



Gloucestershire Society for Industrial Archaeology

Hon. Secretary
Dr R Wilson
Oak House
Hamshill
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Gloucestershire
GL11 5EH
☎ 0453-860595

SITE REPORT

(Site Assessment see page 4)

Former Blacksmiths Shop and Carpenters/Wheelwrights Shop
Laburnum Walk (off Regent St Stonehouse)

Visited Saturday 23 February 1991

by CHA Townley R Wilson A W Youles M Hemming

Grid Ref SO 8055 0519 (see map included in planning application - attached)

Site Area 18m x 23m approx

This is a collection of old buildings, believed to be Victorian in date and known to have been used by a Blacksmith/Farrier and a Carpenter/Wheelwright/Undertaker earlier this century. We believe both businesses closed down soon after 1945. They are currently used as lock up garages and for storage.

A neighbour told us that they had been used as such for the last 30 years.

The 1st Edition Ordnance Survey Map (25" to 1 mile) Published 1884 Surveyed 1882 (Fig 1) shows buildings on the site with an identical layout to as seen today. The present buildings appeared to us to be old enough to be the ones shown on the 1882 Map.

The buildings form an interesting group which we have been pleased to record. The site is currently the subject of a planning application to Stroud District Council for permission to clear the site and erect a house and garage. Stroud District Council Planning Executive sub-committee requested the Society to visit the site and report our views. Copies of the letters from the Council and Planning Application are attached to these notes.

The following points were noted when we went round. All the main external features of the buildings were photographed. The key to the buildings is shown in the attached Plan. All 4 buildings are in a relatively dilapidated state.

Block A Blacksmiths Shop (Building adjacent Laburnum Walk)

Single storey building, brick and timber construction.
Clay pantile roof (some repairs carried out with corrugated iron

Timber on Eastern gable end replaced approx 25 yrs ago (neighbours).
The large elm boards are reject coffin boards!

The brick built Western gable end shows clear evidence that the building was extended towards Laburnum walk at some time.
From the age of the extension and the 1882 map this was done before 1882.

The Southern (original) building had an open sided area added on at some time. There is the remains of an old hearth.

This was almost certainly used for the shoeing of horses.
we were permitted access to two of the garages but found nothing from their former industrial use.

The pantiles on N and S sides of the roof are of different types
Those on the S are usual form.

Those on the N are identified by MJH as double Roman tiles.
They are a double pantile. — somewhat unusual.

Present use — 7 garages.

Note Hinges + latches on doors adjacent to Laburnum Walk — possibly made by the blacksmiths

Block B Carpenters Shop / storage area (SW corner of site)

2 storey timber construction (near wall is brick up to first floor level)
Colour black. probably a timber roof now covered in felt

large double doors at front give access to lower storey. Doorway has a flap to give access for very tall equipment.



There is a loading door at first floor level on the front.
The building is of a characteristic type for a carpenters Shop.
present use Storage and garage.

No access to interior

(Could see that access to upper storey is staircase at rear.)

Block C

Small single storey brick built storage? shed
Welsh slate roof.
present use 2 garages
no access to interior

Block D

Brick with clay pantile roof
use unknown — possibly storage.
present use 2 garages.
no access to interior
The pantiles are same as northern extension to blacksmiths shop.
— were they put up at the same time?

Other features.

Neighbour thought that the 'ring' set into the ground to secure cartwheels (where the iron tyre was being fitted) was in one of the gardens.
We found a masonry ring about 4' diameter set in ground between site and community centre. It is not clear if this was the one used by the wheelwright. (ie W of site).

A old grindstone lay at the E end of the blacksmiths block.

Consultations Mr. F. W. Rowbotham Stonehouse (Resident for 54 yrs former Engineer to Severn River Authority) (BSIA member)
Mr. J. H. Anderson Stonehouse, Former Parish Clerk, Author of a history of Stonehouse.
Cllr. D. Drew District Councillor. Stonehouse.

Mr Rowbotham and Mr Anderson supplied the history of the site.

A Mr Sirett was the last blacksmith. and Harry Cousins was the last Carpenter.

