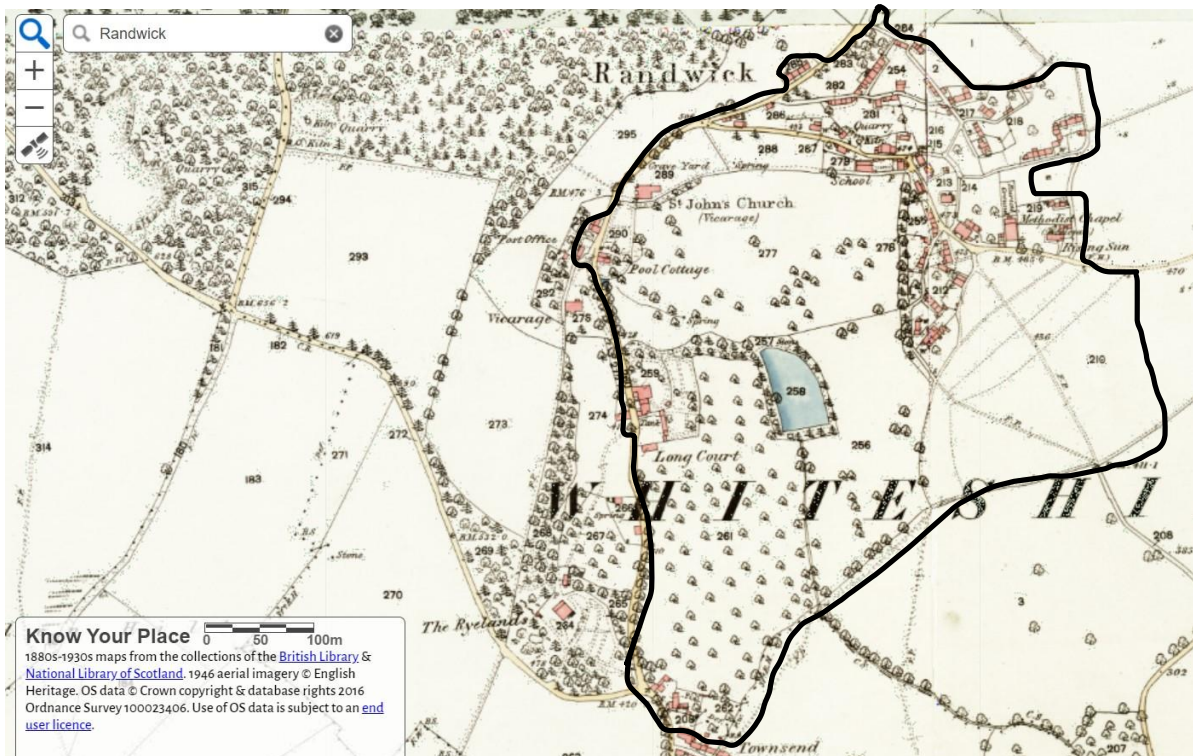


Figure 3 Randwick Conservation Area highlighted in black on the first edition 1844 -1888.

Source: web resource <https://www.kypwest.org.uk/>

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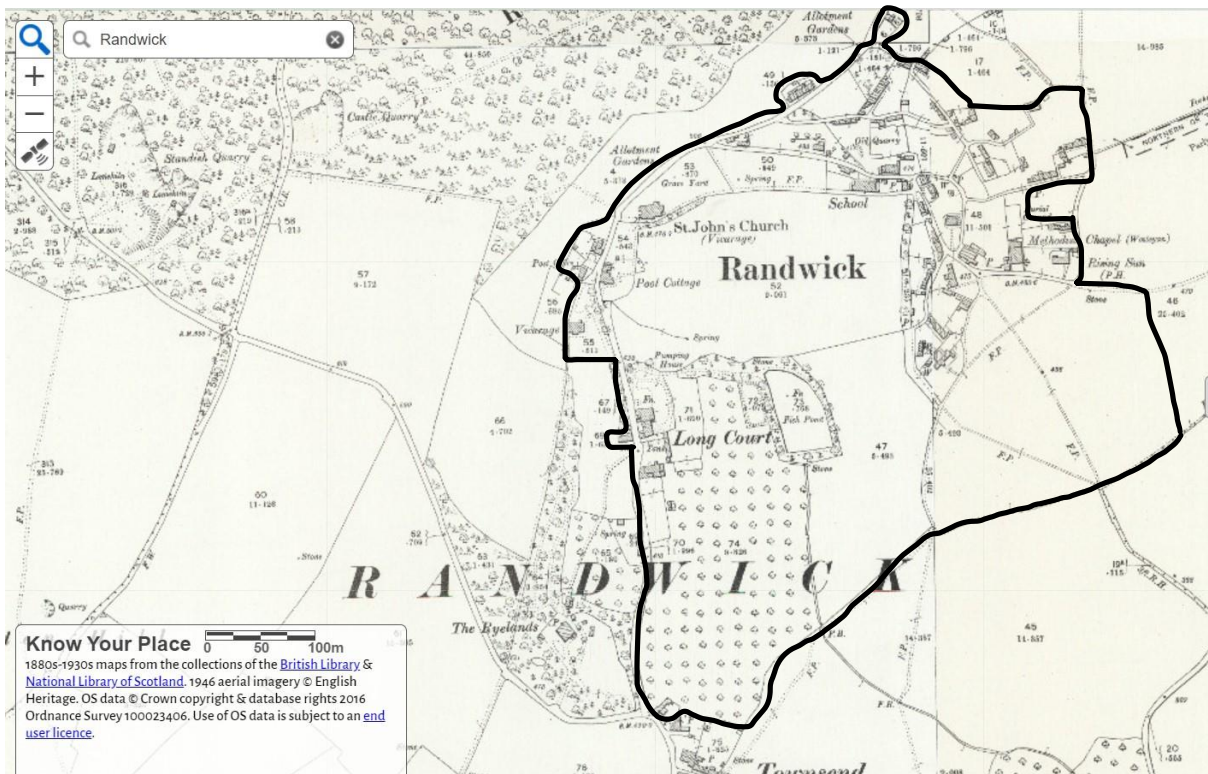


Figure 4 Randwick Conservation Area highlighted in black second edition 1894-1903.

Source: web resource <https://www.kypwest.org.uk/>

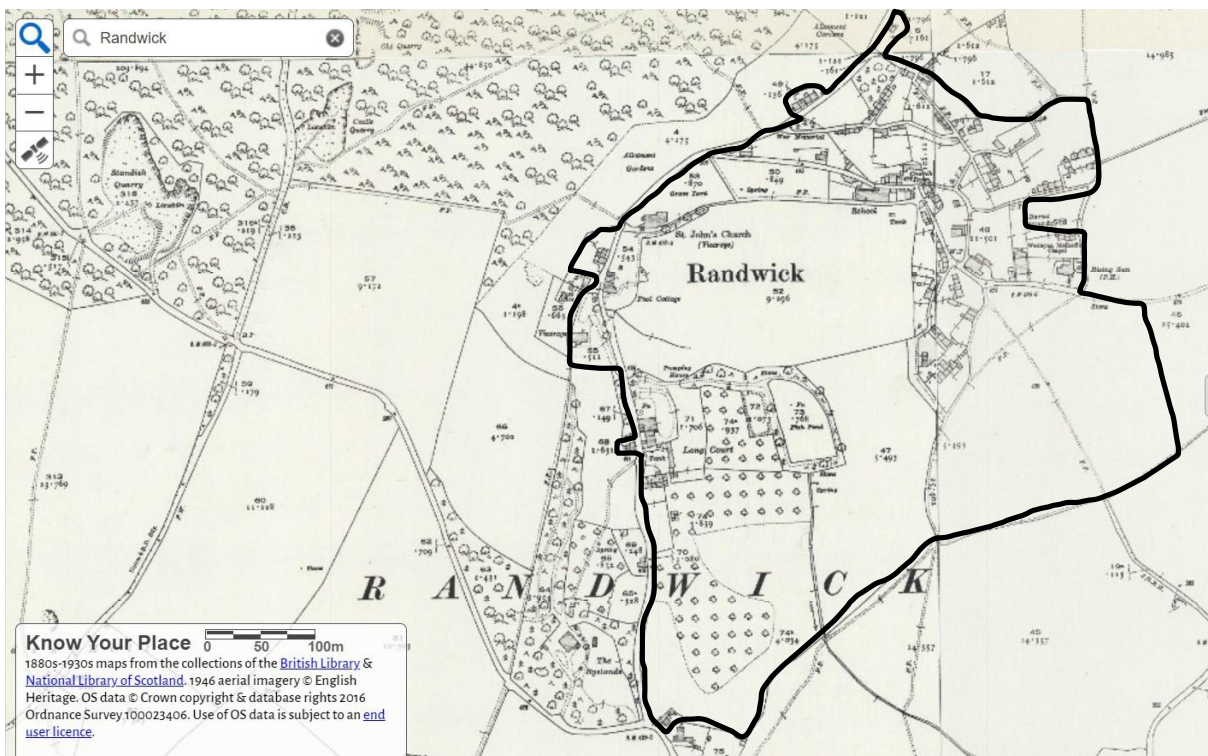


Figure 5 Randwick Conservation Area highlighted in black on the 3rd Edition 1898-1939.

Source: web resource <https://www.kypwest.org.uk/>

## Randwick and its setting

### 2.2 Location

2.2.1 The parish of Randwick lies one and half miles north-west of Stroud. Situated on the western edge of the Cotswold escarpment the village is located on the northern slopes of the Frome valley. It was formerly a centre of the cottage weaving industry. Randwick is located within the Cotswold Area of Outstanding Natural Beauty (AONB), designated in 1966. An AONB is an area designated for its exceptional landscape whose distinctive character and natural beauty are precious enough to be safeguarded in the national interest. They are protected and enhanced for nature, people, business, and culture. Randwick is located within the Stroud District.

### 2.3 Geology, Topography and Landscape

2.3.1 In the Jurassic period, a limestone belt stretching between Lincolnshire and the Dorset coast was created. The Jurassic limestone gives the Cotswolds AONB its distinctive character, and an underlying unity in its use as a building material throughout the area. The limestone lies in a sloping plateau with a steep scarp slope in the west drained by short streams in deep cut wooded valleys, and a gentle dip slope which forms the headwaters of the Thames. This gentle slope has a maze of lanes connecting picturesque streamside villages built predominantly from local stone. Randwick parish lays on both sides of a spur extending southward into the Frome valley; the highest point, at the south end of Standish wood, is at c. 700 ft. The eastern slope falls steeply towards Ruscombe; on the west the land slopes more gently to Oxlinch which lies on relatively flat land at c. 200 ft. Randwick wood, a part of Standish wood, crowns the top of Randwick village. Consisting of mature woodlands and renowned for its Beech trees and ancient track way forming part of the Cotswold Way, a long-distance footpath, the area is popular with walkers, cyclists, and horse riders.



