

Coleford Town Residential areas

Includes all or parts of assessments undertaken in 3 Kings Meade, 4 Fairways, 5 High Nash, 21 Bells Place, 22 Newland Street, 23 Gloucester Road 25 Victoria Road, 26 Sunny Bank, 27 Coombs Park, 28 Poolway Place, 29 Bakers Hill, 36 Market Place/St John Street/Sparrow Hill, 38 Hampshire Gardens. Parts of the Conservation Area are included.

Location

Coleford town is the furthest west of the 4 Forest towns only 6 miles from Monmouth and only 3 miles from the Welsh border. It lies off the main A roads, no longer has the two railway stations, and is linked by B roads to the Forest.

The minerals found in and around Coleford Parish along with the water courses were fundamental to the development of the town.

The water courses lead into town from north-west, north-east and east and out to the south-west. The areas draining into the culverts are often steep, and pluvial flooding is increasingly frequent along with flash response along the brooks. The sewer into Coleford was extended in the late 20C to include Staunton and feeds into Redbrook sewage works thence toward the Wye. Much of the system is dual purpose, so when the surface water increases, it mixes with sewage to flood in known places in the town and down Whitecliff. Welsh Water services the town.

Phases of development

The town developed into a market town by the 17C but the existing residential areas date mainly from the 19C, with a major increase in size in phases from then to now. The residential areas of Coleford surround the town centre, rising up from the bowl, at which the tributary streams meet and then become Whitecliff Brook, draining south. Where the streams met, the main functions of the town grew up. This is reflected in the obvious layout, with routeways from approximately north, south, east and west leading into the central Market Place. The residential areas grew up around this.

The older residential areas are mainly Victorian and back onto, or link, the gateway routes into the town, and have a more linear or rectilinear shape. The exception to this is the development up the steeper valley sides on the Whitecliff and Newland Street gateway which slopes to the south. Part of this is in the Conservation Area.

Older residential areas in Victoria Rd, Boxbush Rd, Albert Rd, Sparrow Hill and Staunton Rd comprise 19C and early 20C buildings plus some later infill to the north and west of the Market Place. To the north and east Bakers Hill and Union Rd have some nineteenth and twentieth century villas, but also more modern infill. This is mirrored to the rear of Newland Street and Bowens Hill to the east south east. Twentieth century and later development is either infill in the older areas, or housing estates of varying size and mix.

In the mid twentieth century these areas were added to with significant estates of council housing at Sunny Bank, part of High Nash, Eastbourne Estate and Albert Rd. They extended housing up the valley sides and out of town. More development at Coombs Park and Bells Place, Hampshire Gardens, Mushet Place and Rock Lane expanded the town considerably.

Toward the end of the twentieth century, additional housing further extended the coverage of the bowl when Old Station Way was constructed from Lords Hill as a through route towards Chepstow. This linked in with an extended infrastructure and planned industrial estates.

In the twenty-first century, Hampshire Gardens has been extended further and a new estate Thurstan's Rise has been constructed at Owens Farm off Staunton Road.

Green areas surround the residential focus of Coleford town, the green ring separating the town from the satellite settlements to south and east (except from the gateway routes) and the more wooded and agricultural Green Ring 2 (west) where the AONB boundary adjoins Whitecliff.

In addition, where residential development links to the main gateways, there are often breaks in the building lines which may/may not include green spaces. Mature trees and shrubs with grassland are found at some key junctions and on steeper slopes. Green is a key element in Coleford.

Within the settlement are different settlement character areas, often reflecting the age of development, linked infrastructure and styles and types of dwelling. Plots vary in size, shape and character according to age and position. (Below is the settlement character for each different area within the town, its landscape and key views, its positive and negative features and looking ahead).

Settlement character

A. Victoria Rd area is mainly early 20C with some late 19C rectilinear streets with some sculptured development reflecting the shape of the hill to the west, from Newland Street up Bowens Hill, along Bowens Hill Road. This peaks at the Angus Buchanan Recreation Ground, with long straight streets including Boxbush and Albert Road, down to Staunton Road.



A1 Victoria Rd from Angus Buchanan Recreational Ground & King George V field looks down to Staunton Rd and beyond to the Eastern Arc

The housing is mixed, with some common patterns and streetscapes. Note the size of burgage plot and rectilinear shape along these roads, with larger plots and detached houses toward the top of the hill and thinner plots with semi-detached housing toward the foot. Usually the small garden belies the much larger/longer garden to the rear.

Older terraces in Boxbush Rd using local stone stand out alongside rendered semis and detached. Two semis are 3 storey, constructed with sash windows, dressed stone and slate roofs. Most buildings show a solid presentation to the road, with regular features, in terms of windows, chimneys and slate/tile roofs.

The narrow frontages and relatively dense housing mean vehicular access to the rear is either not present or difficult to achieve.

In Albert Rd a later access road has been inserted by agreement and use of sections of rear garden to allow for rear access



A2 On street parking both sides of the one-way street up to the (closed) church detracts from older buildings

View down Boxbush Rd toward town centre and the Congregational Chapel apartments

There are frequent gaps between buildings, especially on the south side of Boxbush Road, with large gaps between buildings (NB see Church below).



A3 View of Clock Tower in the background, seen through the gap

Further up the gradient at Bowen's Hill, Angelfield, a small cul de sac of detached houses of lower density and large gardens was built in the mid 20C. However, in the whole of the area, many properties have been extended or additional properties infilled on land/gardens.

At the bottom of Albert Rd are some council houses which were erected late 1920s.

In that same area, Oakfields and Meads Close comprise small semi bungalows designed as one for older residents.

A4 Interwar council housing



Within this area are three functional foci: a) at the top of the hill are the Angus Buchanan Rec gated entrance and the cemetery next door. The main part of their land can be seen as part of the green surroundings of Coleford, with just the entrances in the residential area.