Mr Anderson has ~300 old photographs of old Stonehouse but does not have one of this site.

We asked each of the above whether he thought the buildings should be retained. No one did.

Site Assessment.

Once every village had its blacksmiths and wheelwrights shops much as today motor garages abound. Whilst these buildings form an interesting survival from a former age they cannot be said to be of any great historical importance. Industrial use of the buildings effectively stopped over 40 years ago and almost all the fittings related to that use have long since disappeared.

The buildings were of a particular type of construction for use as industrial workshops. They have now effectively outlived that use. We always feel that the best use for an industrial building is (of course) an industrial use. If that is not possible then adaptive reuse may be a possibility. In the present case such an option does not appear to be a practical one given the nature of construction and their dilapidated state.

We are therefore unable to recommend the buildings for preservation.

Acknowledgement

We are grateful to Stroud DC for informing us about the site and to the owners agent (Mr G Webber Andrew Watton + Co Stroud) for permitting us access.

Attachments.

photographs.

1882 25" OS 1st Edition

1:1250 Map (in planning Application)

plan of buildings 1:100.

2 letters from Stroud D.C.

Planning Application S.9911/A

R Wilm

on behalf of
GSIA Committee

OUTLINE PLAN OF INDUSTRIAL BUILDINGS LABURNUM WALK STONEHOUSE GLDS



← LABURNUM WALK →

COMMUNITY CENTRE

SITE BOUNDARY

BLOCK A

Forge (Mr Sirett)

internal wall — external wall of original building?

Blacksmiths Shop

Remains of Hearth open fronted area for shoeing

Mr Harry Cousins

carpenter/
wheelwrights
shop.

2 storey
BLOCK B

single storey

BLOCK D

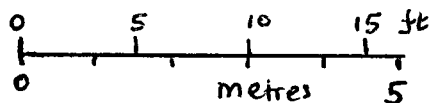
use unknown
(store ?)

single storey.

BLOCK C

use unknown
(store ?)