Plate 3 1838 Engraving of Church of St John the Baptist by A Smith

Source Randwick Historical Association

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- 2.3.2 Around Randwick the landscaping compromises of agricultural fields lined with dry stone walls and natural boundaries of trees and hedgerows. The Conservation Area is bounded by modern residential housing to the west, whilst to the south is Cashes Green and Westrip. There are fields and woodlands further to the west, north and east. There is substantial urbanisation further afield with the larger towns of Stonehouse, and Stroud; both of which have transport connections through the Great Western Railway between the Cheltenham and London as well as the Stroudwater Navigation which once linked Stroud to the River Severn.
- 2.3.3 Due to the topography of the village it is blessed with panoramic views of the surrounding valleys including Stroud, Ryeford, Stonehouse and the commons of Selsley and Rodborough. The more iconic vistas from within the village are from Ocker Hill and across the Chapel Fields open space. Views into the village from outside the Conservation Area are long-distance views from across the valley. When entering the Conservation Area along The Lane this provides views of the Methodist Chapel, the village and Randwick Woods. There are also glimpse views of the village centre from the churchyard, plate 4, with larger panoramic views from the alley ways, plate 5, The Lane, The Stocks and Chapel Fields. Routes around neighbouring villages are narrow and enclosed with high hedging limiting any close distance views of the Conservation Area.



*Plate 4 (left) View of Randwick from the Churchyard and Plate 5 (left) View across the valley towards Stonehouse from alley way.*

- 2.3.4 Water and springs are also significant to the village's history. A spring is located between the church and the local school, historically the pond was within the grounds of Long Court, owned by Mr. Carpenter, and is believed to be the earliest form of drinking water for local householders.<sup>9</sup> The Mayor's Pool, located on the primary route through the village, is also noted to be a place where horse drawn vehicles watered while on their way through Randwick.<sup>10</sup>
- 2.3.5 Historically the Randwick area would have been predominantly woodland, and this has been cleared overtime to create farmland, local limestone has been quarried and utilised to create dwellings and settlements seen today. Today Randwick retains its rural character with historic field boundaries, dry stone walls, lanes, and alleyways.

<sup>9</sup> <http://radicalstroud.co.uk/springs-from-research-to-blake-to-oral-history/>

<sup>10</sup> [https://www.stroud.gov.uk/info/plan\\_strat/randwick\\_design\\_statement.pdf](https://www.stroud.gov.uk/info/plan_strat/randwick_design_statement.pdf)

## Heritage Assets

### 2.4 Introduction

- 2.4.1 The Randwick Conservation Area, a heritage asset in its own right, contains other individual heritage assets, including both ones that have been designated (for example Listed Buildings) and other which are without designation. This section identifies the heritage assets within the Conservation Area, as well as their special interest. Details of known archaeological finds in the Conservation Area have also been reviewed.
- 2.4.2 The audit has been conducted by means of visual examination from public thoroughfares. The principal intention is to identify these heritage assets, not to provide a fully comprehensive and detailed assessment of each individual building or structure. It should not be assumed that the omission of any information is intended as an indication that a feature or building is not significant.
- 2.4.3 When seeking to make changes to a property or site a detailed assessment of significance should be completed prior to proposing any change forming part of the planning or Listed Building application. The potential presence of archaeology will also be a factor in determining the appropriateness of development. This is due to its status as a heritage feature which warrants protection. Gloucestershire County Council are responsible for advising on archaeological implications as part of the planning process and are consultees on applications within the Conservation Area.

### 2.5 Listed Buildings

- 2.5.1 Listed Buildings are protected under the Planning (Listed Buildings and Conservation Areas) Act 1990 and are designated for their special architectural or historic interest. These are listed by the Secretary of State for Digital, Culture, Media, and Sport (DCMS) (see 'Further Information and Sources' for more details) and range from Grade I through to Grade II\* and Grade II. Together Grade I and II\* Listed Buildings make up approximately 7% of Listed Buildings nationally, with the most common level of listing at Grade II. Once designated, Listed Building Consent is required for any works of demolition, alteration or extension which would affect the building's historic or architectural interest. Proposals to alter Listed Buildings should also be considered in relation to the effect they would have on the character and appearance of the Conservation Area. This extends to changes to buildings or sites in the setting of a Listed Building whereby alteration could affect its special interest. Therefore, due regard to both national and local planning policies is required.
- 2.5.2 Additionally, the curtilage of a Listed Building is also considered to be part of the Listed Building. 'Curtilage' is normally considered to be the land, buildings and structures which go with and are subordinate to, the principal building and which would normally be conveyed as a single holding, or which may have an historical association. Therefore, a building or structure which is associated with a Listed Building and has been since before July 1948. For example, the curtilage of a dwelling could include any boundary walls, outbuildings or features in the garden. Proposals to alter curtilage Listed Buildings, boundaries or features would also require Listed Building consent.

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- 2.5.3 There are twelve Listed Building entries within the Randwick Conservation Area. The location of the Listed Buildings is shown on figure 6, and a detailed asset audit is set out below.



Figure 6 Designated Heritage Assets Plan

Source: web resource <https://www.kypwest.org.uk/>

- 2.5.4 Randwick Methodist Chapel, plate 6, is located on The Lane and is Grade II listed. Licensed in 1809, the present structure is a rebuilding of 1824 and is constructed in coursed rubble stone with a Welsh slate roof. Its rectangular form is built into the bankside at the north end. The south end has a pedimented gable with an inscribed oval tablet - 'Randwick Chapel / Built 1807 / Rebuilt 1824' and a timber-boarded bellcote with a single bell. The south facade also features two tall windows of three lights, with pointed arch heads and intersecting stone tracery, with a clock-face between them. There was a Sunday-school attached at the north end, and two doorways on the east side. Many windows have leading and coloured glass. The building closed in 1988, but the premises continue in residential use as two dwellings.



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Plate 6 (left) Randwick Methodist Chapel and plate 7 (right) Randwick War Memorial

2.5.5 Randwick War Memorial, plate 7, is located at the junction of The Stocks and the main route through Randwick village. The memorial is Grade II listed and commemorates those killed in the First and Second World Wars. Constructed in local limestone the memorial takes the form of a wheel-headed cross with octagonal column and moulded foot supported by a square plinth and three-stepped base. It is enclosed within a small walled area which is accessed by iron gates and railings. The plinth is inscribed with black lettering on three sides of those who died in the wars.

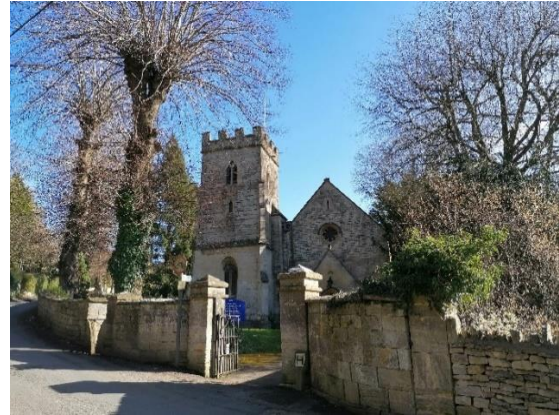
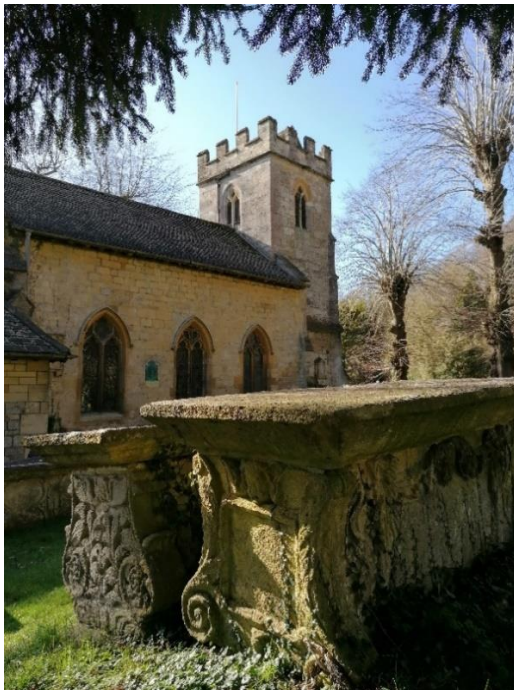


Plate 8 (left) Turret Cottage and plate 9 (right) Church of St John the Baptist

2.5.6 Turret Cottage and adjoining house, plate 8, is located on Church Street and is Grade II listed. The Listed Building was formerly three dwelling houses and has been divided into two properties. Dating from the late 17<sup>th</sup> century and located opposite the war memorial the building is a fine example of its period. Constructed in random and coursed rubble limestone the cottage has hoodmoulds around the windows and doorway with stone mullion windows. To the rear are two projecting round-ended stair turrets with conical stone slate roofs which the property takes its name from. D. Verey, Gloucestershire: The Cotswolds, (1979) states the roof is "said to contain upper crucks" which could provide accurate dating evidence to the building if inspected.

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2.5.7 Church of St John the Baptist, plate 9, lies at the heart of the village. An imposing structure with its 14th century perpendicular tower the church is Grade II listed. The church was extensively rebuilt and enlarged in 18<sup>th</sup> and early 19<sup>th</sup> century. W.B. Baker of Stroud restored and partly rebuilt the nave in 1865. The building is limestone, and the two-stage tower has two-light belfry openings with stone louvres and crenelated parapet with decorated tracery to west window and diagonal offset corner buttresses. Some of the windows have later 19<sup>th</sup> century stained glass remaining. Internally the church retains its font, pulpit, pews, and choir stalls dated to the 19<sup>th</sup> century refurbishment. Several monuments remain including a wall tablet with elaborate border containing cherubs' heads to Sarah Cooke, died 1726. As well as marble memorial tablets to William Knee, founder of the Methodist Church.



2.5.8 Within the churchyard of St John the Baptist Church are eight Grade II chest tombs and two Grade II pedestal tombs. The chest tombs are constructed in local limestone with the pedestal tomb constructed from sandstone. The monuments are elaborately decorated with moulded surrounds, friezes and urns with some inscriptions being legible. They date predominately from the early 17<sup>th</sup> century to early 18<sup>th</sup> century. Where inscriptions are legible the chest tombs are associated with Randvlp Meisy Preacher, died 1628 and Hester Thomas, died 1850. A further tomb dates from 1751 dedicated to the Chandler family and William Merrett, died 1815.

*Plate 10 (left) Two Chest Tomb monuments within the churchyard of St John the Baptist.*

2.5.9 The former Lock-up opposite Court Farmhouse is Grade II listed, plate 11. The building is one part of a former detached house which was later utilised as the village lock-up. It is not clear when this use ceased, and the building is now in a vacant and poor condition. The building dates from the mid to late 18<sup>th</sup> century and is two storeys, constructed in local stone with a modern concrete tile roof. The building forms an important of group with Long Court and Court Farmhouse both Grade II listed on the opposite side of road.