A5 Memorial to Coleford's WWI VC

b) Key within this area is the primary school at St John's School and the Opportunity Centre as well as early years provision in Albert Rd. Children can walk from nearby, but many are brought by car, which can cause congestion at those times.



A6 Entrance gates to Angus Buchanan Recreation Ground, and Green West



A7 St John's Primary School at rear of site

c) St John's Church in Boxbush Rd is has been closed for regular worship. This is on a large plot next to the old school known as Coleford House, which was the base for the community based mental health service. This has moved to Cinderford leaving an empty site 2016. This also has a large plot linking into Bowen's Hill, so the two control a large portion of this hilltop, overlooking the town centre. The future of this site could be linked with that of the listed Church. This could be restored, given multi-functional community use, or ultimately be demolished. Viewed especially from High Nash, this is a key landmark, but also a potential development site.

Roads in the area are wide and straight, tarmac with tarmac pavements

A8 St John's Church



A9 Boxbush Rd here is steep and with terraced housing on the right. The church

roof is visible to the left background. Cars are often parked on the pavement left as this is near to the centre and few houses have garages/ onplot parking, given their construction pre the motor car.

Key features Victoria Road area

- Angus Buchanan Recreation Ground gates/entrance
- St Johns C of E Primary school and Early Years
- St John's Church

A10 Some houses in Boxbush Rd are 3 storey terraces and this is one semi-detached. Features are the dressed Forest



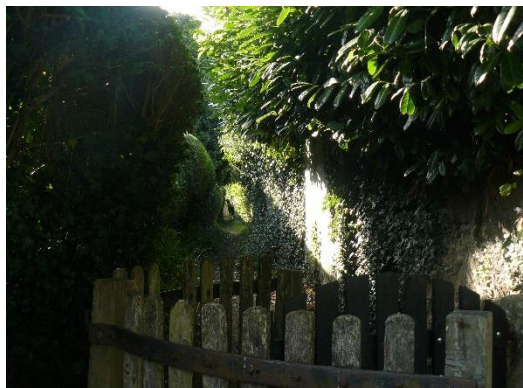
stone, sash windows with bay window on the ground floor and entrance door. A small wall with hedge surrounds the front garden, and the large rear garden has a wall down Bowen's Hill. Chimneys here are

very tall and can contain 4-6 pots.

Key views

- From Angus Buchanan to Staunton Rd
- From Angus Buchanan toward High Nash (see industrial areas)

- Coleford Cemetery entrance
- Opportunity Centre
- Coleford House (Mental Health)



A11 Burial path from Bowen's Hill Rd by the Church to the Cemetery

- Boxbush Rd into town centre toward Clock Tower and Congregational Chapel



A12 Originally the Mason's Arms Pub, no longer a pub at all, but in a key position on the way into town from Monmouth

Positive features and special qualities

- Part in conservation area: older, cohesive area with variety of type of dwellings
- Views over the town and across the valley
- Includes access to a number of services and community functions: church, cemetery. Rec Ground, St John's Primary School, Opportunity Centre
- Heritage features eg original funeral director's workshop; church; Rec Gates

Negative features and detracting elements

- Onstreet parking is problematic especially in Boxbush Rd
- Masons Arms/Hands across the World ex pub and junction is busy and in need of attention
- St Johns Church is closed and members have been meeting at the Roman Catholic Church for more than a year.

Looking ahead

- Site at St Johns Church; the building and its architecture; having a C of E church in Coleford all are of concern. The Coleford House site alongside and at the rear is also important. Scope for partnership with PCC, Diocese and others to assess site, needs and potential.
- Parking in Boxbush Rd and alternatives behind the streetscape could be investigated (as in Victoria Rd)
- Working with Highways re pavements/ crossings at Masons Arms junction (including Tram Rd access) given increased traffic with Owens Farm development

B Bakers Hill

Between two of the northern gateways, B4028 and B4226 routes in from Gloucester, lies Bakers Hill, with Union Rd. This hill faces down Gloucester Rd and into the town centre with the clock tower clearly visible.

The mix of older housing is found within the triangle on the slope of the hill, and is surrounded by green, mainly fields, but also green leisure.

The Slopes dates back to 1610 as part of Mill Hill Farm, and this and 3 other villas have large gardens. However, they are interspersed with a variety of differently aged detached, and 2 semi-detached houses, and several bungalows. The later infill houses are brick, often rendered, while the older are of local stone construction but some of these are rendered too

Most houses are generally quite individual in design, all with gardens front and back, some quite large. Boundaries are walls, hedges, fences, often relating to the age of the property.

Some 21C development is found off the bottom of the junction. That is a mixed housing estate (20+) with cattle grid at entrance (against the sheep) and open plan.

Union Rd is a street which acts as access to housing rather than a link between the B4028 and B4226.

Some older houses have larger gateways onto the road, but it is a narrow road with no pavement, and a bend, more difficult for pedestrians.

The mature gardens and surrounding green area encourage wildlife. Parts of the area are almost secluded. Bats and foxes are evident, and a large variety of birds. Footpaths connect across fields into town and toward Berry Hill/Broadwell.



*B1
View from Bakers Hill over the town centre showing the Clock Tower and Welsh hills in the background*



B2 Panoramic aspect of triangle of houses/gardens from the Pike junction



*B3
Note this late 20C development very near the junction at Bakers Hill in the mid background and green ring behind*

B4 Union Rd without pavements, but some older houses have frontage right on the narrow roadside



The traffic on the B roads is quite heavy: this is the main route from the north into/out of town. At the junction, a triangle of green space remains which allows for easier vision at the turn. This also reflects the earlier presence of a pike house on the Poolway side of the road.



