

## Gateway 2 Mile End/ Gloucester Rd B4028

### **Location**

#### **2. Mile End Road/Gloucester Road [B4028]**

This route approaches Coleford from the north-east and is a major gateway bringing traffic into the parish from the A4136 which it joins at Edge End. Consequently this is one of the two main routes used to and from Gloucester, especially by HGVs.

It passes through Mile End before reaching the centre of Coleford. There have been serious accidents on this cross, and speed limits have been adjusted to reduce problems here

### **Landscape**

This gateway provides an approach to Coleford that gives the impression that it is "a town in the forest" as, before it reaches the parish boundary, it passes through a flat area of open deciduous woodland which hides denser coniferous plantations.

The woodland continues right up to the start of the residential area of Mile End, past the cemetery, the second in the parish, but shared with other parishes. Once past the Mile End crossroads, there are extensive views north-westwards across The Forest Hills Golf Course and farmland in a substantial valley to Lower Lane and Berry Hill Pike which are at a similar elevation. This green space is important in maintaining the integrity of Mile End as a separate entity from Coleford.



19 Forest Hills

From the golf course entrance the routeway descends fairly steeply, at one point with steep banks either side, to the junction with Poolway Road. At this point there are again views to the north-west across farmland towards Berry Hill. The routeway then follows a fairly flat course into the town centre along the side of a valley, which slopes down from the south-east and was created by Thurstan's Brook.

### **Settlement character**



17. Mile End cross with main Glos route B4028 toward the back, and B4432 turning to Broadwell in the foreground. There is a right angled approach both sides.



18 Approach to Mile End shows mature deciduous trees..



20 Open green approach looking over the Green Ring toward Berry Hill



21 Flatter section past Golf Course then steep down Bakers Hill, flattening out again

The houses fronting the road at Mile End are low density, mainly cottage style properties on sizeable plots, and dating from the nineteenth and early twentieth centuries.

Some of the properties are separated by small fields and paddocks which add to the semi-rural feel of the area.

There is one commercial property [a garage repair workshop] fronting onto the road, as well as a former pub, now converted into a house. This is only one of a number of such pubs in Coleford.

There are two access roads off the B4028 leading to late 20C residential developments. One of these, Buckstone Close parallels the edge of the woodland and leads to a saw mill.

At the southern end of Mile End the road passes through an open green area with Forest Hills Golf Course to the west and small fields of pasture to the east.

Some of the farm buildings to the east of the road at Folly Farm have been converted for commercial use.

The entrance is almost opposite the entrance to the golf course, and part is adapted for health and fitness.

There is also a regular boot sale held alongside on part of the farm.

All of these functions show evidence of easy access and plenty of car parking.

Beyond the golf course the B4028 descends steeply and passes between steep grassy banks with just the occasional house fronting onto the road. It then levels out and meets the B4226 Poolway Rd (the other way in from Gloucester) at the bottom of Bakers Hill. A drive also leads to Poolway Farm which is the only building in the Green Ring on the west.

It is at this point that the road enters the increasingly dense residential area of Coleford, and the green surrounding is left behind.

On both sides of Gloucester Rd are lines of mid and late 20C housing with the occasional 19C cottage. On the east houses are mainly detached with larger front gardens and set slightly above road level. On the western side are a number of bungalows with mature gardens and the junction giving access to Poolway Place estate.



22 Some spaces remain, some are infilled with individual properties



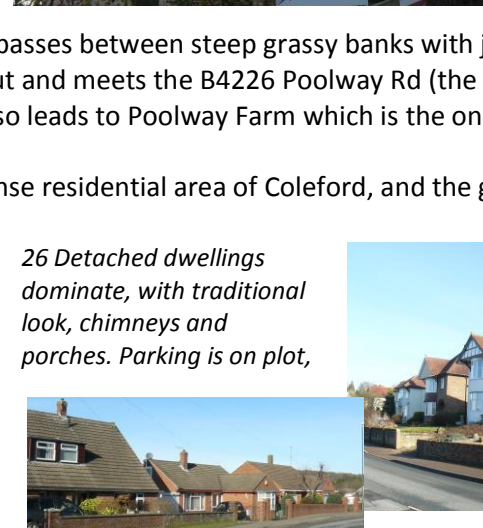
23 Garage and right, house formerly a pub, closed 2 years ago.



24 Access road to housing and saw mill shows the edge of the forest



25. Farm diversification, leisure and commercial use



26 Detached dwellings dominate, with traditional look, chimneys and porches. Parking is on plot,





*so the gateway flows well*

Closer to the town centre on the eastern side of Gloucester Rd is an extensive grassy bank with occasional tree rising steeply to the edge of the 1960s Eastbourne estate (council house style) and the Mount of Olives church.



