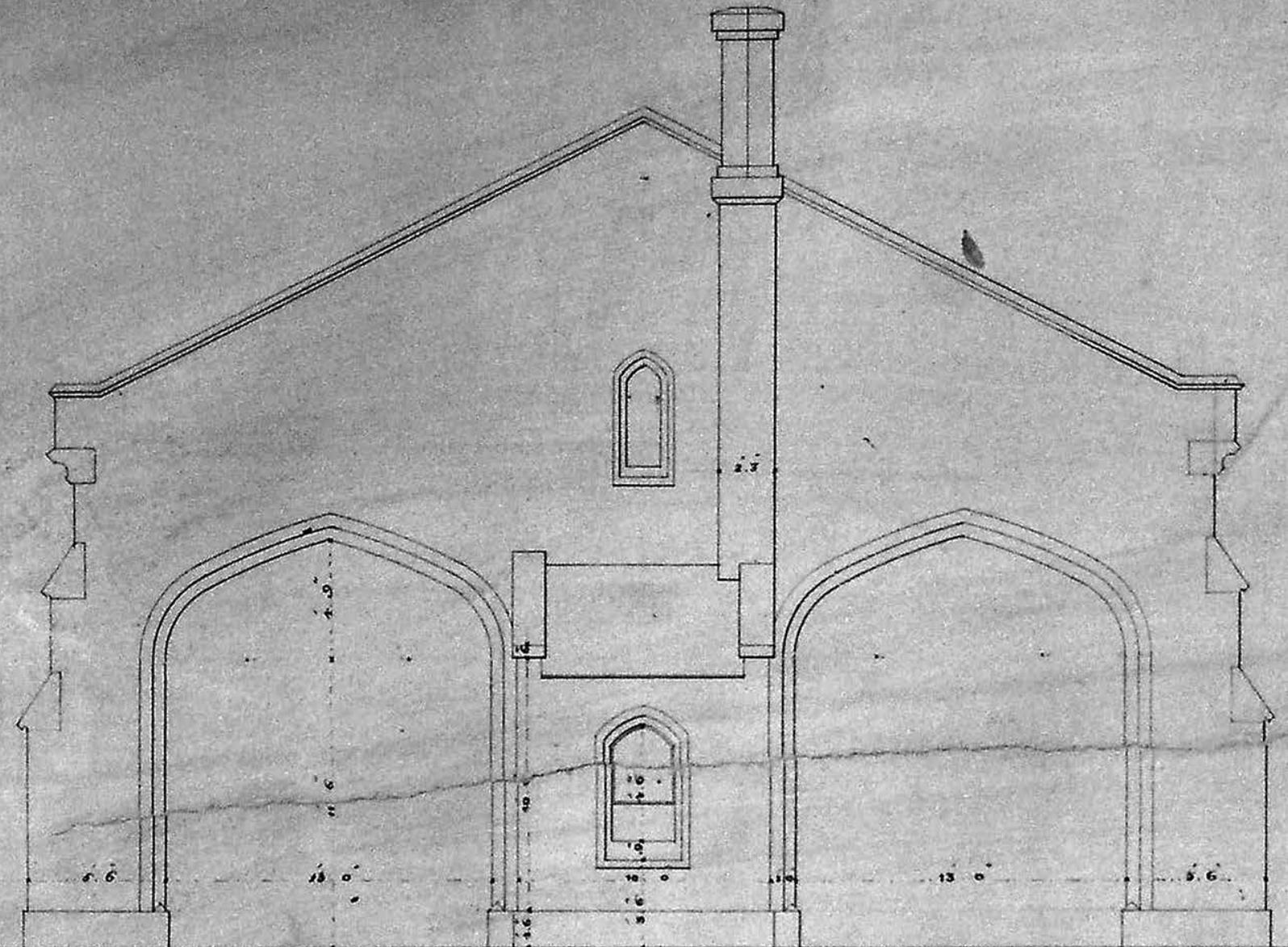




*putting the roof back on ...*

An exhibition celebrating 30 years of  
STROUD PRESERVATION TRUST

THE SUBSCRIPTION ROOMS  
Stroud, Gloucestershire  
19th-24th November 2012







*putting the roof back on ...*

An exhibition celebrating 30 years of  
STROUD PRESERVATION TRUST  
1982-2012

THIS EXHIBITION TELLS THE STORY of Stroud Preservation Trust, the buildings it has restored and the Ring Road and High Street campaigns from which it emerged thirty years ago.