*B5
Shrubs and green
on the junction
triangle. Taken
next to access road
into estate*

Key views Bakers Hill area

- Panoramic aspect of triangle of houses/gardens from the Pike junction B2

Key features Bakers Hill area

- Pike

- From Bakers Hill over whole of town including centre B1
- Junction at old Pike with trees and green B5

Positive features and special qualities

- Position at head of 2 valleys where B roads meet
- Views over to west and over town centre
- Mix of dwellings at low density on hill, but higher in estate at the bottom of the road
- Some heritage features, mainly obscured

Negative features and detracting elements

- Old mine site, mainly now built on
- Junction is key and layout affects traffic flow and look as well as green area on the junction.

Looking ahead

- Impact of increasing traffic on junction; layout of junction itself
- Green ring 1 to east of B4028 and both sides of B4226 to be maintained

C Sunny Bank

Much of this area was constructed immediately post war when there was an expansion of population and industries such as Carter's (now Suntory) became established. This council house style was used in a number of estates around Coleford including parts of the eastern arc Queensway, Broadwell.

The layout here reflects the Bank on which it was built, and the main access roads off Sunny Bank. Culs-de-sac off the central green area lead to short roads of semi-detached 2 storey houses with small front and larger rear gardens.

There is no formal play area here, and although the Rec. is only about half a mile away, it is across the main B road and up a steep hill, past St John's School.

The variety of styles are indicated by photos C1,2,4; They are 2 and 3 bed roomed semis in the main, and the estate is let by Two Rivers Housing although many tenants purchased their housing in the later 20C. This is next to the busy junction of the B4228 leading to Monmouth and the signed holiday route toward Symonds Yat and Christchurch (including to Forest Holidays). A red telephone box, post box adds to this scene.

There are no through roads in the main area, although there is a split, with one cul de sac located to the east of Sunny Bank Rd alongside Sparrow Hill, which gives another pedestrian route to the town centre.

Wide grass verges and banks are evident, with standard width estate roads and tarmac pavements. On street parking is very evident, and along some of the curving roads and central green, lay-by parking has been introduced. In addition, some houses now have on plot parking. Both of these have decreased the extent of the green/garden areas. Many of the houses have been extended.

Some of these houses are "Cornish" style with mansard hipped roofs. Designed to particular specifications using precast concrete, they have been restored/rebuilt following the Housing Defects Act 1985.

The maturity of gardens, the grass verges and fields to the back of the estate give a rural feel to the estate. Hedge boundaries are common, but fences and walls are also found. A significant hedge follows round the estate road parallel to the hill and above the grassy bank. To the south is a wide, sloping green bank with some smaller trees and a specimen beech, giving an open aspect.



C1 Central green space with open aspect and semis surrounding. Some parking bays.



C2 The telephone box has been retained with its original function. Many areas in Coleford have poor mobile phone reception

C3 Sparrow Hill pedestrian path into Town centre



C4 Cornish Houses along the green with layby parking, and some on plot taken out of front gardens



C5 The key road out of Coleford used to get to Berry Hill and Christchurch campsite with high, wide hedging is not classified

Lark Rise is a cul-de-sac of bungalows at the top of Sunny Bank built at the end of 20C.

They are uniform brick with stone facing, with a steep rise on the one side of the road.

The exit junction is on the steepest part of the hill, which frequently ices over in winter.

Key features and views Sunny Bank area

- Central Green
- Beech tree and grassy bank by junction B4228



C6 Bungalows in Lark Rise almost at the brow of Sunnybank



C7 Green foreground of bank and Green West in background



C8 View into town coming down Sunny Bank, with bus route, including buses to Lakers School

Positive features and special qualities

- Open and green approach to Coleford with grass, hedges and the very obvious Bank
- View over town
- Recent maintenance and upgrade of Housing Association stock as well as private housing
- Circular green in centre of estate gives open aspect
- Rural junction with beech, red telephone box and postbox

Negative features and detracting elements

- Main signed route to campsite and toward A4136 is not classified, although wide, busy and a bus route
- lack of play area
- known for icy road conditions on steep hill, and Coleford often has winter road closures

Looking ahead

- maintenance of mix of Housing Association stock for rent (not just in this area, but in terms of total stock in the parish)
- include small play area for younger age range (2-7)
- maintain green areas, grass, hedges and approach

D Coombs Park and Sparrow Hill

To the east of Sunny Bank, on the slope down to the east and south, is the Coombs Residential Nursing home, with the Great Oaks Hospice sited up the hill. These provide accommodation with care for local people, not just from Coleford. They are sited in grounds of size offering a green environment. (See photos D8 and D10)

Just down the hill, a mature housing estate was built in several phases from 1950s on: the earliest was accessed off Sparrow Hill to the south, and the later off Coombs Rd.

There is a mix of styles and types with mainly 3 & 4 bedroomed houses and bungalows aligned with similar streetscapes. A few are semi-detached. The dominant brick and tile roofs also vary in colour with the street. Plots are generally large, and all have front and rear gardens which vary in size.

There is an informal grid of estate roads, some curving, with tarmac pavements, and streetscapes differing with density and height. Gaps between dwellings are frequent, some with views glimpsed between, so some areas are more open than others.

Given the later development, most dwellings have garages/on plot parking. There are no through roads, so on street parking is limited.

The mature gardens add to the rural feel of the rural/urban mix. The green backcloth to the north at the field boundaries is most notable. There are footpaths at the edge which are green, but hard paths fenced off between houses to walk down toward to the town.

A range of wildlife pass through the area, using the gardens and some large hedge boundaries: fox, hedgehog, pheasant, woodpecker, birds of prey. Geese fly over occasionally to the pond on the neighbouring golf course.

To the south, the estate leads into the former “main road” of Sparrow Hill where terrace, semis and detached houses are found of varying ages, with some infill.