2.5.10 The assets of Long Court, plate 13, and Court Farmhouse with its stone boundary wall and gateway are Grade II listed and date Mid-late 17<sup>th</sup> century. Long Court was a former manor house with additions added by Edward Hogg in 1828. The asset is ashlar fronted with random rubble limestone to side elevations and ashlar chimneys. The two-storey building with central attic dormer window is built in Tudor style with its cross

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*Plate 11 (left) The Lock Up and plate 12 (right) Court Farmhouse.*

wing at the north end and two lower attached wings on west side linked by the boundary wall. Window detailing include Tudor-headed mullioned casements and hoodmoulds to windows and arched doorway. Court Farmhouse, plate 12, to the left is plain in its fenestration except for small eaves-level gabled dormer with leaded iron Tudor casements and within the north wing gable an off-centre tall, pointed window with hoodmould and Y-tracery forming a central mullion. 19<sup>th</sup> century additions to the farmhouse include enlarged mullioned casements with metal windows and extensions.



*Plate 13 Long Court, circa 1920s Source Randwick Historical Association*

2.5.11 Within the curtilage of Court Farmhouse to the south-east stands a stable and a cart shed which are grade II listed. These are linked to the main farmhouse with a stone boundary wall. The buildings date to the early 19<sup>th</sup> century and have a red brick frontage with coursed rubble rear wall. The Listed Building description notes the building has been included for its contribution to the group value of the site.

2.5.12 It is important to note that whole building is listed, and planning controls apply to all works, both internal and external, as well as whether or not a particular feature is specifically mentioned in the list description.

## 2.6 Locally Listed Buildings/Non-Designated Heritage Assets

- 2.6.1 A Locally Listed Building or non-designated heritage asset is one that has been identified as having a degree of significance meriting consideration in planning decisions, but which are not formally designated.<sup>11</sup> Local heritage, whether buildings, monuments, sites, places, areas, or other designed landscapes, plays an essential role in reinforcing a sense of local character and distinctiveness in the historic environment. The identification of a non-designated heritage assets by the community and local planning authority ensures that they consider the significance of any building or site when assessing planning applications affecting the building or site or its setting.
- 2.6.2 While Stroud District Council does not have a formal local list of heritage assets the identification of these within the appraisal provides a useful starting point for the identification of non-designated heritage assets. One particularly relevant aspect of the appraisal process is the identification of non-Listed Buildings that make a 'positive contribution' to the character of a Conservation Area.<sup>12</sup> The following buildings and features have been identified due to their age, historic, architectural, archaeological, or communal values. These assets are also considered to make a positive contribution to the streetscape and their immediate surrounding and to the Conservation Area.
- 2.6.3 The imposing building known as 'The Vicarage' sits above The Mayor's Pool on the main route through the village. Due to its prominent and elevated position has been identified as a landmark and positive building. The building dates to 1844, plate 14, and is built in a Gothic Tudor style displaying it architectural and aesthetic interest. The building is prominent throughout the Conservation Area due to its elevated location with Randwick Woods adjacent to the site.



*Plate 14 Randwick  
Vicarage Circa  
1910*

*Source Randwick  
Historical  
Association.*

- 2.6.4 The Old Dairy, The Lane, plate 15, is identified on the 1840 post enclosure map. The building is a traditional stone cottage with stone porch, timber casement windows and brick and ashlar chimneys. The cottage has been extended by the 1<sup>st</sup> edition of 1888 and was once utilised as an Inn where William Knee, the founder of the Methodist Church educated children in an upper room. The building's historic, architectural, and

<sup>11</sup> <https://historicengland.org.uk/images-books/publications/local-heritage-listing-advice-note-7/heag301-local-heritage-listing/>

<sup>12</sup> Historic England Advice Note 1: Conservation Area Appraisal, Designation and Management.

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historical association contributes to the asset's local distinctiveness and contribution to the Conservation Area.



*Plate 15 The Old Dairy, The Lane.*

- 2.6.5 Randwick Primary School was built in 1857 and is a small stone-built structure with its concrete tile roof complete with stone bell tower. The building replaced a charity school founded in the 18th Century. The large Gothic windows, stone chimney detail and bell tower provide architectural embellishments of interest. The property has undergone change over the years with the removal of traditional windows and original roofing. Despite the alterations the building is prominent in the landscape and can be seen in several vistas across the village. Therefore, contributing to the Conservation Area as a landmark building.
- 2.6.6 The Rising Sun Public House on The Lane close to the Wesleyan Chapel was in existence in 1856. It closed as a public house in the 1960's and today consists of two properties 'The Old Rising Sun' and 'Rising Sun Cottage'. The Old Rising Sun retains the porch element seen on the 1910 image below, plate 16, which has now been infilled with stained glass windows. The buildings retain their decorative stone mullion windows each with hoodmould detailing. The windows are metal casements with the multi casement windows having a central opening window. Timber sash windows are located on the ground floor within the porch aspect within The Old Rising Sun. The concrete tile roof retains its three chimneys as shown in 1910. Both buildings have historic, architectural, and historical association contributing to their local distinctiveness.



*Plate 16 View of The Rising Sun and Methodist Chapel circa 1910.*

*Source Randwick Historical Association.*

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- 2.6.7 Stone squeeze stiles, plate 17, are a characteristic of the Cotswold landscape of Gloucestershire and there are several examples within the Randwick Conservation Area, including forming part of the boundary wall to the Church of St John the Baptist, accessing fields at Townsend and off Ocker Hill. For centuries stone stiles have allowed pedestrian access across the countryside and as such indicated ancient pathways which predate land enclosure, and point to where farmsteads, barns, and villages, long since vanished, existed. Squeeze stiles are usually two upright stones which have a narrow opening preventing sheep or cattle from straying further afield. The stone squeeze stiles vary in height and are of historic value contributing to the landscape value of the Conservation Area.
- 2.6.8 The final recommendation for local listing is the historic spring, plate 18, between the Church of St John the Baptist and Randwick School. The spring is enclosed by a stone boundary and is believed to be the earliest form of drinking water for the local households within the village. The spring therefore has historic and communal value positively contributing to the character and appearance of the Conservation Area.



*Plate 17 (left) Squeeze Stile at Townsend and Plate 18 (right) Spring located between Randwick Primary School and the Church of St John the Baptist.*

## 2.7 Archaeology Summary

- 2.7.1 The details in this section have been summarised from Know Your Place which provides information from the Gloucestershire Historic Environment Record (HER)<sup>13</sup>. Randwick Woods to the north and east of the Conservation Area designation provides important evidence of Prehistoric settlement in the area. The Scheduled Monument of Randwick Long Barrow, two bowl barrows and a cross dyke (HER 350) is one of various such ancient burial mounds and barrows within the area erected during the Early Neolithic period. Measuring 55 metres in length and 4 metres in height, it is one of the larger long barrows still extant. Excavations carried out in 1883 revealed pottery and several inhumation burials and today the finds are held by Gloucester Museum. Later use of the site has also been evidenced through finds of pottery and a horseshoe dating from the Romano-British period. Additional burials were also found adjacent to the barrow on the southwest side and around the site quarrying has been undertaken.

<sup>13</sup> <http://www.kypwest.org.uk/explore-the-map/go-to-the-map/>

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Further medieval ditches and earthworks are identified (HER 4106) and include an egg-shaped enclosure with ridge and furrow located to the north of Townsend Cottage.

- 2.7.2 Within the Conservation Area boundary evidence of a possible square enclosure defined by banks, with likely isolated ridge and furrow has been identified as part of the Cotswold Edge LIDAR Project (HER 34367). This is located to the west of Fountain Pond, and dates to the medieval to post medieval period. Fountain Pond is also dated to the medieval period. HER 34368 identifies an historic trackway which is evidenced on the Tithe Map running from between the Village Hall and The Haven across the playground and Chapel Fields. Within Pool Cottage is the possible location of the Randwick Church House in its gardens. The record entry notes the cottage itself was built using stones from the demolished structure and is located to the south of St John the Baptist's Church (HER 45362).

### 2.8 Buildings at Risk

- 2.8.1 Within the Conservation Area one heritage asset that may be considered currently 'at risk' from neglect is the Lock Up which is Grade II listed. The building continues to suffer from deterioration and proposals for interpretation or reuse which would ensure the preservation and future maintenance of this building will be welcomed by the Council, providing such proposals are sensitive to other Randwick Conservation Area issues, and do not breach any policies that apply. Permission will not normally be granted for proposals to demolish any buildings identified as at risk, or for development which would compromise their viability, condition, or future alternative uses, where these fall under normal planning controls.

### Traditions and Customs

- 2.9.1 The origin of the annual Randwick Wap is not clear but local tradition affirms that it originated in the Middle Ages when the Church was built. The Wap commemorated the completion of the building, and a supper was provided to the workers. The Randwick Wap was held annually commencing on the evening of the first Saturday after Easter and formerly provided the main holiday of the year for the village. During the festival, on the second Monday after Easter, the incoming Mayor is carried shoulder high and anointed by the outgoing Mayor prior to all the festivities commencing with the village. The Mayor's Pool, located south of the church, was used in the anointment of the annually chosen Wap Mayor.
- 2.9.2 A second custom whose origins are not clear but observed annually at Randwick is that of the May Day cheese-rolling. On the 1st May, The Randwick Historical Association notes "*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.*"<sup>14</sup> The

<sup>14</sup> <https://www.randwickhistoricalassociation.org.uk/history-2/history/time-line/>

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tradition returned in 1972 and is hosted annually with the local community coming together to celebrate.

### Part 3: Character Areas of Randwick

#### 3.1 Introduction

3.1.1 Within a Conservation Area, it is sometimes possible to identify parts of the Area which differ in character. Key factors in defining where one part of the Conservation Area differs from another include the density of buildings, and their relationship to one another and to the roads and footpaths. Where clear differences do exist, these are identified as 'character-areas' and the Conservation Area is examined using those sub-areas. Two areas have been identified as being 'character-areas' within Randwick Conservation Area, refer to Map 3 Appendix 1. The areas reflect the historical evolution of the village and the concentration of development within a single area and the remaining open space and historic landscape which contributes to the distinctive character of the village. The character areas are as follows:

- The Village Core – This character area encompasses the main route the village, The Lane, The Lagger, The Stocks, Chapel Fields and Ocker Hill.
- The Playing Fields – This character area includes the village playing fields, football pitch and cricket pitch as well as the paddock and boundary hedging to the south.

#### 3.2 Character Area 1 – The Village Core

3.2.1 Character Area 1 is focussed on the historic core of the village, including early historic development around the church of St John the Baptist, The Lane, The Stocks, Chapel Fields and Ocker Hill. The settlement is situated on the steep upper slopes of the valley that has historically been dominated by the cloth industry which was prevalent in the Stroud Valleys for many centuries.