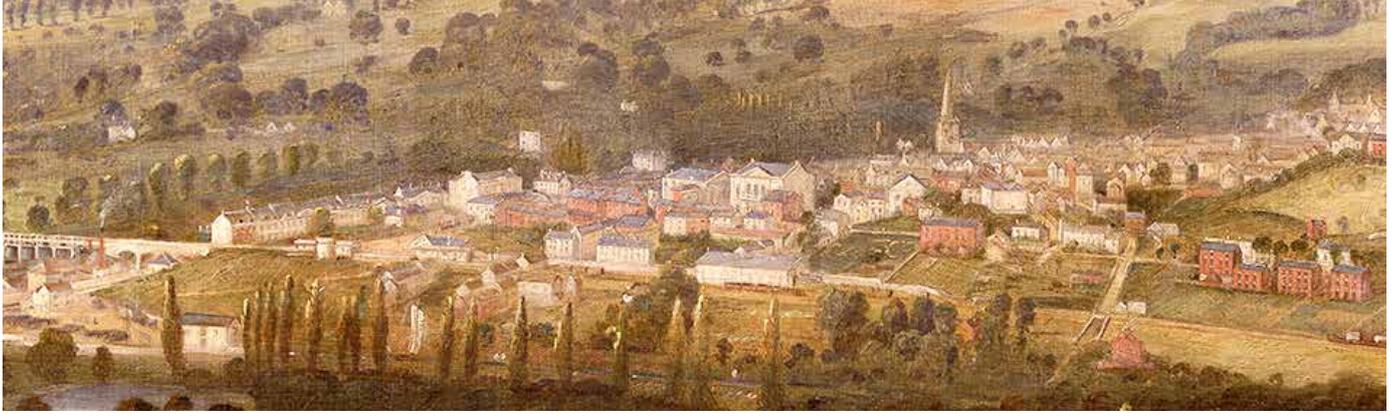
Stroud Preservation Trust is part of a rich seam of community activism where, for decades, individuals and groups have taken action to save what they care about in our town of Stroud.

Stroud Preservation Trust has restored six very different buildings and has investigated many other buildings at risk.

This work was possible because of the continued imagination, persistence and knowledge of very determined Trustees.

*“To preserve for the benefit of the townspeople of Stroud ... and of the nation at large ... buildings of particular beauty or historical, architectural or constructional interest.”*

The core purpose of the Stroud Preservation Trust



## A conflict between blight and beauty STROUD IN THE EARLY EIGHTIES

STROUD IS A UNIQUE COTSWOLD TOWN with a gritty character quite unlike some of its mellower, prim and pretty neighbours.

It has its own beauty too; there are some handsome old buildings, the legacy of centuries of industrial activity and wealth.

Strings of mills, the canal and the railway spread out like fingers into the surrounding wooded valleys; the atmospheric edgelands of the town.

Although much of the textile industry has gone, Stroud remains a working town, a centre for engineering and manufacturing with a deep vein of non-conformity.

Four decades ago, the High Street was choked with traffic negotiating the narrow, steep street and blighted by empty and derelict buildings, some held up by scaffolding and patched with corrugated iron.



Steve Marshfield

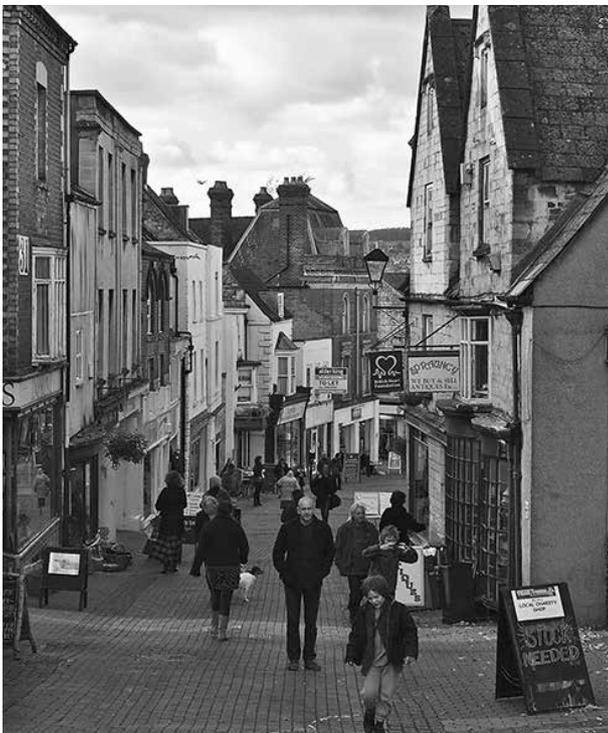
A 21st CENTURY VISITOR TO STROUD on a Saturday morning will find a largely car-free High Street and a mix of golden Georgian and older buildings and red brick Victoriana. People enjoy their coffee outside and browse the busy markets.