This is a narrower no through road, with steep gradient toward the town centre, and with some pavements being particularly narrow. This gives restricted and difficult access for pedestrians and, especially for people with motorised scooters into town, alongside Boxbush /St John Street/ junction and along Bank St

D1Newer bungalows



D2Older mixed housing



D3Low density with gaps between to show green surroundings



D4Footpath from Coombs toward Poolway (potential housing site)



D5 Note some older housing fronting onto the pavement, with no front gardens on a steep hill, but mature trees in garden of Sunny Bank House as well.

Estate traffic turning into Orchard Rd and Parkside use the lower part of Sparrow Hill for their main access.



D6 Parkside overlooks this new extra care development being constructed on the old Community Centre site off Bank St.



D7 Increased access to older persons dwellings in Parkside, off Sparrow Hill

Key features and views Coombs Park, Sparrow Hill



D8 Coombs Nursing Home (listed)

D9 Congregational Chapel 1842 now apartments



D10 Great Oaks, with appropriate materials in a green environment with a green backcloth across the valley.



D11 From Coombs Rd bungalows across green skyline of the green ring between Coleford and Broadwell/ Coalway

Positive features and special qualities

- quiet area with green views in and out, footpaths
- varied mix of housing
- number of alternative dwellings for older people, both sale, rental in private market and Housing Association (with care at different levels available)
- some notable older buildings well restored for alternative uses

Negative features and detracting elements

- access to south of Coombs Park via Sparrow Hill has difficult approach, especially with on street parking
- focus of health/care services affects perception of area

Looking ahead

- infill spaces limited, but extension of Coleford envelope into green ring would reduce its effectiveness and increase traffic down both Sunnybank and Sparrow Hill, and potentially increase flooding issues

E Estates off Gloucester Rd

Poolway Place (area 28)

Located on the side of the valley bordering Thurstan's Brook which drains via culvert into town, a modern housing estate was built in the 1970s. The rise of 210 metres to the W drops down into a cul-de sac behind the Spout.

There is a mix of dwellings from bungalows, semi-detached, detached houses and one set of terrace houses. They vary in size and plot, with a variety of style, mainly conventional shapes individualised on plots.

All are constructed of brick, in different colours by area - red and yellow. All have grey, pitched, tiled roofs.

Boundaries vary, some hedges and trees, some low brick walls and some wooden fences.

Gaps between buildings allow views out and give a rural, green surrounding.

Estate roads and pavements are of tarmac. Parking is mainly on plot but there are some parking courts.

The main access is via Gloucester Rd at the bottom of Bakers Hill with no through roads.



***E1**Mix of bungalows and housing with the view of green ring of farmland/leisure seen in the background*



***E2**View over the estate showing hedging, mature gardens and rise toward the Coombs*

Positive features and special qualities

- Green surroundings, view out to north
- Quiet and peaceful with no through roads and close to town.

Negative features and detracting elements

- Lack of dominant features
- Awareness of original stream (culverted) leading to Spout

Looking ahead

- Importance of green area to the north, but potential sites for housing: issue of balance provision with need and green breathing space.

Bells Place and Eastbourne Estate (area 21)

These two housing estates are located on the east side of the valley leading into town. The grass area above the estates is known as Bells Field and reaches to the top of the plateau, but as it separates the town from the Eastern Arc it is classified in the Green Ring.

Both estates have access roads from Gloucester Rd, B4228, with cul de sacs leading off them to mixed housing. Eastbourne Estate was built, 1960s, as social housing comprising of houses and bungalows aimed at the retired. Bells Place is a 1970's estate of mixed houses and bungalows.



***E3** Coleford town and Gloucester Rd from part way up Bells Place*

There are several small green areas on the estates, and there is access from one estate to the other. One space is used as a car park by several residents.



E4 Green space between the 2 estates

Most of the built up area has edges of intense greenery on its boundary. Trees and bushes border the green area of Bells Field (fenced). The habitat is suitable for small mammals and a wide variety of birds

The roads are of two car widths with footpaths and some grass verges. There is mostly on-plot parking but one street in Eastbourne has on-street parking with a parking court nearby

Eastbourne estate follows a classic 1960s council house style, mainly semi-detached, 3 bed roomed 2 storey houses. The bungalows are mostly semi-detached, of consistent shape. The access road is part of a crescent with the local Mount of Olives church placed in the centre. This is well used, and houses community activities. .

Predominant materials are brick and render with tiles. Most boundaries are fences, though walls and hedges can also be found between properties. Tarmac forms both roads and pavements.

Bells Place, the second and later estate (1970s) consists of brick, mostly detached and some semi-detached houses with one area of bungalows. Roofs are varied in pitch according to type, and front porches have been modified in later years as some properties have been extended. Windows and glass are more obvious in this style of house.



E5 Significant gradient on footpaths, whether green or tarmac

There are footpaths across the large green area, Bells Field and several footpaths through the estates to get into town. Some unmade paths become waterlogged in extreme weather.



E6 View of green ring into Bells Field, with intense greenery on boundary



E7 Limited parking space in 1960s housing

E8 Bungalows at the top of the slope, with fences and mature gardens



E9 Mature gardens front and back are notable in both estates

Benches (E10) are sited tactically on small green spaces, side of the road, due to the hilly nature and routes through to town.



E10

Views Eastbourne Estate and Bells Place

The landscape into and across town can be seen from here, and the rural edge in both directions. Bells Club, the Fire Station, District Council Office are all visible from the southern edge.

There are views of the rural extremities of the parish eg Bakers Hill.



E11 This view shows Lower Lane and the Almshouses at the Gorse

Key features



E12 The Mount of Olives Church, Eastbourne Estate

- remains of tramroads and other industrial heritage (mainly hidden)

Positive features and special qualities

- Green surroundings, gardens and hedges
- Open character of access at Eastbourne Crescent
- Quiet and peaceful with no through roads and close to town.