#### 3.3 Townscape and Spatial Analysis

3.3.1 The appearance and character of Randwick's Conservation Area is the result of the development of traditional weavers' cottages dating from the 17th century constructed from oolitic limestone quarried locally. The building scale in the Conservation Area are a consistent two storeys and predominantly constructed in stone with some later 19<sup>th</sup> century brick buildings. There is a functional robustness and solidity to the structures, and they are simple in form with few decorative features. The simple nature of the architecture indicates the village was historically a poor community reliant on the local cloth industry. Gentrification of historic residential dwellings and modern in-fill development has resulted in a prosperous village today. However, further development in the Conservation Area requires careful management to ensure that the rural character of the village is not lost through over intensification.

3.3.2 Initial development began around the Church of St John the Baptist dating from the 14th century. The Church is a key landmark feature in the village and is prominent in views when travelling through the village and in views across the valley. The settlement pattern of the village is that of densely packed development along The Lane, The



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Stocks and Chapel Fields. Plots are mostly modest historic cottages, often grouped in terraces and set along the road with small gardens. Typically, these buildings had a shallow floor plan often dug into the sloping ground behind and could be little more than one room on each floor. Some of the modest scaled terraced cottages have been combined and converted into family dwellings. The majority of the village settlement is in place by 1894-1903 and can be identified on the 2nd edition historic epoch, figure 4.

- 3.3.3 The historic developments of The Change, Pool Cottage and The Vicarage are all higher status developments set within large plots using traditional materials. These buildings display several phases of development, with narrow ranges often added at right angles to the original build. The properties are located on the main route through the village and are all constructed from local stone with a mix of slate and stone roofing with hoodmould detailing to windows and stone mullions with metal or timber casements. These buildings are all identified as positive buildings in the Conservation Area.
- 3.3.4 In the 20th century any plots which were vacant have been in-filled by larger dwellings, notably along The Lane and The Stocks. Modern development includes the encroachment of residential dwellings on Chapel Fields with The Haven, Verona and Byfields. These are mainly in the form of low scale development utilising modern materials such as render, concrete tile and uPVC windows and doors, plate 19. These dwellings are typical of the time with many including flat roofed garages and parking areas. Most have been altered with large scale dormer windows, conservatories and reflect the pressures on areas at the urban fringe. Similar in-fill developments can be identified along the main route of the village including Longfield, Court Lodge and Akenlea. These are set back from the road and screened by hedge planting and boundary walling therefore are not prominent in the street scene.



*Plate 19 Modern development of Cawsand Plate 20 (right) Development at Situation Place, The Lane.*

- 3.3.5 A good example of development within the Conservation Area is that of Situation Place, The Lane, plate 20. Consent was granted in 2004 and this is constructed following the traditional design style and proportions of the local vernacular. Simple timber casement windows with the ground floor having an arched head detail. The use of high-quality traditional materials and detailing ensures that the development compliments the street scene and makes a positive contribution to the character of the area.

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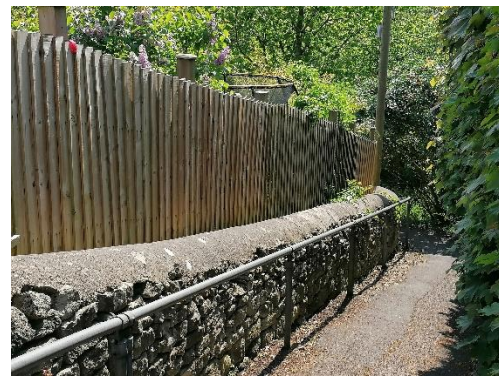
- 3.3.6 The main route running through the village is a through road to the surrounding villages of Lightwood, Ruscombe and Whiteshill to the north and Westrip to the south. Along this route are several listed buildings including Long Court and Court Farmhouse, both of which are set behind a large stone boundary wall. This walling creates a sense of enclosure and allows glimpsed views of these historic buildings; however, these properties do not formally address the street. The remaining routes of The Stocks, The Lane and Chapel Fields are narrow and informal without road markings retaining the rural character of the village.
- 3.3.7 The churchyard of the Church of St John the Baptist and individual trees within it makes a positive visual contribution to the character and appearance of the Conservation Area.
- 3.3.8 Boundary treatments and enclosures of residential plots are in the form of stone walling providing a holistic character to the Conservation Area. These are of predominately low scale and are either mortared or of dry-stone wall construction. There are a range of wall capping including rounded mortar caps, flat stone caps noted around the Church, plate 21 and stone on edge located around the settlement, plate 22. Long Court and Court Farmhouse as higher status large dwellings, have a long stretch of high stone walling forming their enclosure from the main road. These boundary walls make a significant contribution to the character of the area.



*Plate 21 (left) Flat stone capping to boundary wall of the Church and plate 22 (right) Stone walling along the main route through the village.*

- 3.3.9 Set behind the boundary walls or forming boundaries themselves are hedges and planting along The Stocks and The Lane, plate 23. The hedge planting and trees add to the rural character of the village. Areas of timber fence usually occur in short stretches within the Conservation Area and are often used as boundaries in back gardens or between houses or cottages that form part of a row. Sections of timber fencing, plate 24, can detract from the character of the Conservation Area and should be managed appropriately through replacement planting or replacement with stone walling. The appearance of private gardens within the Conservation Area vary in size and contribute positively to the countryside feel of the village. Many of the smaller houses and cottages in the village display traditional front gardens which contain small areas of grass, with features including flowers, hedges, and low garden walls.

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*Plate 23 (left) Stone walling with planting above, The Lane and plate 24 (right) modern timber boarded fencing on The Laggars.*

3.3.10 The village is connected by narrow pedestrian lanes and steep alley ways, plate 25, known locally as “laggars”. These footpaths are a very distinctive characteristic feature of the settlement and link the existing built development. The lanes and footpaths are enclosed with stone boundary walling and provide access to several the historic properties within the village.



*Plate 25 (left) Alley way within the village and plate 26 (right) K6 Telephone box on The Lane.*

3.3.11 A K6 Telephone box, plate 26, is located on The Lane and is a positive feature within the character area. This British icon is disappearing due to the mobile phone generation, though they can be adopted and repurposed. The K6 was designed by Sir Giles Gilbert Scott to commemorate the Silver Jubilee of the coronation of King George V in 1935. Some 60,000 examples were installed across Britain, which is why the K6 has come to represent the red Telephone Box. In this instance while no longer functioning as a phone it is utilised by members of the community as a book exchange.

3.3.12 The character area includes two important areas of water, firstly the Mayor’s Pool, located south of the church, used in the anointment of the annually chosen Wap Mayor. The second is that of a historic spring located between the Church and the school, plate 18, page 21.

### 3.4 Architecture and Materials

- 3.4.1 The village is domestic in character and most of the buildings within the Conservation Area are residential and were built for this purpose. Houses take the form of small cottages, medium sized houses, a farmhouse, and large detached houses. Modern houses typically take the form of bungalows and medium sized houses. There are some conversions within the village; these are mostly farm buildings at Court Farm. On The Lane there are two buildings that historically served as chapels but are now residential. Within the Conservation Area one public house remains, the Vine Tree Inn, but other local amenities are provided in adjacent villages and suburbs. The only other historic buildings with a function other than residential is that of the Church and the school. The Village Hall is a modern addition with rendered walls and solar panels to roof. The former agricultural history of the settlement can be seen in its landscape as well as from the former farmyard complex of the Grade II Court Farmhouse and its outbuildings.
- 3.4.2 The majority of historic buildings in the village are simple, rectilinear weaver's cottages of coursed limestone construction dating to the 17th century and later. The buildings are of simple vernacular style and two storey construction. The Stocks was erected in 1878 and along Chapel Fields a date stone on Temperance Cottage indicates construction in 1904. The larger, bespoke buildings including the school, Methodist church and Church of St John the Baptist are similarly constructed in the local limestone and are all prominent within the streetscape. Several of the cottages retain stone mullion windows, hood mould detailing and the Listed Buildings of Court Farm retain elements of stone tracery windows.
- 3.4.3 Court Farm, a historic farm is accompanied by a range of outbuildings. The smaller historic developments do not have garages or outbuildings although some have seen modern additions of timber clad structures in gardens as studios or garden rooms. More recent infill developments having separate garages or parking areas. The buildings broadly divide into those of a vernacular design with pitched roofs and gables and the buildings influenced by prevailing fashions, whether the polite, symmetrical traditional frontages or the mid-twentieth century utilitarian bungalows. Chimneys are an important feature on residential buildings of all sizes and the 17<sup>th</sup> to 18<sup>th</sup> century developments include a central ridge-mounted chimneys built in ashlar stone. Later 19<sup>th</sup> century developments have chimneys in brick.
- 3.4.4 The 1990 Conservation Area plan identifies Weavers Cottage as being one of the oldest cottages in the village. The original cottage building has been extended and has been subject to alteration with the addition of a porch, replacement uPVC casement windows within stone mullions, replacement roofing with solar panels added and removal of stone chimney.
- 3.4.5 Historically there were five beer or public houses within the Randwick area. Today The Vine Tree Inn is the last remaining public house within the Conservation Area and is identified on the 1840's historic epoch. Constructed of rubble stone with concrete tile roof this building has a mix of casement windows many have been replaced; these replacements detract from the historic character of the building. The building's elevated position makes it prominent in the Conservation Area and it is an important communal asset with the village.

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3.4.6 The character area contains several Listed Buildings set out in detail within section 2. There are several buildings and sites which also positively contribute to the character and appearance of the street scene due to their historic, architectural, or archaeological value and these include the following:

- The Vicarage
- Pool Cottage
- The Change
- Long Court Cottage
- Rosemary Cottage
- The Stocks No 1 and 2
- The Old School House and Randwick Primary School, The Lane
- The Old Dairy, The Lane
- The spring adjacent the school and church
- Mayor's Pool
- The K6 Telephone box
- Southview, The Lane
- The Old Rising Sun, The Lane
- Rising Sun Cottage, The Lane
- Temperance Cottage, The Lagers
- Ash View and Yew Tree Cottage, The Lagers, have group value
- No 1 and No 2 Coxgate, Chapel Fields
- Recommended within boundary extensions -
- The Old Bakery Wells Cottage
- Trittons Cottage
- Townsend Cottage
- Broom Cottage

### Materials

3.4.7 The majority of historic buildings throughout the village are constructed of the local limestone and this is a key characteristic of the Conservation Area. This is due to the location of the village on the edge of the Cotswold escarpment and the abundance of oolitic limestone quarried locally. Stone detailing ranges from uncoursed rubble, to coursed, dressed stone and ashlar with the lower status dwellings being uncoursed or coursed stone.



*Plate 27 Example of brick within the village at Laburnum Cottage, The Lane.*

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There are limited brick buildings within the character area and where they do appear it is often on rear or side elevations. Examples can be seen at Laburnum Cottage, plate 27, Myrtle Cottage, The Lane and Blenheim Cottages, adjacent the Old Bakery. The brick and Welsh slate were brought in by canal and railway during the 19th century.