Two successful campaigns, both focused on saving listed buildings, helped to lay the foundations for this transformation.

Firstly, although many agreed that pedestrianisation and a new road system were needed, the County Council's proposals for a ring road were controversial and there was a successful and hard fought campaign for a different solution.

The impending first ring road scheme and subsequent revised proposals had a major impact upon Stroud for over twenty years from the 1960s to the 1980s.

Secondly, the dramatic High Street siege campaign, which saved a swathe of listed buildings, led to a landmark legal judgement and later the foundation of the Stroud Preservation Trust in 1982.

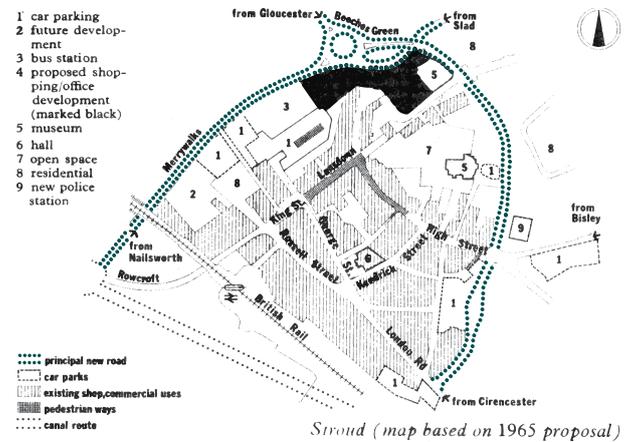


## 1965-67: The Ring Road proposals THE BATTLE OF THE SLAD FLYOVER

THERE HAD BEEN PROPOSALS by Gloucestershire County Council for a ring road for Stroud since 1959, and by 1965 a plan had been developed.

The proposed route would have required the demolition of listed buildings and divided the main commercial area of town from residential areas.

The proposal was to widen Merrywalks and demolish the British School and the listed eighteenth century police station at Beeches Green.



Steve Hurrell



Steve Hurrell

As the road turned towards Slad, it was to be elevated 20 feet high on stilts, "the Slad flyover", and skim past another listed building, the School for Arts and Science on Lansdown that also housed the Stroud Museum.

It would then head up the hill, going close to St. Laurence's Church, below the new police station to cut through more old buildings at the top of the High Street and then down to join the London Road.

By the 1970s, according to an article in The Architect's Journal (August, 1975), there were also related proposals to demolish nineteenth century buildings on Lansdown, to make way for a shop and office development to link up with the newly built Merrywalks shopping centre.

In the 1960s, the County Council began to buy up much of the property along the line of the proposed road, including many listed buildings.

This created a classic case of planning blight as the empty, decaying buildings contributed to Stroud's commercial decline.

A hard fought campaign against the new road culminated in a Public Inquiry in 1976 which centred on whether consents to demolish listed buildings to make way for the road should be granted.

The Inspector found there was no case to demolish these buildings as the proposed ring road would be an "environmental disaster".

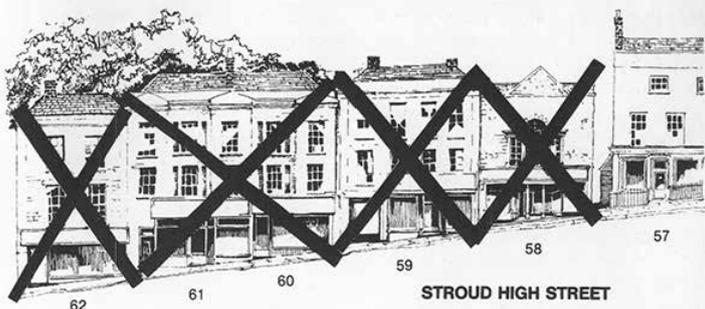
Eventually an alternative proposal was accepted: an East-West bypass linking the A46 Bath Road and the A419 London Road passing along part of the route of the canal, was finally built in 1987 and named Dr Newton's Way.