Negative features and detracting elements

- Limited parking on plot, and some streets with very close parking
- Steep slopes to areas of bungalows with elderly residents
- Lack of dominant features (except church)

Looking ahead

- Importance of Bells Field as recreational land (in Town Council ownership and planned for leisure use)
- Police Hub established on what was potential site in Gateway at Magistrates Court/Police Station

F Kings Meade, Old Vicarage Court and Fairways, off Old Station Way (Areas 3,4)

These housing developments were erected when Old Station Way was created to bypass the Market Place and Clock Tower in the 1980s and create more employment by adding purpose-built industrial areas. The road is at the base of a shallow valley, with the east sloping up from that slightly (with a bank behind) while a steeper slope exists from the South and West on the other side.

The junction at the bottom of Lords Hill is an important feed into the road, and is often backed up with traffic waiting at the lights by the Police Station (*photo G1*). The industrial estates and several well visited attractions are signed off this route, so traffic features heavy vehicles and builds frequently.

A ditched stream from the Golf course, with its pond, leads into a culvert under Old Station Way and into town. This was the original stream which led to flooding through into Market Place, eg in the 1960s, before the road was constructed. The combined sewer from town leading to Newland is still affected in intense rainfall, and has a significant floodzone 3 risk, also noted is the manhole downhill of the junction with Lords Hill which lifts in flood conditions.

Green areas vary over these estates from grass with a hedged boundary at Old Vicarage Court, to a green bank behind Kings Meade adjoining the golf course, with grassed areas and pond and seating against the Cycle Path (disused railway) and mature trees, to maturing front gardens with smaller trees on the Fairways estate. There is a definite wildlife corridor along the cycle track, and wetter species of plant thrive in this area, which has watercourse in close vicinity. This corridor continues toward town via the “avenue” of trees past The Main Place.

All the estates were constructed in a similar time frame, though they have different styles and mix of dwellings. Each estate has one access road off Old Station Way and no through route. All show a high density, though most properties have gardens (excepting flats, mainly in Fairways). Kings Meade bungalows, semis with fairly steeply pitched roofs, are designed specifically for people over 55, and have a warden on site.

Old Vicarage Court is a cul-de-sac development accessed at the foot of Lords Hill, but which fronts the corner round into Old Station Way. It consists of modern terraced and semi-detached mainly 2 bedroom houses with open plan front gardens and court to the rear, much of which is used for parking.

Although the front is open, the rear access is enclosed by the Parish Room and access to Old Vicarage (listed).

Kings Meade fronts onto Old Station Way, has a rectilinear layout, with its access road leading into the estate to a small parking court, and off to some lock-up garages and 14 more bungalows have been constructed. (*F3*).



F1 Junction of Lord's Hill and Old Station Way (B4228) with Old Vicarage Court on the corner and the supermarket site to the right.

The pelican traffic lights shown are not at the cycle path, nor by Kings Meade. Those at the Kings Head are behind the photographer.



F2 Pelican lights, steep bank to bottom of valley to right. Old Vicarage Court on the left has wide green verge onto Old Station Way and around the corner into Lords Hill

F4 Lock-ups backing against mature trees/ hedge and listed wall of listed Old Vicarage.



Front gardens are mainly open plan, much grass and often banked. There are gaps between buildings and benches at key points, especially en route to the community room next to the Warden's 2 storey house. Materials vary in 2 areas, with different shades of brown and red brick, with brown pantile roofs.

There are dropped kerbs and handrails to ease access along tarmac pavements, and gradients are low. The location means residents can cross the road to facilities (G6) – health services and community groups and the shops. However, the pelican crossing is some way down the road, nor by the exit from the cycle track.



F6 Pyart Court is opposite Kings Meade, with access to shops including chemist. The Health Centre and Main Place are adjacent

The intense green backcloth is comprised of a variety of native and non-native species on both boundaries. Mature trees and greened cycle path to Milkwall and route 42 is a wildlife corridor. It is also signed for heritage as a disused railway.



F8

Key views from Kings Meade



F10 Over town, with Clock Tower and Church on skyline

F5 the mature trees along the cycle track can be seen in the background, and a parking court is off to the right of the picture.



F7 exit from the cycle path left to Main Place and into Pyart Court across Old Station Way. Kings Meade fronts the road with mature trees on the boundary.



F9 view from cycle path into town with Kings Meade right.



F11 Bells Hotel and golf course (former school) to rear.

Fairways

A standard width access road off Old Station Way leads steeply uphill, winding and with several cul-de-sacs into a large 1980s estate with detached, semis, terraces and flats. Many roads are named after councillors and local people. Housing is very mixed in type and includes affordable housing

Density and style varies throughout, but with similar building materials- light brown brick and tile. Some are rendered.



F12 main access to Fairways. Some on-street parking additional to on plot Porches used to add to variety of style



F13 smaller cul-de-sac with rumble strip in foreground, grass verge, narrower road and varied mix of 2 and 3 bed houses and coach house flat.

Plots are smaller, with varying widths and gardens trending to either front or back. Gaps between buildings are sporadic, often providing parking for residents cars, as many houses do not have garages. Some houses have altered garages to extend living accommodation.

The green landscape is limited mainly to garden shrubs and small trees with grass, including as verges or down pedestrian ways. Some green areas are used informally for play.

A few larger mature trees have been left in the south-east corner, around Sylvan Close. This area was allocated for self-build housing, and has a small play area.

There is also a walkway through into High Nash where a round GP surgery building has been erected.

This is a more typically modern suburban area with garden wildlife habitat. The variety of housing types, size, plot and layout on the valley side gives the estate some of its character.

Key views of Fairways



*F17 Small green areas can be found near footpaths, and on corners. This **view** shows the height difference into town. NB the fire station tower is only half way up the hill*



F14 Blocks of 1 and 2 bed flats with parking courts, some of which are surfaced with pavers



F15 Terraced housing with parking court. Boundaries may be walls, fences, and some open plan at the front.