- 3.4.8 Render finishes are apparent, but these are either limited to modern developments or on rear or side elevations of traditional dwellings. A common feature is that of tall attic gables and were functional additions due to their use in the production of cloth and historically accommodated looms required for the weaving process. Small windows sited high up in the apex of the cross-gable added extra light and ventilation. Later developments of the 19<sup>th</sup> century see attic spaces lit by small gable-end windows or small pitched-roof dormers, plate 28.
- 3.4.9 Roofs are steeply pitched typically 50-55° necessary for a weathertight roof covering and laid in 'diminishing courses,' with small tiles towards the top and large tiles towards the bottom stones of all sizes to fit snugly together. There are a wide variety of roofing materials used throughout the village including traditional Welsh slate, plate 29, seen on the Old School House, the Methodist Chapel, and Long Court. It is however noticeable that many of the roofs that would have been covered in stone tiles have been replaced with reconstituted stone tiles or concrete tiles. These replacements have a negative impact on the building and detract from the character and appearance of the area. There are several clay tile roofs within the Conservation Area and examples are seen on Townsend, Broom, plate 28, Well and Trittons Cottages in the south of the character area.



*Plate 28 (left) Townsend and Broom Cottages and plate 29 (right) The Methodist Chapel, The Lane.*

- 3.4.10 Stone mullion windows, plate 30, can be direct glazed with leaded lights or with iron casements inset into the stone surrounds. They are particularly identified within the local vernacular and on high status properties featuring hood mould detailing. Fenestration is centrally aligned beneath the apex of the gabled roof, with windows diminishing in proportion at each storey. Casement windows, plate 31, are typically under stone arched window and a similar detailing for door heads.

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Plate 30 (left) Example of a Stone Mullion window and plate 31 (right) Example of a casement timber window

- 3.4.11 Windows within the Conservation Area are a mix of timber casement and sashes, metal casements and most notably uPVC replacements within the traditional buildings stock. Where timber casements remain, these have a single horizontal glazing bar. Modern dwellings have both uPVC and aluminium windows added. Doors are also a mix of traditional timber and modern and there have been several uPVC replacements in the core of the Conservation Area. Rainwater goods are also a mix of traditional metal and uPVC replacements. The use of modern materials is a negative aspect which detract from the character and appearance of the area.
- 3.4.12 Stone boundary walls are in abundance, and these are constructed from natural stone. Where modern materials have been these are in the form of close boarded fences adjacent to the Vine Tree Inn or reconstituted stone additions forming part of later 1960-1970's modern development.

### 3.5 Setting and Views

- 3.5.1 The village of Randwick is situated in an elevated position on the edge of the Cotswold Escarpment which provides panoramic views across the Stroud valleys. Views are an important aspect of the Randwick Conservation Area; many take in key views of heritage assets which can contribute to their significance and setting.
- 3.5.2 Within the character area there are several views identified:
- The first view is that from the top of Ocker Hill which is a panoramic view across the valley.
  - The second view is the view from Randwick School across the valley which takes in panoramic view across the valley as well as the Church and Vicarage, plate 32
  - Panoramic views from alley ways and ladders between The Stocks and The Lane, plate 33
  - The final views are several framed views across the valley from The Stocks and The Lane in-between buildings. For example, between No 1 and No 2 The Stocks.



*Plate 32 (left) View from Randwick Primary School towards Randwick Woods and plate 33 (right) View from alleyway between The Lane and The Stocks to the west and Randwick Woods*

### **3.6 Character Area 2: The Playing Fields**

- 3.6.1 The Playing Fields character area encompasses the village playing fields, football pitch and cricket pitch as well as the paddock and boundary hedging to the south boundary of the Conservation Area. The area is well used by residents for both social recreation and village events and festivities.

### **3.7 Landscape Character**

- 3.7.1 Chapel Fields and the surrounding open space forms a key landscape feature within Randwick. The area is well used by the community with its playing pitch, cricket pitch and enclosed play area. While the playing field is maintained, it is not overly planted or domesticated.
- 3.7.2 The remaining open space is pasture used for horses and fields with small flocks of sheep; sometimes these areas are used for micro-agriculture. They are enclosed by historic field boundaries, roads, and footpaths and the hedgerows and dry-stone walls making a positive contribution to the rural character of the Conservation Area. The open character is evidence of the area's former agricultural use with historic ridge and furrow patterns. An ancient trackway visible on the Tithe Map running between the Village Hall and The Haven across the playground and Chapel Fields.
- 3.7.3 There is an extensive network of footpaths leading through the village, which were the original routeways to surrounding villages and across ancient woodlands. The footpaths vary in form and include routes through woodland, fields and alley ways, and footpaths through the churchyard. Many of the footpaths have historic squeeze stone stiles remaining which make a positive contribution to the character of the area and should be considered for local listing by Stroud District Council. The hedgerows and pasture contribute to the wildlife and habitat of the area. These footpaths and alley ways contribute significantly to the character and appearance of the Conservation Area and help to tell the story of the development of the settlement.
- 3.7.4 The popularity of the Village Hall and the use of the playing pitch has contributed to intensification of car parking in the area. Part of the open space at Chapel Fields frequently acts as an overflow car park, much to its visual and ecological detriment. The problem of car parking in this location is difficult to address due to the narrow



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nature of the lanes in the village and lack of nearby parking areas. The closest parking area is that adjacent the Vine Tree Inn therefore encouragement for residents to walk or cycle to sporting or community activities should be reviewed.

### 3.8 Setting and Views

3.8.1 Views from Chapel Fields are wide ranging across the valley and are both picturesque and relaxing. The long ranging views across the valley are a key characteristic of this character area and makes a positive contribution to the Conservation Area. Benches are located outside the Village Hall to allow views to be enjoyed in a peaceful and contemplative setting.

3.8.2 As noted there are many footpaths and alley ways which connect and encircle the village, and from these, one gets a clear appreciation of Randwick's place in the landscape, and its self-contained nature. The delineation between the village and the surrounding countryside is soft, with garden plots backing straight onto the fields in some instances. Within the character area there are three important views identified:

- The first view, plate 34, is from the playing field over Stroud to the South.
- The second view, plate 35, is from The Lane across the playing field towards the village with Randwick Woods and distant views to Kings Stanley.
- Thirdly while walking along the southern boundary of the Conservation Area and its mature hedgerows are views north across the village and Methodist Chapel, plate 36.



*Plate 34 (left) View identified from Chapel Fields towards Stroud and plate 35 (right) View from The Lane towards Randwick and distant views to Kings Stanley.*



*Plate 36 View from Southern Boundary of CA across towards the village and Methodist Chapel.*

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### Part 4: Issues and Opportunities

4.1.1 The issues and opportunities identified with the Randwick Conservation Area are resultant of site visit assessment and consultation with members of the public, stakeholders, and the local authority. The issues identified relate to the built environment and in particular the impact of new development on the character and appearance of the Conservation Area and the loss of historic features to historic buildings. The following SWOT analysis, figure 7, summarises the key issues which have been identified through the questionnaire issued as part of the consultation process.



Figure 7 Randwick SWOT Analysis summary.

#### Loss of traditional architectural details

4.1.2 Throughout the Conservation Area a considerable proportion of the traditional building stock contributes positively to the street scene. However, there some elements which detract from its character due to unsympathetic alterations. One of the greatest threats to the Conservation Area is that of the introduction of modern features which are out of keeping with the traditional character of the area. Notably these include the introduction of inappropriate uPVC windows, doors, or conservatories. Such additions have resulted in the loss of original architectural details, such as timber sash windows, doors, and traditional roof finishes. While these may be seen as minor works on an individual basis this has a cumulative negative effect on the building itself and the wider character of the street scene. For example, the loss of features such as chimneys can fundamentally change the roofscape, and have a detrimental impact on views, particularly considering the nature of the village which has a wide range of views across the valley.

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- 4.1.3 Where harmful alterations to Listed Buildings are brought to the Council's attention, and where those alterations are unlawful under the protection in place, the local authority will seek to secure the reversal of the unauthorised works. The preference will be to achieve this through contact with the owner and negotiation, but formal enforcement action will be considered where this is ineffective. Measures such as Article 4 directives or local listing of heritage assets can assist in reducing the loss of traditional architectural detailing on those buildings not designated and forms part of the recommendations within Section 5.

### **New development, alterations, extensions, and demolition**

- 4.1.4 Randwick's rural character is one of the things that make it so special. Within the Conservation Area it is evident that several insensitive additions to existing buildings have been undertaken and there is a risk of suburbanisation. This has can come about by over-intensive developments to increase accommodation within loft spaces or large-scale new development out of keeping with the character and scale of the village setting. The use of inappropriate modern materials which are not complementary to the existing palette within the Conservation Area, can lead to the erosion of the areas historic character and significance. Where new development is proposed these buildings should be carefully assessed to ensure they are of a high quality due. This is to some new development being overly prominent and of poor design resulting in harm to the character of the Conservation Area. Consideration should also be given to the impact of large areas of glazing in a design of otherwise traditional materials as these can create detrimental blank spaces in views. Materiality should be carefully considered due to the key views of the village and its traditional character being built of local stone.

### **Buildings at Risk**

- 4.1.5 There is one Listed Building noted as being "At Risk" within the Conservation Area and this is identified as the Lock Up, plate 11 on page 17. The Grade II building is currently vacant and in a prominent location on the main route through the village. The building while roofed is not currently watertight with no glazing to windows and vegetation beginning to take hold. The building requires general maintenance but as a priority a new use to rejuvenate the asset. It is also recommended historic interpretation is provided for the asset to aid understanding of the site within the community and visitors.

### **Sustainability**

- 4.1.6 The current drive for zero carbon by the Local Authority and recent initiatives to improve building stock sustainability and retrofitting is a key consideration in future planning. Therefore, the retrofitting of existing buildings to create more thermally and energy efficient spaces will be encouraged where works are not harmful or require the loss of original features such as traditional windows. The setting of the Conservation Area could also be affected due to the installation of solar panels/slates, thermal panels or insulation to primary elevations which could disrupt views and the streetscape. The introduction of car charging points may be considered within the Randwick Car Park, and parking at the Vine Tree Inn and Village Hall.

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- 4.1.7 Climate change can also require a review of historic buildings. Increased weather events such as heavy rainfall or storms could cause damage to buildings. This is due to existing historic rainwater goods being insufficient to cope with increased rainfall. Problems can occur with water ingress, damp and associated rot caused by rainwater not being carried away from the building's facades or footings. Therefore, any proposals should be well considered and follow Historic England Guidance and any supplementary guidance by the Local Authority.