*27 The height difference on the eastern side, with the bank, leads to a more open aspect*

Following a fairly level course along the side of the valley formed by Thurstan's Brook, the houses on the south-eastern side are at a slightly higher elevation than the road and buildings to the north-west are sometimes slightly lower.

Part of historical Coleford is hardly noticed along this traditional coaching route from Monmouth to Gloucester. Poolway House one of the oldest (and listed) buildings in Coleford, parts dating back to the 16C: now a small hotel. This is outside the Conservation Area.



*28 Listed hotel, Poolway House dates back to the 16C.. It sits on the side of the road, where modern houses mix with mid 20C.*



Further in, gardens tend to become smaller, and an increasing number of properties front directly onto the pavement

*29 The Lamb Inn closed in the 1970s and now converted to flats.*



One small late 20C development on the western side replaced a former garage brownfield site with housing, marked on 30 with an arrow.

*30*



Soon after, the road narrows as a traffic calming measure by the former Lamb pub, now flats. See 28. The tarmac pavement is extended and some bollards and railings installed. Near here is a footpath toward Wynols Hill.

The Conservation Area starts here

Only the western side of the road is in the Conservation Area.

Buildings are closer together, forming a complete 18C streetscape. Many of these buildings are commercial, some storage, some shops but some of the shops/food outlets this far out of town have closed, and been converted to residential.

The mainly Georgian frontages vary greatly in their condition. They back onto The Spout, and although there have been some alterations, there is potential for real improvement with some extra attention.

*31 Take-aways, café, vet and beauty functions in the*



*middle of the row of the Georgian buildings.*

The nearer the town, the less the buildings are in use. Some are boarded up, and the shops are no longer in business. The row ends with the side of the Kings Head.

The roofline and shape is a feature, yet is not noticed as the interest is focused on the ground floor, where more maintenance is needed on some of the buildings

Parking along the street and near to the lights can affect traffic flow. The nearby parking for food outlets is important to their business.

The Kings Head – another closed 3 storey Georgian pub – is empty, except for a Recycling charity on the ground floor and shows broken windows and lack of maintenance.

It is a key building in terms of the Battle of Coleford, and on entry to the town centre at the traffic lights.

The way into Market Place, the bike racks, and the mural are outweighed by the rundown Kings Head, the traffic at the lights and the 20C betting shop.

It is not a dynamic, looked-after approach to the town, yet it is a Conservation area.

On the eastern side several late 1960s houses are located on top of a steep grassy bank, part of the Bells Place estate also accessed from here.

That grassy bank continues to the traffic lights at the edge of the town centre. The Magistrates Court closed some years ago, and Gloucester is the nearest court (20 miles away). It remained empty for about 5 years and was sold in 2015 to the police. Vehicle access is from Lords Hill.

The Police Station is sited next door and on the junction, also on top of the bank.

There is concern about the loss of a Police Station: the development of a Police hub would reduce that.

### **Key views**

Across the Golf Course north-west to Berry Hill (20)



*32 Conservation Area: some frontages are in need of careful restoration or just decoration. Empty shops and offices, Kings Head at traffic lights...*



*33 Parking along the street and near to the lights. Note the yellow lines in front of the Magistrates Court and Police Station opposite.*



*34 The mural is straight over the lights, but lost in this view.*



*35 The Court has been sold to the Police Authority to develop a Police Hub. It is up a bank: 18 steps up to its front door. See site assessment 4.*



*36 The Police station and court were built together in the 1960s, demolishing the Victorian building.*

### **Key features**

- Mile End Crossroads (17)
- Forest Hills Golf Course (19)
- Folly Farm commercial and industrial units and car boot sale
- Conservation Area
- Kings Head
- Magistrates Court
- Police Station



*37 Mile End Cemetery in a peaceful woodland situation.*

### **Positive features and special qualities**

- Green entry to the edge of the town
- Conservation Area for Georgian streetscape

### **Negative features and detracting elements**

- Some of the buildings in the Georgian Conservation area along the western side of Gloucester Rd are in poor condition, lending to a look of disrepair for that streetscape, an important entry to Coleford. Many have ceased trading commercially, some are still empty and some have been converted to residential use.
- Kings Head is noted in particular by local people as in need of attention. (Part of it has recently been in operation by a charity recycling furniture)

### **Looking ahead**

- Kings Head needs to be occupied and restored. Alternative use eg as Youth Hostel, as flats for young people with disabilities to share and be supported to live independently
- Improve Conservation Area and Gateway into town centre.
- Site at Magistrates Court sold for Police Hub, and could include a green space when redeveloped. Should the Police redevelopment falter and the site become available, the housing allocation can be addressed.
- Undertake a Housing Needs Survey to identify specific needs.