F16 play area for the younger age group erected to serve the 1980s estate, when many families moved in with young children. Little equipment for older children.



Note there is no wirescape on this modern estate, built when Old Station Way was constructed,

allowing for appropriate infrastructure.



F18 View to the east of southern end of the golf course / club house over the mature trees along the cycle path to the other side of the valley

Positive features and special qualities

- Variety of mix of housing type and size, shape and layout, tenure.
- Kings Meade is an appropriate location and designed for people over 55, some of whom have increasing health and community needs. The community room is available, and regular coffee afternoons, as well as Warden presence.
- Each estate is accessed by one estate road, with no through routes. Culs-de-sac give the residential areas some interest.
- Close to the town centre amenities

- Off an easy commuter route out to Chepstow.

Negative features and detracting elements

- Problem of noise of cars/lorries and crossing of very busy Old Station Way, especially for Kings Meade residents. Is the pedestrian crossing in the right location? The time taken for car in speed limit (30mph) to travel from the bend by Fairways to Kings Meade is 8 seconds: increased risk for older people/ cyclists trying to cross. Kings Meade residents say they feel isolated.
- garages to rear and site at Kings Meade left vacant for some years, but site now cleared for more bungalows. Will decrease the openness of this area.
- despite the car parking areas available, the number of cars per household has now outgrown the provision, so the degree of on-street parking detracts from the character.

Looking ahead

- provide controlled crossing on Old Station Way near to Kings Meade/ cycle crossing (may mean moving existing crossing.)
- junction at Lords Hill may need altering to take into consideration impact of supermarket traffic as/when site completed.
- Maintain and possibly increase the greenness of the access into town via cycle path as a draw for tourists.
- Restrict further extension of housing where garages are removed, in order to reduce expansion of on-street parking

G Rock Lane, High Nash, Mushet Place, Hampshire Gardens (Areas 5,6, 38)

These areas are mainly estates based off the Chepstow gateway which leads to the Suntory factory and centre of town via the Forest of Dean District Council offices.

(The factory dominates the landscape on entry but is described in the gateway assessment. It is however the reason for much of the older development in the area: housing linked to jobs.)



G1 The sharp bend by Suntory which leads to Rock Lane and becomes High Nash. A difficult entrance with HGVs, buses, and tourist traffic as well as local

The housing along the cul-de-sacs is older at the junctions with High Nash and Cinder Hill, but shows later additions, extending uphill mainly of later 20C construction. Trends of style and mix of types have changed significantly from interwar to 21C. Traditional council housing, newer affordable housing feature, along with a range of private housing.

The top of the ridge has some rise from the east, but is well above the Whitecliff Brook (Newland St) valley below on the west. This grassland/pastoral area backs onto the development, as part of the green west of Coleford town.

Fields are fairly regular in shape, sloping to the south east and south west. They are used for pasture including sheep, and with some cultivation toward the south.



G2 Lawdler Rd development borders the green west

In the gardens and around are squirrels, hedgehogs, birds of prey and a wide variety of garden birds. Within the fields deer and wild boar have been seen.

There are a number of footpaths especially Rock Lane which leads over the Whitecliff valley and links with the Burial Path toward Coleford cemetery. On this side, the majority of the boundaries are ancient hedgerows with trees



G3 This view over the valley shows Whitecliff quarry to the west with the Burial Path to the right.

Rock Lane

This area is on the top of the ridge next to the factory which is surrounded by field, and the main entrance off High Nash via Rock Lane, used by articulated delivery lorries is also the access for this corner of housing. The factory land along the Lane has high metal fencing. A separate sewer runs from here down toward the District Council offices, through that old rail siding and into Newland St, thence to Newland.

Curved culs-de-sac lead off to mainly 3 bed detached and semi-detached houses with front and back gardens, varied designs. The standard width access roads show much onstreet parking as mid 20C houses had small drives, and a limited number have garages. The 2 storey houses have differently-pitched roofs, some with tile facing or cladding, some with flat roofs. Its variety of design is part of the character. The boundaries are brick walls, hedges, fences leading onto tarmac pavements. Spaces between properties through mature gardens show views below



G4 Bessemer Close

Key views from Rock Lane

- glimpses of Bells Place and Bells Golf Course G5
- Houses in Rock Lane have views towards Puzzlewood and Lambsquay. In winter it is possible to see the Welsh hills



G5

Key features

- Suntory Factory

High Nash

Noticeable rise up to S to SE from town centre along High Nash and gentler rise westwards into Mushet Place. High Nash is a two lane road, a key bus route, with a weight restriction in place. Pavements and kerbs are on both sides.

Problems are caused by considerable on-street parking as few houses have drives. This road also leads to the fire and ambulance stations.

The scene has great regularity along High Nash, with uniform streetscape of semi-detached 3 bed council housing set back from the road with gardens in front and back. Construction is of brick and tile, with some rendered. A few detached houses are at the southern end. Houses on western side of High Nash are substantially higher than road level. Garden walls are frequent, especially on the west side

Mature gardens provide some trees, and opportunities for wildlife. The large back gardens off High Nash give more space than the smaller suburban style ones of Mushet Place, although there is a line of trees giving a backcloth of greenery along the Rock Lane track to the rear.

Mushet Place is named after the inventor of the steel process who lived just downhill at Forest House. It is a regularly laid out estate with standard roads, tarmac pavements, and on plot parking. There are a number of recurring designs of housing including semi and detached, and one area of bungalows. Largely brick and tile, there are varying pitches of roof with those recurring designs.

Key views

- down Cinder Hill to High Street.

- Rock Lane ancient trackway



G6 Note the on-street parking on the left, with restrictions on the right. The no. 31 to Gloucester double-decker is an hourly service.

G7 Mature open plan front gardens give sense of space



- at the southern end there are short views down Perrygrove Rd. across fields.