#### Associated Infrastructure Equipment

- 4.1.8 Throughout the Conservation Area it is noted that many of the existing buildings have additions such as alarms, satellite dishes, telephone wires, external gas and electricity boxes, boiler flues on their building's façade or chimneys. These additions have a significant cumulative impact on the building itself and on the wider street scene. Careful siting and choice of materials and colours, and removal when redundant, can significantly reduce the impact of these elements and provide a street scene which is not cluttered. This is particularly important due to the number of key views within the Conservation Area and surrounding setting.

#### Traffic and Parking

- 4.1.9 Parking was a common theme raised within the consultation. Within the Conservation Area there are limited opportunities for parking due to narrow lanes and lack of available areas to create additional parking. One area recommended for enhancement is that of Randwick Car Park located adjacent The Vine Public House and associated garages. The space could be resurfaced, and additional spaces created should the garages not be required, plate 38. The existing boundary wall requires repair due to its poor condition. Overall, there are limited opportunities for the creation of off-street parking due to topography and the narrow nature of the lanes and plots.



*Plate 37 Signage clutter adjacent the Grade II War Memorial and Plate 38 (right) site of garages off the public car park.*

- 4.1.10 There is a large amount of street 'clutter' created by highway signage, particularly adjacent to the Grade II War Memorial, plate 37. An image sourced from the Randwick Historical Association dated circa 1925 identifies the monument prior to the addition of railings and only a few years old, plate 39. Where such instances occur, these are visually detracting from the setting of the monument and can cause confusion and obscure views. Excessive signage should be avoided and traditional signage, such as

timber finger posts as opposed to modern metal road signs, should be encouraged. Road markings are quite minimal, and this should remain the case.



*Plate 39 (right)  
Image of the War  
Memorial circa 1925  
source Randwick  
Historical  
Association.*

### **Boundary Treatments and Landscaping**

4.1.11 Within the Conservation Area there is a consistency of dry-stone walling boundaries and alley ways. The location of many of the dwellings on the main route through the village and narrow highway means that the demarcation of boundaries is important for safety. A limited use of modern materials such as metal railings, timber fencing such as close boarded fences and reconstituted stone have been identified. Where this occurs these boundary treatments are not in keeping with the Conservation Area and erode its traditional character. Landscaping should be sympathetic and respond to the rural character of the Conservation Area and its setting. Hard landscaping and enclosure of gardens with high level boundaries should be avoided to ensure key views of the surrounding landscape be preserved. Poor surfacing of the road or driveways can also negatively impact the character of the area.

### **Trees and Open Spaces**

4.1.12 The setting of Randwick contributes to its special interest and encompasses agricultural fields, hedges, and Beech woodland. The trees and green spaces within Randwick provide an important contrast with the built areas and should be preserved. Any new development should ensure that they do not detract from any key viewpoints and preserve any trees or open space as part of the development.

### **Interpretation and Education**

4.1.13 The consultation identified a need for greater awareness and understanding regarding the construction and maintenance of traditional buildings. This is also evidenced through the use of modern materials when undertaking repairs and alterations within the Conservation Area. There are several informative documents produced by Historic England, and the Local Authority and information is set out within the further resources section. This would assist in ensuring buildings are appropriately maintained, instil a sense of pride and connection to the areas historic character and value; it can also reduce the number of unauthorised works undertaken.

4.1.14 The negative features identified are elements that detract from the character of a Conservation Area and therefore present an opportunity for enhancement.

## Part 5: Management Plan

### 5.1 What Is The Purpose Of The Management Plan

5.1.1 This Management Plan provides:

- An overarching conservation philosophy which sets out the guiding principles for the preservation and enhancement of the character and appearance of the Randwick Conservation Area.
- Recommendations which give more detailed guidance for the protection of existing features of special interest and the parameters for future change to existing buildings or new development.

5.1.2 This appraisal accords with the aims and objectives of the policies set out within the Local Plan, which should be used alongside this document. The Council also has a suite of specific guidance documents to assist in developing proposals set out in section 1.4. Once this Conservation Area Appraisal and Management Plan has been adopted by Stroud District Council, the recommendations in this section will become a material consideration in the council's determination of planning applications, Listed Building consents and appeals for proposed works within the Conservation Area.

5.1.3 Building owners and occupiers, proprietors, consultants, and developers should refer to these recommendations when considering any changes within the Conservation Area. Following this guidance will ensure proposals consider the special interest of Randwick and that change makes a positive impact on the Conservation Area.

### 5.2 Management Recommendations

5.2.1 The following recommendations have been developed in response to the issues and opportunities identified.

#### General Recommendations

- A Heritage Impact Assessment (HIA) of proposed alterations, demolition and development should be submitted as part of a planning or Listed Building application. This should analyse and describe the impact of the proposal upon significance of the building or its setting to ensure the special interest of the Conservation Area is preserved or enhanced.
- Any new development, an extension or alteration should be appropriate in terms of scale, massing, design, and materials. It will be of high quality in both its design and materiality to ensure these are not detrimental to the Conservation Area setting.
- The setting of the village contributes to its special interest therefore the open space, agricultural land and woodlands surrounding the village will be preserved.
- Due consideration should be given to archaeological potential and protection of remains wherever below ground intervention is proposed.

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- New development will not negatively impact on views within or towards the Conservation Area and views of landmark buildings will be preserved.
- Fundamental to the character of Randwick is its historic built environment. Regular maintenance is key to ensuring this is well maintained and repairs should be completed in a traditional manner. Historic England provides advice on best practice maintenance and repair techniques see 'Further Information and Sources.'

### Loss of Original Features

- 5.2.2 Within the Conservation Area it is noted that several buildings have been harmed through the replacement of original features. The removal of architectural features such as windows, roof coverings, boundary treatments, and chimneys has resulted in a negative impact on the external appearance of the building and the local streetscape.

**Recommendation 1A** – The reinstatement of traditional features will be encouraged where based on an understanding of the significance of the building and its historic development. Where possible, negative features such as uPVC windows and doors should be removed and replaced with a sympathetic alternative.

**Recommendation 1B** - Where historic roofing materials are to be replaced, new materials should match the original in colour, size, and texture.

**Recommendation 1C** - Rainwater goods (guttering, downpipes, hoppers) should be repaired if original or reinstated in original materials, cast iron or aluminium. Plastic guttering is not appropriate for Listed Buildings or public-facing aspects of buildings in the conservation area.

### Alteration, Extension And Demolition

- 5.2.3 The appearance and character of Randwick's Conservation Area is the result of the development of traditional weavers' cottages constructed from oolitic limestone quarried locally in the 17<sup>th</sup> and 18<sup>th</sup> centuries. The village is tightly packed around The Lane and The Stocks with connecting narrow lanes and alley ways providing its distinctive character.

- 5.2.4 The below recommendations are not exhaustive, and each location will present its own individual requirements for a sensitive and appropriate design when undertaking any alterations or extensions within the Conservation Area:

#### Recommendation 2 –

- Demolition of buildings and structures will only be permitted where the site detracts from the character and appearance of the Conservation Area.
- Proposed changes should preserve or enhance the character of the Conservation Area. Alterations should be respectful of the prevailing architectural and historic character of the Conservation Area.

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- Extensions will be subservient to the existing buildings in their scale, massing, and design. The use of traditional materials such as stone is required, though thoughtful and sensitive design with contemporary materials may be acceptable where these are part of a high-quality sensitively designed extension that complements or enhances the appearance of the original building.
- Enhancement could be achieved through removing a feature which is out of character and replacing it with something traditional or sympathetic.
- Landscaping associated with new development should be appropriate to the character of the Conservation Area and current public green spaces will be preserved. Existing trees and greenery within the Conservation Area should be preserved and there will be a presumption in favour of the retention of existing mature trees for all new developments. Front gardens should not be lost to driveways.

### New Development

- 5.2.5 There are limited opportunities for new development within the Conservation Area due to its small scale and topography. Where there are opportunities for new development such as the replacement of buildings which detract from the special interest of the area or new development in the setting of the Conservation Area any development needs to take account of, and be sensitive to, the following:

**Recommendation 3** – Development should respect the scale, design, proportions, grain, and materials of the surrounding architectural vernacular. Detailing should be characteristic of the area and retain any historic plot boundaries. Development should be of high-quality design which reflects its immediate context and sits comfortably with its setting and in important views.

### Buildings at Risk

- 5.2.6 Buildings at Risk surveys are an important part of planning for heritage and delivering regeneration. An assessment of the Lock Up can be a catalyst for finding and creating a solution, working with the building owner and the community. The site could be transformed from a problem to an economic and community benefit to the village. The Grade II listed Lock Up requires attention in the form of:

**Recommendation 4** – Undertake a local buildings-at-risk report for The Lock Up and set out potential uses for the building. Commission a feasibility/viability study for the building and look at fund-raising opportunities to deliver rejuvenation.

### Sustainability

- 5.2.7 Proposals should be well considered and follow the below recommendations as well as Historic England Guidance and any supplementary guidance by the Local Authority.

**Recommendation 5A** - Whilst the use of micro energy systems is encouraged, special care will be necessary to find suitable sites for their use within the Conservation Area.



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Preference will be given to equipment located away from principal frontages or key views. The use of equipment which blends with or is sensitive to the surrounding street scene and key views will be considered on primary frontages.

**Recommendation 5B** - The thermal performance of existing doors and windows can be improved using draught-proofing, addition of secondary glazing or curtains and this will be encouraged.

**Recommendation 5C** – The retention and repair of historic windows and doors is encouraged should replacement be justified these should match the original material and design. Replacement of traditional timber or metal windows and timbers doors with uPVC alternative would not be supported on traditional buildings.

**Recommendation 5D** – The introduction of car charging points in the Conservation Area should be considered in context of the whole Parish and strategically placed to ensure equality of access. Possible recommended locations within the Conservation Area are: 1) The Village Hall and 2) the public car park adjacent to the Vine Tree Inn.

### Associated Infrastructure Equipment

- 5.2.8 The addition of infrastructure equipment i.e., television aerials and satellite dishes, as well as alarms, meter boxes and electric cables are not in keeping with the historic character and appearance of the Conservation Area. Such features have a negative impact on the building itself as well as the cumulative impact on the building and on the wider street scene.

**Recommendation 6A** - The installation of telecommunications equipment on chimneys and the front and sides of elevations and roofs of buildings in the Conservation Area will be resisted. The removal of existing visible aerials, dishes and cabling is encouraged, as this will enhance the appearance of the Conservation Area.

**Recommendation 6B** – Installations of alarms, flues, meter boxes and pipe work should be carefully sited away from prominent views and elevations.

### Traffic and parking

- 5.2.9 Within the Conservation Area there are limited opportunities for parking due to the narrow lanes and lack of available areas to create additional parking. Street signage can cause negative street clutter and road markings minimal. Therefore, the following recommendations are required:

**Recommendation 7A** – Review the condition and capacity of Randwick Car Park. Improvements in the form of electric charging points and replacement of garages could be an enhancement to the street scene.

**Recommendation 7B** – The rural lanes in the settlement including The Lane and The Stocks make a positive contribution to the character and appearance of the Conservation Area and care should be taken to retain their informal character.