## 1980: The Siege of Stroud High Street A BACKGROUND TO PROTEST

*“Stroud is an ugly Industrial Revolution town. It is one of the ugliest blots on one of the loveliest landscapes in England.”*

Local councillor, 1976

### Do you want these buildings to go?



Terry Thomas



IN 1980, A BATTLE TOOK PLACE to save some decaying listed buildings at 57-62, High Street (now the four shops down from Boots the Chemist).

The campaign involved many local people, including veterans of the ring road campaign and some who were new to Stroud.

The threatened 17th and 18th century buildings had been bought up over several years by Milwards, a shoe retailer, in order to convert the block into modern shop units.

An application for planning consent for the redevelopment of the buildings was turned down in 1977.

By 1980, the neglected buildings were in a perilous state.

Another scheme to redevelop the site involving complete demolition of all the buildings met with opposition from conservationists who successfully applied for the listing of 57, High Street; 58-62 were already listed as a group.

In March 1980, Stroud District Council took an action under the 1936 Public Health Act under which 60 and 61 High Street were declared dangerous and Milwards, given the options to either repair or demolish the property, decided to demolish.

The Civic Society had already been working to save the buildings and now the Stroud High Street Action Group was formed.

The buildings could have been lost because of a legal loophole: public health legislation appeared to allow demolition and Stroud District Council had not used any of its own powers to protect, repair or compulsorily purchase listed buildings.

It seemed that owners could leave a property to become dangerous and then legally demolish it. There was no application for a consent to demolish a listed building until days before the demolition was due to begin.





## 1980: The Siege of Stroud High Street A SUMMER OF OCCUPATION

THE PROTESTERS SAVED THE BUILDINGS through a combination of direct and High Court actions, showing great verve and resourcefulness.

Protests and processions in the High Street, culminated in two roof top occupations of 60 and 61 High Street to prevent demolition as contractors made ready to start work.

The second occupation came after a High Court direction given on June 3rd, 1980, that Stroud District Council should

4) Feb. 22nd. Civic Society hold another public meeting to give a hearing to an

9) Funeral procession in Stroud for the High Street.

Clarrisa Mi

### NOW

Action groups fighting the demolition have linked together to form one organisation - The Friends of SHSAG.

A joint SHSAG/Civic Society plan and feasibility study is being drawn up and will be put on public

display to throw open the discussion to all members of the community before planning permission is sought.

A series of pop concerts have been planned to boost funds. On Thursday Emotion Pictures played at the Marshall Rooms and on Saturday Alto Overcoat will perform at The Shambles. More are planned in the near future.

An emergency meeting of the department of the Stroud District Council was called on Friday (23rd.)

The council served an injunction on Milwards to stop them demolishing buildings.

"All this means is that the council has legally passed the buck since the injunction was against the council to stop the demolition."



reconsider all the statutory powers open to it to make owners maintain listed buildings as the protection of listed buildings took precedence over provisions for the demolition under the Public Health Act.

The case (Regina v Stroud District Council ex parte Goodenough, Osborne and Tomlin) was subsequently quoted in a Department of Environment Circular and legal textbooks and was considered a great step forward in the conservation world.

However, the District Council did not take any action.

On 10th June demolition workers began stripping the roofs but found themselves at the centre of another wave of protest, as the High Street filled with demonstrators, some of whom climbed scaffolding at the rear of the buildings to begin a second roof top occupation.

The affair attracted plenty of local and some national press interest.

## 1980: The Siege of Stroud High Street THE AFTERMATH

*“behind the general air of decay ... their ashlar [stone] facades have dignity, interest and variety.”*

Public Enquiry Inspector, 1980

AT LAST THE DISTRICT COUNCIL accepted legal advice that the only demolition of a listed building that should be allowed under public health legislation is the minimum needed to make the building safe.

Milwards then withdrew their application to demolish 57-62, High Street.

A further application for listed building consent to demolish was rejected at a Public Inquiry, where the Inspector commented on the buildings that, *“behind the general air of decay their ashlar facades have dignity, interest and variety.”*

Eventually the buildings were restored and made suitable for modern use.

NEWS & JOURNAL, THURSDAY

### Stroud High Street Inquiry: CONSERVATIONISTS PUT THEIR CASE

STROUD'S HISTORICAL High Street buildings are an “integral part of the town's heritage” and should be saved at any cost, Cheltenham conservationist, Dr. Paul Saunders, said last week.

The High Street would have looked very different if they had been demolished and perhaps more old buildings would have gone.

There is a pleasant flow of architecture up the High Street which would have been severely disrupted by further modern development; historic townscapes, like the patina of old furniture, can so easily be destroyed by insensitive treatment.