Scale 1:100

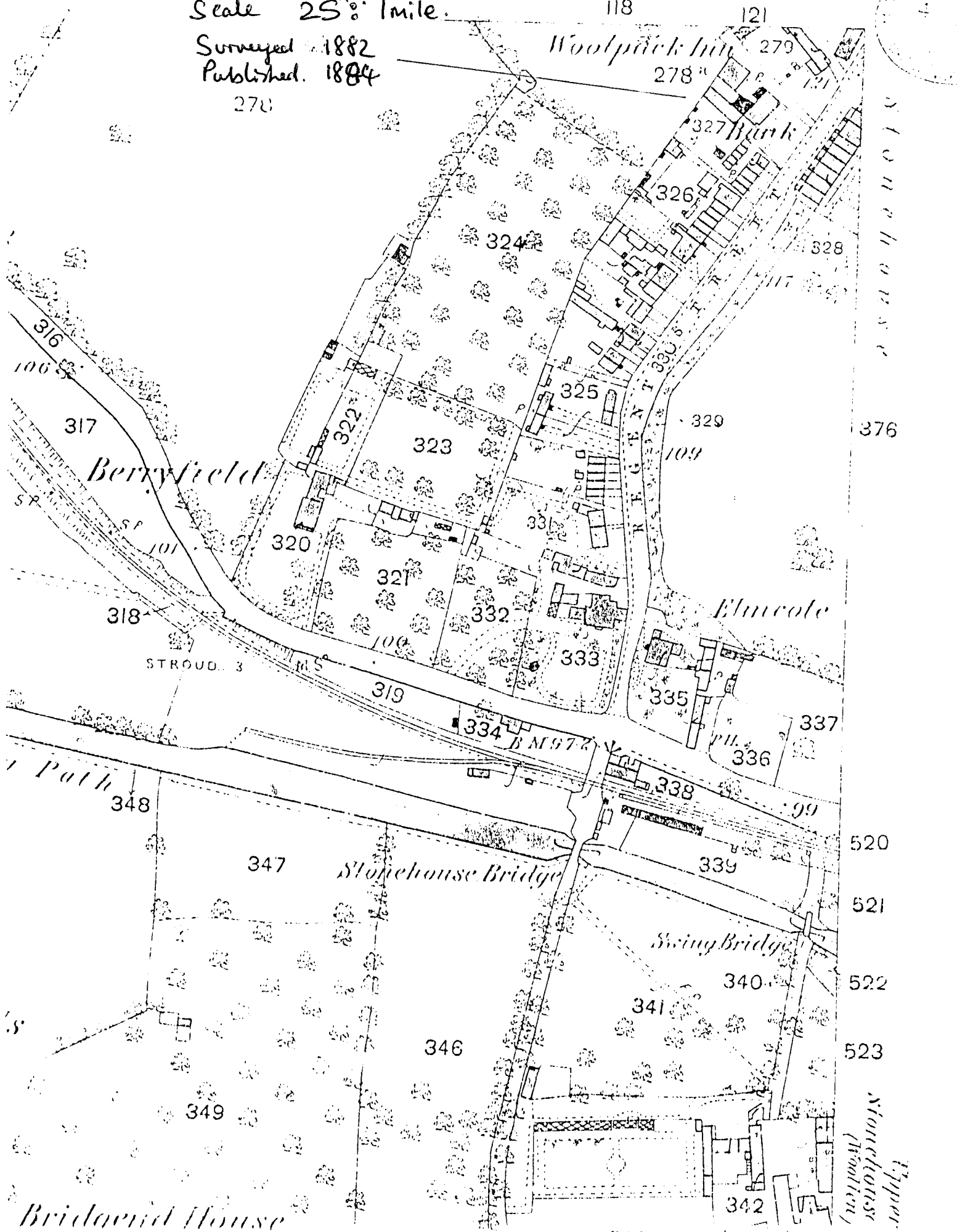


RW
23-2-91

Glos 49.1 1st Edition

Scale 25" = 1 mile.

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PLANNING APPLICATION

PLEASE READ ACCOMPANYING NOTES FIRST

FOR OFFICE USE ONLY

Reference No.
Building Reg. No.
Fee Received Chp 76 Andrew Watton

Please complete all answers in block letters - (FOR HOUSEHOLDER DEVELOPMENT ANSWER QUESTIONS 1 to 6 AND DECLARATION).

1A. NAME AND ADDRESS OF APPLICANT

THE ESTATE OF THE LATE
MRS. E. JENNER,
c/o LAPAGE NORRIS SONS & SABLEY
1, ROWEROFT, STROUD, GLOS.

Tel. No. Home.....Business.....

Applicants interest in land - e.g. - owner. OWNER

1B. NAME AND ADDRESS OF AGENT
(if form completed by agent)

ANDREW WATTON & CO.
11, ROWEROFT,
STROUD, GLOS. 3AY

Tel. No. (0453) 753453

Personal contact name MR G. WEBBER

2. THE POSTAL ADDRESS OR LOCATION OF THE APPLICATION SITE

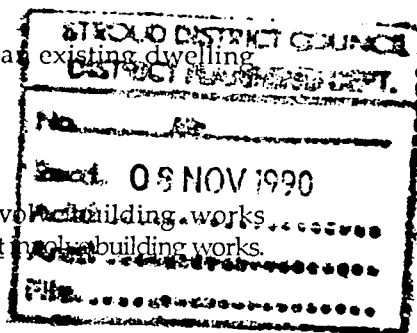
LAND P/O 2, LABURNUM WALK, STONEHOUSE
SITE AREA sq. m./hectares 340

3. DESCRIPTION OF PROPOSED DEVELOPMENT

ERECTION OF DWELLING AND GARAGES.
Materials:- ROOF N/A WALLS N/A Gross floor space NOT KNOWN

4. TYPE OF APPLICATION (Please tick appropriate boxes)

- A This is a FULL application for alterations or extension to an existing dwelling or for minor development within its curtilage ☐
- B This is a FULL application for new building works ☐
- C This is a FULL application for a change of use and does involve building works ☐
does not involve building works ☐
- D This is an OUTLINE application for new buildings ☒



The following matters are reserved for future consideration:

External Appearance ☒ Siting ☒ Design ☒ Means of Access ☒ Landscaping ☒

E This is a RESERVED MATTERS application ☐

i) Please state Reference Number of outline permission

ii) Please state which reserved matters are dealt with in this application.....