**Recommendation 7C** - Traditional styles and materials should be used for new signage. Road markings should be kept to a minimum and use narrower format lines appropriate for the Conservation Area.

### **Boundary Treatments and Landscaping**

5.2.10 The stone boundary walling, alley ways and ladders are a key characteristic of the Conservation Area. Therefore, any changes should ensure that historic boundary walls be preserved and regularly maintained.

**Recommendation 8A** – Stone boundary walls make a significant contribution to the character of Randwick and should be retained in-situ where possible. Repairs should be carried out on a like-for-like basis using matching materials and techniques. The copings of walls are usually regionally distinctive and should be replicated with the appropriate technique.

**Recommendation 8B** - New development should have defined boundaries demarcated with boundary treatments that are in keeping with the character of the Conservation Area.

### **Trees and Open Spaces**

5.2.11 There are many historic, mature trees within the Conservation Area with those in the church yard and the hedgerow boundaries of the Conservation Area being particularly important. Randwick's setting contributes to its special interest and the contrast of the open space to the village character is a key characteristic. These features contribute to the character of the Conservation Area.

**Recommendation 9A** - There will be a presumption in favour of retaining existing mature trees with works to those with a diameter of 75mm or greater (measured at 1.5m from soil level) requiring permission from the local authority. New trees may be considered, as part of succession planting or new public realm landscaping.

**Recommendation 9B** - The green spaces within the Conservation Area will be preserved. This is to ensure that the ability to appreciate heritage assets individually or collectively from key viewpoints which contributes to their special interest, is retained. Vegetation, particularly hedges and trees, can affect views by hiding or revealing buildings and other features and therefore should be managed appropriately. Any new planting should be considered in the context of the whole Parish and its future plans.

### **Interpretation and Education**

5.2.12 To provide clear guidance to support owners, developers, and agents in the preparation of high-quality proposals for development. To increase awareness of the significance and special qualities of the Conservation Area and to encourage visitors and locals to see value and in turn to help maintain the Conservation Area.

**Recommendations 10A** – Stroud District Council to review their existing suite of guidance and strategy documents to understand where and how uptake of advice has not historically taken place. This will identify any gaps where summary guidance may be needed, or where new ways of dissemination are required.

**Recommendations 10B** – Opportunity to provide additional interpretation information regarding the historic buildings and traditions within the Conservation Area. This could be in the form of digital or leaflet format for residents and visitors to enjoy.

### Local List Recommendations

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

**Recommendation 11** - The following buildings should be put forward for inclusion on a local list of undesignated heritage assets –

- The Vicarage
- The Old Dairy, The Lane
- Randwick Primary School, The Lane
- The Old Rising Sun, The Lane
- Rising Sun Cottage, The Lane
- Stone squeeze stiles at Townsend and Ocker Hill.
- Historic spring between the Church of St John the Baptist and Randwick Primary School

### Article 4 Directions

5.2.14 Whilst many types of change and development within the Conservation Area are controlled by existing planning controls, the Council is able to develop bespoke controls to ensure that specific elements of a Conservation Area are protected from harmful change. This is undertaken through an Article 4 of the Town and Country Planning (General Permitted Development) (England) Order 2015. This would ensure to apply controls to works of alteration to dwellinghouses, which were previously allowed through Permitted Development Rights.

5.2.15 There are currently no Article 4 Directions in place within the Randwick Conservation Area, further to the review it is recommended that Article 4 Direction is implemented. In the case of an Article 4 (2) direction, the controls only apply in circumstances where the proposed works are on elevations which front a highway or public open space for example replacement of windows and doors, removal of chimneys and boundary treatments.

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**Recommendation 12** - Several buildings are at risk of inappropriate change and an Article 4 (2) Direction is recommended for the following buildings:

- The Vicarage
- Pool Cottage
- The Change
- Long Court Cottage
- Rosemary Cottage
- Wells Cottage (recommended within boundary extensions)
- Trittons Cottage (recommended within boundary extensions)
- Townsend Cottage (recommended within boundary extensions)
- Broom Cottage (recommended within boundary extensions)
- The Old Bakery (recommended within boundary extensions)
- The Old School House, The Lane
- The Old Dairy, The Lane
- Southview, The Lane
- The Stocks No 1 and 2
- The Old Rising Sun, The Lane
- Rising Sun Cottage, The Lane
- Ash View, The Laggars,
- Yew Tree Cottage, The Laggars
- Temperance Cottage, The Laggars
- No 1 and No 2 Coxgate, Chapel Fields

### 5.3 A Review of the Conservation Area Boundary

5.3.1 In accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990, the National Planning Policy Framework and Historic England best practice guidance, the boundary of a Conservation Area should be periodically reviewed. The consideration of whether the boundaries of an existing Conservation Area should be re-drawn is an important aspect of the appraisal and review process. The position of the Conservation Area boundary is informed by the considerations identified in Historic England's Advice Note 1, (2019). Therefore, the existing boundary has been assessed and proposed changes are detailed within the recommendations and figures 8 and 9. If, following public consultation, the amendment is approved, the appraisal document and maps will be updated in accordance with the boundary changes for the final adopted document.

**Recommendation 13-** The following should be included within the Conservation Area boundary as shown on Figures 8 and 9:

The Conservation Area boundary should be extended to the south to include the Lynfield, and The Court, Old Bakehouse, Ash Villa, Blenheim Cottages 1 and 2, Townsend Cottage, Broom Cottage, Highfield, Jasmine Cottage, Garwin, Well and Trittons Cottages. This would also include the squeeze stone stiles at Townsend.

To the north the Conservation Area would be extended to include all of Swallows Court.

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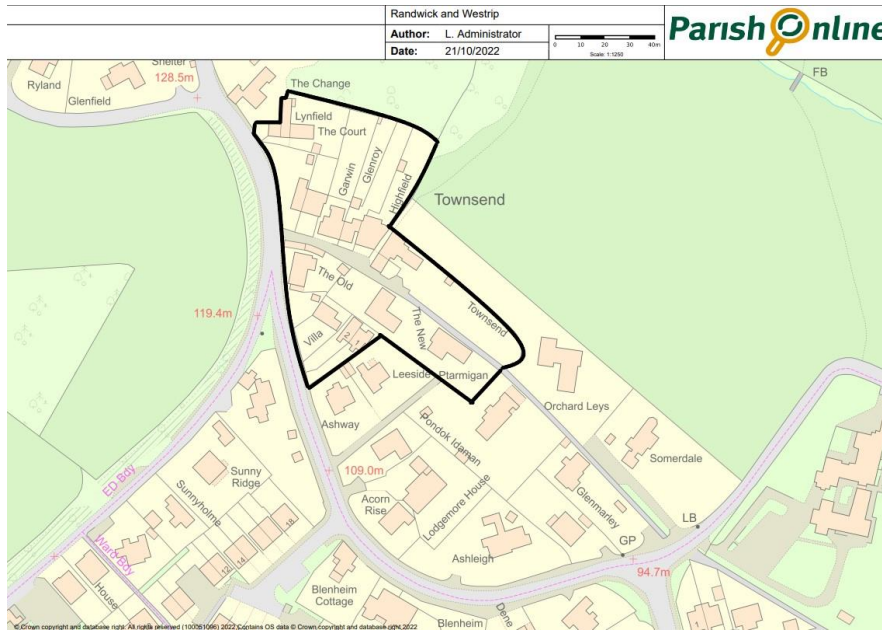


Figure 8 Proposed extension to the South. Source: Randwick and Westrip Parish Council.

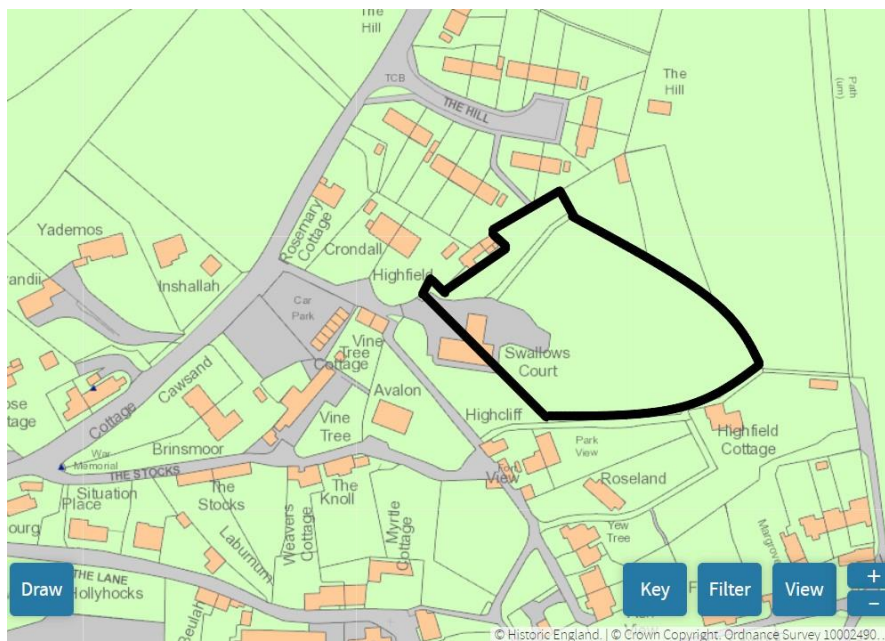


Figure 9 Proposed extension to the North. Source Historic England Mapping.

## 5.4 Monitoring and Review Process

5.4.1 The Conservation Area, boundary and policies within this appraisal should be reviewed and monitored on a regular basis to ensure that they remain relevant to any emerging and adopted policies.

**Recommendation 14** – Stroud District Council will undertake a regular review of this Conservation Area Appraisal and Management Plan, updating policy as required to ensure the plan remains a useful, relevant working document. As recommended by Historic England a review should be undertaken every five years.