G8 From the southern end of High Nash, where the old road exists as a cut-off, view over industrial estate.



G9 From Mushet Place occasional view east to industrial estates and golf course behind.

Key features

G10 St Margaret Mary's Roman Catholic church



and G11 church hall

Hampshire Gardens

This slopes gently upwards to south along Cinder Hill and to SW. Here is the obvious difference in height with the Whitecliff valley below (G13)

Large gardens of properties parallel with the road provide gaps between buildings. Hampshire Gardens detached properties give small gaps. west of the area there is large, fenced grassland around and beyond Lawdler Rd (the 21C development up the hill). The zone of trees by Rock Lane trackway is significant and the fields behind have hedges/ shrubs/ fences.

Cinder Hill, which comes from High Nash into town is a continuation of that busy road, but with parking restrictions.

The older more varied detached housing on Cinder Hill stems from its position on the way into town. These cottages and larger detached buildings are stone with slate roofs, some rendered and with stone garden walls. There is modern infill.

Hampshire Gardens has a mix of 2/3/4 bed, semis and detached houses, and bungalows. Constructed of brick and tile, boundaries tend to be walls & hedges. Roads and pavements are tarmac.

A more suburban style road on Hampshire Gardens (mid 20C), with onplot parking, pavements and curbs on both sides leads up to Lawdler Rd where the roads are narrower with parking courts (G15).

The layout of Lawdler Rd development, continued on from Hampshire Gardens, is very distinctive with changing road colours, housing style and outlook onto green fenced area.

Lawdler Rd consists of very modern town houses and semis. It is largely open plan, with differently coloured brick, paviors and a grass area as the estate is entered.

Footpaths link areas, and the density varies with distance from the main road. There is no through traffic.

Key views See G2 to the west; G13 toward Whitecliff valley and quarry G3



manufature and in 1868 discovered self-hardening steel"

G12 Plaque on corner of Mushet Place reads "In a barn on this site, Robert Forester Mushet (1811-1891) I 1858 perfected the Bessemer process of steel



G13

These provide a range of habitats, as will the large gardens. The area borders the Whitecliff valley and the FODDC car park (ex railway cutting) gives a wildlife corridor into Newland St and down that valley.



G14 walls and more varied buildings along Cinder Hill, main route



G15

Positive features and special qualities

- Each estate has no through routes therefore has only local residential traffic producing quiet residential areas close to town centre.
- Walkways connect different parts of developments and historic footpaths link to other areas of town.
- In Rock Lane there is a variety of shapes to the housing and roofs/ windows are very different. The fact that the area is not made up of uniform properties gives the area character.
- Mushet Place, Hampshire Gardens into Lawdler Rd changes density, mix of property type and size, style and tenure. outlook onto green area and trees over Whitecliff.
- Link of development to jobs.

Negative features and detracting elements

- Access issues managed by weight restriction and lorry route, but still issues around angle of bend at Rock Lane to traffic lights and onstreet parking High Nash, particularly as bus route. Busy entrance to town from local attractions.
- Loss of the field for the Fair to come still remembered.
- Proximity to Suntory factory may produce noise pollution and HGV effects on road surface.

Looking ahead

- Promotion of tourism will necessitate traffic management review, as impact here may be significant.
- Keep link of houses with jobs. Further expansion of Suntory?

H Newland St, Bowen's Hill (area 22) **much in Conservation Area*** NB **Bold** indicates listed building, ancient monument

Newland St is a key gateway into and out of Coleford, both from the Wye Valley AONB and from the ancient parish of Newland. It has a very strong industrial history associated with the Mushet family noted in the Green Ring 2 (west) as associated with **Whitecliff Furnace**, a key scheduled ancient monument

The valley sides crowd most of the buildings onto the roadside along the floor of the valley. From the corner of Market Place down Newland St the Coleford conservation area extends past the **Baptist Church** (H14) . The Georgian buildings, include some which are shops (H1 and H15) which have flats over, some upper floors are used for storage.

The southern edge of the conservation area up Bowens Hill does not include any residences.

*Please see the Conservation Area map.

Rock Castle (H19) is a listed building outside the conservation area with a crenellated parapet, and the **viaduct (skewed bridge)** (H13) is a key feature also outside the conservation area.

The valley of Valley Brook has a narrow, flat base close to the town centre but the shallow gradient steepens downhill to SW. The Brook is culverted under the road and some notable buildings as it leaves the town, and reappears well past the viaduct. It has been known to change course or disappear, which might be associated with the weather conditions and/or the faultline in the valley bottom. All the surface and foul water from the town drains through here to Newland, though the exact location of pipes is not always known. This means such drainage issues are always an important consideration in any planning applications in Coleford. Flooding is an issue in intense rain, when the combined sewer overflows. There is a water habitat and wildlife corridor which may not be reaching its potential (see Whitecliff in Green Ring 2).

Gaps in the frontage are narrow nearer the town, and show the burgage plots.



H2 Some rear buildings still exist, at the end of the burgages, This one has been conserved through change of use to a nursery. The alleyway is next to a 3 storey building giving an enclosed feel



H1 From town centre out, past Caragh House on the left with cellar, over the road hump where the 20mph zone ends and parking

is restricted. Note the varied styles, roofs and the use of upper floors for residential purposes. The car is turning from Bowens Hill round a steep angle with walls either side into the through route.

Steep slopes rise either side so many back gardens still extend along those plots.



H3 toward the District Council Offices on the east

Less obvious toward the Tram Rd on the west.

Within the town, the eastern valley side is mainly residential/ commercial, with less commercial toward the viaduct. On the western side settlement is less dense, with a car park included, and the Tram road evident. Further out of town, near the viaduct, the valley is less enclosed as there are larger gaps between the buildings although valley sides still limit openness.