External Appearance ☐ Siting ☐ Design ☐ Means of Access ☐ Landscaping ☐

F This is an application for REMOVAL/VARIATION OF A CONDITION OR RENEWAL OF PERMISSION ☐

G Retention of development already carried out ☐

5. ACCESS TO ROADS AND PUBLIC RIGHTS OF WAY (Please tick the appropriate boxes)
(a) There will be a NEW ☒ (b) ALTERED ☐ access to a public road or public right of way
Name of road(s) LABURNUM WALK

6. TREES (*Delete as appropriate)
The proposal *does not / does involve the felling of any trees (please identify on submitted plans).

7. EXISTING USES
Please state existing use or, if vacant, the last use(s) of the site ASSOCIATED GARAGES AND STORAGE BUILDINGS

8. PROPOSED USES : (Please tick the appropriate boxes)
RESIDENTIAL ☒ please state the proposed number of units 1
OTHER USES - Complete Part II of the application form obtainable from the Planning Department.
Industrial ☐ Office ☐ Warehousing ☐ Storage ☐ Shopping ☐ Others ☐

9. DRAINAGE (Complete Part A and tick one box in Part B)
A. Please state how surface water will be disposed of SOAKAWAY
B. Foul sewage will be disposed of to :
Mains sewer ☒ Cesspit* ☐ Septic tank* ☐ Other* ☐

*If the septic tank/cesspit/other is to serve more than one dwelling or to serve single buildings in which more than ten people will normally reside, work or congregate, a Section 26 Certificate, obtainable from the Planning Department, must be completed.

10. DISABLED PERSONS ACTS
Is the building to be open to the public Yes ☐ No ☒

DECLARATION

I enclose the following :- (Please tick appropriate boxes)

- i) A section 27 Certificate ☒
- ii) An Agricultural Holdings Certificate ☒
- iii) A section 26 Certificate and a copy of the advertisement duly certified, with the name of newspaper and date of publication. (See attached notes). ☐
- iv) Five sets of the necessary plans. ☒
- v) The appropriate fee of £ 76.00 by Cheque/P.O. No. 200628

If claiming an exemption please state reason

Signature [Signature] Applicant/Agent Date 6/11/90



Gloucestershire Society for Industrial Archaeology

Hon. Secretary
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Mr G Fletcher
Director Planning Leisure & Tourism
Stroud District Council
Ebley Mill
STROUD
GL5 4UB

CC Mr J M Myers.

4 March 1991
Your Ref. JMM/JMW/S9911/A
[Mr J M Myers]

Dear Mr Fletcher,

Land to rear of 2 Laburnum Walk Stonehouse Glos.

At the request of your Planning Committee, members of the Society have visited the above site. I attach notes prepared after that visit and these include our assessment of the site.

Mr Myers letter (copy attached) included the request for "a full report and appraisal of the buildings and their history". We do not claim to have achieved that but we have done what we think is necessary for the site. These notes and the photographic record will be put in the Society's archives and ultimately will go to the Record Office at Gloucester.

In passing, I must express the Society's concern that we have not yet had any formal confirmation that the sites we discussed at our meeting of October 9th 1990 have received any attention. In fact we know informally that nothing has been done. We believe it is far more important to put reasonable effort into investigating (as in the cases reported to you) listed buildings ^{which} are in serious danger in unsympathetic hands. If the building has gone then we should learn lessons from that and put our slender resources into the buildings that are extant.

I look forward to hearing progress in this matter at your earliest convenience
Yours sincerely
Ray Wilson

Registered Charity Number 278603

Continued S.15262/A

- (c) 6
- (d) 7 (2) (delete "per dwelling").
- (e) 10
- (f) The existing roadside hedge shall be retained at a height not less than 1.5 metres in its present form except for that part necessary to complete the access.