The links with the past, people and work of the town, with local materials are then gone for ever.

We are lucky that in Stroud some people cared enough to save these buildings and that some of them went on to found the Stroud Preservation Trust.



Steve Hurrell

1980: The time for bricks and mortar  
**THE FOUNDING OF THE TRUST**



STROUD PRESERVATION TRUST was founded against this background of plans, protest and people willing to take action to protect what they cared about.

By 1980, although the severe threat to some historic buildings and to Stroud's townscape had been lifted with the rejection of the original ring road proposal, there was still a chronic and visible decline, especially in the High Street.

Some interesting and important buildings had been left empty and derelict for years, compulsorily purchased by the County Council to make way for the ring road.

They continued to decay as the uncertainty about road plans went on.

Some of those involved in the Stroud High Street Action Group wanted to go beyond protesting.

They decided to try to save a group of listed buildings, 32 -34 High Street (now the last buildings at the top of the High Street), which had been compulsorily purchased and empty since 1968.



AT THE PUBLIC ENQUIRY into the ring road, the Inspector had recommended that these listed buildings should not be demolished as they were ...

*“... of particular interest because they appear to contain the oldest structural features from the time when Stroud was centred on The Cross”*

The Cross is the old name for the area at the top of the High Street, near the junction with Nelson Street and Parliament Street (formerly Hill Street).

In 1980, the Trust's founders commissioned a survey by an architectural historian, Stanley Jones, which revealed that, behind its Georgian facade, 33 High Street was an extremely rare survival, an urban medieval hall.

The roof timbers were typically medieval and heavily coated in soot, probably caused by smoke from a central hearth when the building was open to the roof.

In the same year, the County Council produced draft proposals to regenerate the partly derelict Cross area which included a relief road from The Cross to London Road, eventually built in the 1980s and now known as Cornhill.

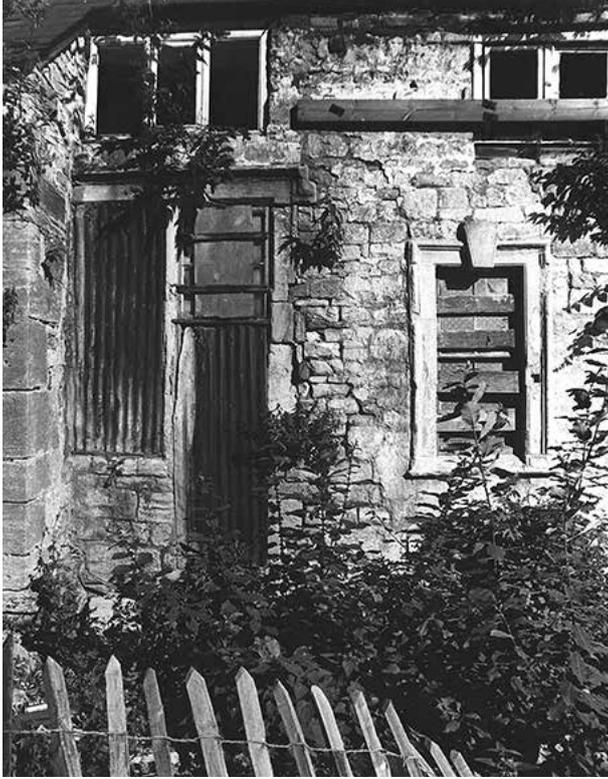
These proposals again threatened 32-34 High Street.

The conservationists negotiated for the realignment of the relief road in order to save 32 and 33 High Street and officials agreed this could be achieved.

The County Council agreed to sell 32-34 High Street to Stroud Preservation Trust for £1.

35-37 High Street were lost to make way for the link road. This compromise in order to save the oldest buildings caused some controversy.





## Funding the Trust's preservation work **HOW IS IT POSSIBLE?**

HOW CAN A BUILDING PRESERVATION TRUST fund complex conservation projects which commercial builders would avoid?

Stroud Preservation Trust was set up in 1982 as a limited company and charity.

A building preservation trust is a recognised form of charity specialising in historic building regeneration.

This status means it can raise funds from heritage organisations, local authorities, charitable trusts, businesses and individuals and is allowed to borrow money at a favourable rate.

Most of the Trust's projects have benefited from low interest loans from The Architectural Heritage Fund and from grants from English Heritage and Stroud District Council.

Numerous large and smaller grants and donations have been gratefully received and all have helped to save historic buildings.