Newland Street is a through route

Bowens Hill is steep, up to the Victoria Rd area, and with an access road leading into Angelfield.

The Tram road parallels the main road on the western side.

Past Bowens Hill, **the British Schoolroom** (H7) has been converted into flats/housing, maintaining its frontage.

Many of the older cottages are not of this status, but form a historic streetscape with variegated roofs. Porches, sash windows and architraves are mainly still apparent in the conservation area. Though less so on smaller buildings.

The modern development at Marine Gardens(H11) for example, shows some contrasts, but is more easily maintained.



H4 The buildings decrease in density leading toward Whitecliff, with the last building on the left being a modernised farmhouse.



H5 The steepness of the hill shows off the position of the villas and Church top right. Walled boundaries are prominent.



H6 Detail of door and window shows how restoration can work in the Conservation area



H7 The British Schoolroom was converted into housing along with the modern infill shown, to give a varied streetscape, maintaining the exterior of dressed Forest stone from 1887 and sash style

windows

Angelfield lies above the Tram Road, a mid 20C small development with individual 2 storey brick and tile detached houses with access off Bowens Hill. Arranged in a cul-de-sac with mature front gardens, and often sited mid plot, some are rendered, some have different styles of windows/entrances.

Up the hill are a few Victorian/ Edwardian villas along or above the Tram Rd (H5). These face down the hill and add to the streetscape as well as the green effect with their large gardens.

Up the valley sides and in Angelfield the sense of being enclosed is not felt. There are some gaps between buildings which are provide by hard spaces nearer the town centre including the car park.



H8 The engineering building next to viaduct has been constructed in keeping with the site in style, materials and as industry returning to an

industrial valley



H9 Angelfield shows individual detached properties with large gardens

The green backdrop to the valley out of the town is due to ribbon development along the road. There are mature trees, bushes, tall hedges and walls.

The shape of the old tram route is obvious in the hedges and shrubbery south of Bowens Hill (H18), less so to the north.

Closer into the town the street is bare of trees except in some gardens which provide habitats closer to the town centre

Pavements and kerbs exist on both sides of the road as far as Marine Gardens (modern infill). Then only on N side as far as the viaduct (H13). In the extreme SW area there is no pavement at all.

There is some on road parking (H11) but also restricted parking in some places nearer town

There are a number of footpaths off the road, including the Burial Path approaching Whitecliff. Parallel to the road is the interrupted tramroad.

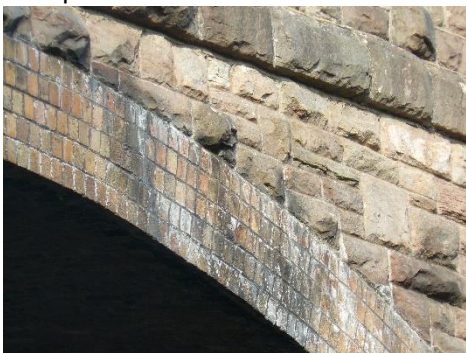
The public carpark next to the Chapel is surrounded by shrubs which are a notable habitat for small mammals and reptiles(H19). Trees from the FODDC car park are tall above the opposite side, and TV, mobile and broadband signals are poor at street level.



H10 "Cut off" Tram Road behind the bins, north off Bowens Hill.



H11 Pavements and layby at Marine Gardens. In summer residents gather around a table on the open plan frontage, which increases feeling of community.



H12 The viaduct is red forest dressed sand stone, with Coleford bricks around the arch. Also known as the Skewed Bridge because of its shape.



H13 Viaduct is a prominent feature, leading toward the FODDC offices from the Angus Buchanan.

It is often perceived as marking the edge of the town, though the Coleford sign is about ½ mile further.

Nearby the shape of the street has been altered with modern developments integrating layby and parking courts.

Key features



H14 Baptist church, has been modified internally with a mezzanine floor, to allow more functional use of space, but

British Schoolroom (); Viaduct;

H15 Conservation area:

Georgian frontage with sash windows, sills and early shop frontage, but this shop is not now in use and the frontage needs some upkeep.



keeping all the key features including the tall windows to the side.



H16 Caragh House Flats
3 storeys with a basement and parapet roof and once the home of James Teague, this is now flats. The pebble-dash does not cover the keystones on the corners, where evidence of the fixings to the original iron railings is still present. The front door with its architrave and pediment is a classic Georgian feature. The building is in need of some maintenance,

using skills and materials appropriate for its listed status.



H17
Note the former Primary School building with its bell tower & steps up from Bowens Hill. (This is now vacant –

Coleford House site, adjacent to the Church) Also, walls, hedges and 1 hour limited parking spaces.



H18
The Tram road going out of town across Bowens Hill, toward Rock Castle



H19 Rock Castle(left) and Rock House, along the Tram Rd with the shrubbery at the rear of the car park

Key views



H20 View out to town centre from Angelfield



H21 View across the back of Newland St to District Council Offices from Bowens Hill, shows steepness of the valley

- From the High St to northern part of Newland St.(see Town centre 2)
- From Hampshire Gardens down into area (F18)
- From viaduct SW down the road (H4).

Positive features and special qualities

- Significant buildings listed and other, some within the conservation area, others not.
- Different building styles often related to function.
- Different slopes and angles give differing levels of view.
- Much greenery up valley sides.
- Evidence of good restoration and development in keeping

Negative features and detracting elements

- Shabbiness of some significant buildings, including listed ones
- A number of empty shops and the engineering premises is partly empty
- Culvert and flooding problems (including further toward Whitecliff)

Looking ahead

- Improvement to capacity of drains/ sewer to reduce flood issues
- Conservation of listed buildings by finding appropriate materials and skills locally which may be used.
- Conserve green areas and improve natural biodiversity when flood issues less.
- Potential to sign, explain, and excavate? Tram Rd as part of heritage.
- Review the extent of the conservation area.