Reasons:

- (a) 2
- (b) 5
- (c) 6
- (d) 7
- (e) 10
- (f) In the interests of visual amenity.

155.S.9911/A 8.11.90

Mrs E Jenner, The Estate of the late
Lapage Norris Sons 1 Rowcroft
Stroud Glos

Agent:

Andrew Watton & Co 11 Rowcroft Stroud
Glos GL5 3AY

OUTLINE APPLICATION FOR THE ERECTION OF A
DWELLING AND GARAGE. CONSTRUCTION OF A NEW
VEHICULAR AND PEDESTRIAN ACCESS.

LAND REAR OF 2, LABURNUM WALK, STONEHOUSE

STONEHOUSE PARISH SO 8005-SE B Edition

Drainage: Surface: Soakaway

Foul: Mains sewer

A

Notes:

PROPOSAL

This application, in outline, is for the erection of a new dwelling and garage and construction of a new vehicular and pedestrian access. The site currently has a collection of old buildings (mostly of wooden construction) which are, or have been, used for garage purposes. The site is accessed off Laburnum Walk between Regent Street and the Community Centre, and is bounded on one side by existing dwellings, and the Community Centre on the other.

CONSULTATIONS

The Stonehouse Town Council approved the scheme. The Environmental Health Department recommend that standard condition 58 be imposed if consent is granted, due to the location of the site near the Community Centre which has the benefit of a Public Entertainments Licence.

SITES INSPECTION PANEL

The Ward Councillor (Councillor Drew) advised the panel that he is not against the principle of the development. However, he drew attention to the fact that the site is currently used for garages which, naturally, provided covered parking space for houses in the area. Regent Street, in particular, has a parking problem, with many of the properties not having their own off-street parking areas. He is therefore concerned that any loss of garage facility in this form would, in effect, put more vehicles back onto the street-side parking to the detriment of highway safety. He also made reference to the fact that a 'residents only' parking arrangement may have to be considered at some stage for the area. The County Surveyor's representative advised the Sites Inspection Panel that he raised no objections and, as far as the access from Laburnum Walk onto Regent Street is concerned, which is relatively narrow, there could be a highway gain in that less vehicles would use the same for a single dwelling than the existing garage block.

Continued S.9911/A

After consideration, the Panel resolved, by a majority of 5-4 with 1 member not present at the vote, to recommend the application be granted consent. They also asked Officers to seek the views of the G.S.I.A. Group to determine whether there is any merit in the existing buildings on the site.

COMMENT

Sufficient car-parking will be available for the proposed dwelling and the Local Planning Authority could not insist on the garaging currently on site being brought in full use.

RECOMMENDATION

That the application be granted subject to the following conditions:

- (a) 1a
- (b) 1b
- (c) 1c
- (d) 7 (2) (delete "per dwelling").
- (e) 10
- (f) 58 (adjacent Community Centre)
- (g) All the buildings on the site shall be removed before the new dwelling is occupied.

Reasons:

- (a) 1a
- (b) 1b
- (c) 1c
- (d) 7
- (e) To ensure that the site is satisfactorily drained.
- (f) 58
- (g) To improve the appearance of development and the area by the removal of substandard buildings on site.

156.S.15998 14.11.90

Mr S Dobrijevic Bosnia Verney Road
Stonehouse Glos

Agent:

John M Massey A.F.S. 374 Longford Lane
Longford Gloucester GL2 9BX

ERECTION OF NEW BUNGALOW IN PLACE OF EXISTING.

2, ORCHARD PLACE, STONEHOUSE

STONEHOUSE PARISH SO 8005-SW A Edition
Materials: Roof: Approved interlocking tiles
Walls: Render
Drainage: Foul: Mains
CD

Notes:

PROPOSAL

To demolish an existing sub-standard bungalow and replace it with a new bungalow to more modern construction and design.

CONSULTATIONS

The Stonehouse Town Council agree to the principle but are concerned but are concerned that the materials should be in keeping with other bungalows in Orchard Place, none of which is built in brick. The original application was for the dwelling to be built in brick but has now been changed, following negotiations, to a render finish. A letter