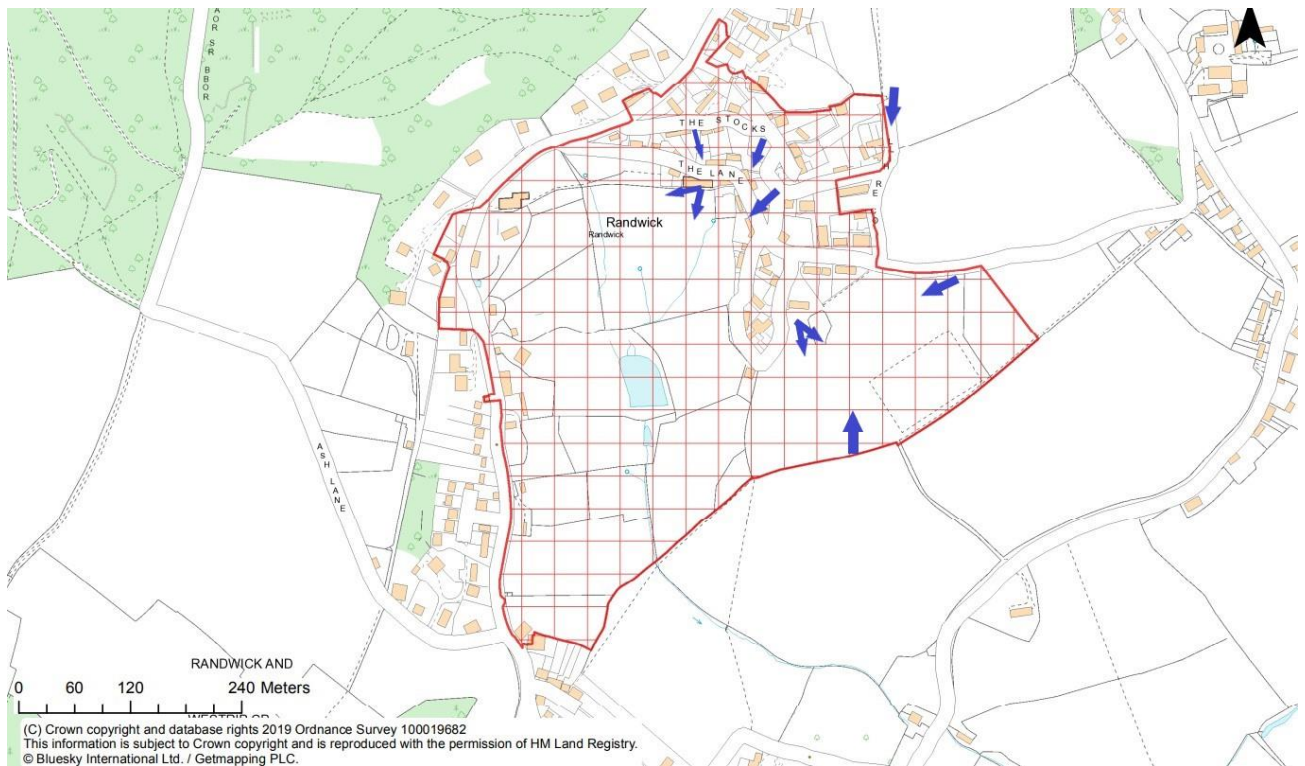
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Appendix 1 – Maps

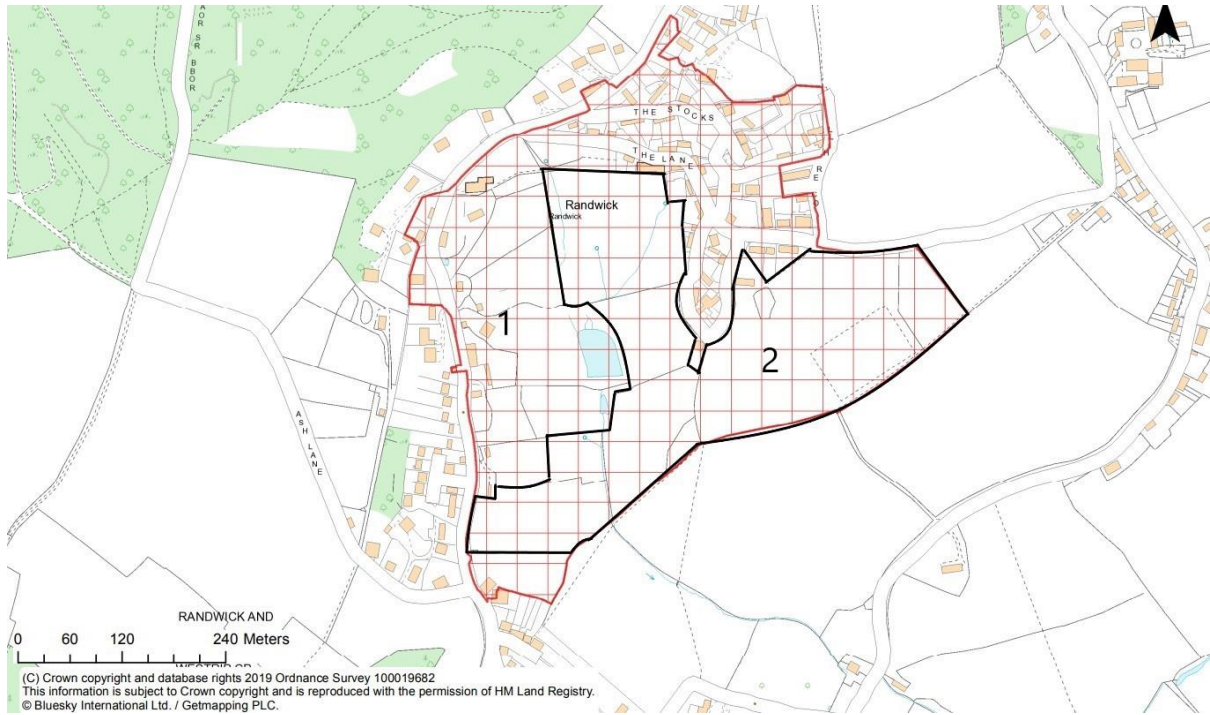
Map 1 Proposed Boundary Extension Plan, areas for extension in black.



Map 2 Key views



Map 3 Character Areas



## Appendix 2 - Further information

### LEGISLATION AND POLICY NATIONAL PLANNING LEGISLATION, POLICY, AND GUIDANCE

Planning (Listed Buildings and Conservation Areas) Act 1990:  
<http://www.legislation.gov.uk/ukpga/1990/9/contents>

National Planning Policy Framework (2019):  
[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/740441/National\\_Planning\\_Policy\\_Framework\\_web\\_accessible\\_version.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/740441/National_Planning_Policy_Framework_web_accessible_version.pdf)

Planning Practice Guidance: <https://www.gov.uk/government/collections/planning-practice-guidance>

Planning Portal: <https://www.planningportal.co.uk>

National Design Guide (2019):  
[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/843468/National\\_Design\\_Guide.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/843468/National_Design_Guide.pdf)

### LOCAL PLANNING POLICY AND GUIDANCE

Stroud Local Plan (November 2015)

<https://www.stroud.gov.uk/environment/planning-and-building-control/planning-strategy/stroud-district-local-plan>

Residential Design Guide (November 2000)

[https://www.stroud.gov.uk/media/2595/design\\_guide.pdf](https://www.stroud.gov.uk/media/2595/design_guide.pdf)

Stroud District Landscape Assessment (November 2000)

<https://www.stroud.gov.uk/media/1070964/stroud-district-landscape-assessment-spg-november-2000.pdf>

Stroud District Residential Development Outdoor Play Space Provision (November 2000)

<https://www.stroud.gov.uk/media/1164582/residential-development-outdoor-play-space-provision-spg-nov-2000.pdf>

Randwick Village Design Statement (December 2014)

[https://www.stroud.gov.uk/media/1666/randwick\\_design\\_statement.pdf](https://www.stroud.gov.uk/media/1666/randwick_design_statement.pdf)

A Heritage Strategy for Stroud District (2018)

[https://www.stroud.gov.uk/media/1164372/heritage-strategy\\_feb-2018\\_updated-jan-2020.pdf](https://www.stroud.gov.uk/media/1164372/heritage-strategy_feb-2018_updated-jan-2020.pdf)

The Cotswolds Conservation Board [www.cotswoldsconb.org.uk](http://www.cotswoldsconb.org.uk)



## HISTORIC ENGLAND GUIDANCE

Historic England's website contains a range of advice and guidance on conservation best practice, such as Conservation Principles, Policies and Guidance and guides on understanding heritage value, setting and views, to specific guides on types of repairs or types of buildings. This information can be found in the advice area of their website: <https://historicengland.org.uk/advice/>

Links to the most relevant guidance and that used in the preparation of the appraisal are as follows:

Conservation Area Designation, Appraisal and Management Historic England Advice Note 1 (Second Edition): <https://historicengland.org.uk/imagesbooks/publications/conservation-area-appraisal-designationmanagement-advice-note-1/heag-268-conservation-area-appraisaldesignation-management/>

Conservation Principles, Policies and Guidance (April 2008): <https://content.historicengland.org.uk/images-books/publications/conservationprinciples-sustainable-management-historicenvironment/conservationprinciplespoliciesguidanceapr08web.pdf/>

The Setting of Heritage Assets Good Practice Advice in Planning Note 3 (Second Edition) (December 2017): <https://content.historicengland.org.uk/imagesbooks/publications/gpa3-setting-ofheritage-assets/heag180-gpa3-settingheritage-assets.pdf/>

Statements of Heritage Significance: Analysing Significance in Heritage Assets Historic England Advice Note 12 (October 2019): <https://historicengland.org.uk/images-books/publications/statements-heritage-significanceadvice-note-12/heag279-statements-heritage-significance/>

National Heritage List for England (NHLE): <https://historicengland.org.uk/listing/the-list/>

### Appendix 3 - Glossary

*Article 4 Direction* - A measure, instigated by a local authority, whereby issues of work which would normally be permitted under planning legislation General Development Orders are bought within the control of the planning department.

*Building At Risk* - A buildings register, maintained by local authorities (supported by Historic England) which includes buildings and structures which are at risk from decay, collapse, or other loss. It usually sets out a degree of risk and indicates the type of action which is deemed necessary to remedy the problem.

*Historic England* - The organization which instigates and oversees national policy in connection with the historic environment, including listing and scheduling, and carries out research and promotion work and advises government in

*Conservation Area* - An area, designated by the local authority, the character and appearance of which it is desirable to preserve or enhance

*Conservation Area Appraisal* - A report which assesses the character of the Conservation Area at a particular time and provides management recommendations to preserve or enhance its special character identified.

*Listed Building* - A building of architectural and/ or historic interest which is protected by inclusion on a list of such buildings maintained by Historic England. The buildings are graded – grade 1, Grade 2\* or grade 2.

*Listed Building Consent* - An approval for the carrying out of works to a Listed Building (which would otherwise constitute a criminal offence) issued by the local authority and following consultation with a set list of national and local amenity bodies and organisations

*Supplementary Planning Document* - A document which sets out a particular policy and is a material consideration when assessing a planning application.

*Local Plan* - A document prepared by or on behalf of the local authority setting out its planning policy for a forthcoming fixed period; it will include policy concerning the natural environment, conservation, highways, building development among a wide range of other topics.

*National Planning Policy Framework* - Issued in 2012, this document sets out the Governments objectives in the administration of planning and in some cases clarifies and seeks to streamline certain processes and to support sustainable development

*Tree Preservation Order* - An order made by a local planning authority in England to protect specific trees, groups of trees or woodland in the interest of amenity. An order prohibits the cutting down, topping, lopping, uprooting, wilful damage, and wilful destruction of trees without local authority's written consent

*Planning (Listed Buildings and Conservation Areas) Act 1990* - A consolidating act which brought together previous diverse pieces of legislation into one Act of Parliament

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