Fundraising and project managing work to historic buildings is a time consuming process; the Trust has also always relied on the hours of hard work donated by its Trustees and others.

Stroud Preservation Trust is a revolving fund trust meaning it was set up in order to save a succession of buildings rather than just one building.

Profit or assets arising from one project are then used to help finance subsequent projects.

For example, the sale of the leasehold on the first project, 32-34 High Street, enabled the Trust to pay off the loans outstanding on that property.

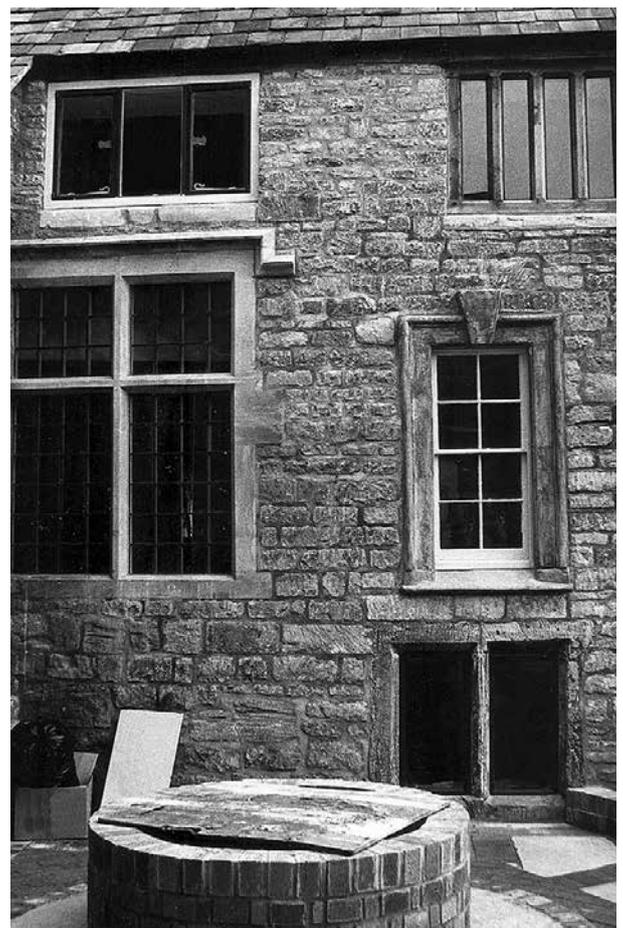
The Trust's ownership of 32-34 High Street was then used as collateral to obtain a further bank loan towards the cost of the second project, 55 High Street.

*“The first architect I took round the then derelict site gave the advice I grew accustomed to hearing.*

*It would cost twice as much to renovate as to build new.*

*How then is it all possible?”*

Julian Osborne, a founding Director of Stroud Preservation Trust writing about 32-34 High Street.



*“work with the building rather than impose upon it.”*

Richard Feilden, Feilden Clegg Design Partnership

STROUD PRESERVATION TRUST wanted to prove that it was possible to turn a derelict and ancient building into an asset to the town.

They did not have an easy task ahead of them, but such is the work of a building preservation trust; to take on buildings with complex and difficult histories that have lost any attraction for a commercial developer.

## *the first project ...*

The worth of restoring old buildings  
**SAVING THE MEDIEVAL HALL**

**Location:** 32-34 High Street, Stroud, Glos. GL5 1AJ  
**Date:** 16th Century  
**Architect:** Not known  
**Status:** Grade 2 Listed (1974)  
**SPT Aquisition:** 1981  
**SPT Architects:** Feilden Clegg Design Partnership  
**Project status:** Completed 1986  
Offices & shops sold with a 999 year lease to a private owner

This first project needed to be a success but this was not a straightforward construction project.



The demolition of the adjacent buildings caused major technical and architectural problems as a new facade had to be constructed down one side.

It was difficult to make plans of the building as it stood due to its dilapidation and a complex structure which had been altered and adapted over the centuries.

Also, some hidden features were revealed only as gutting and restoration took place. It was therefore also hard to draw up a detailed schedule of work.

The project architect was Richard Feilden, of Feilden Clegg Design Partnership, Bath, and he proved sympathetic to this idiosyncratic project, commenting that it was necessary “to work with the building rather than impose upon it.”



THE TEAM OF LABOURERS who worked on the building were long term unemployed, their labour paid for by a government agency, the Manpower Services Commission.

This was a massive saving for the Trust, but it was not easy to manage a disparate and largely unskilled team of workers on a difficult and sometimes dangerous building site.

However, through the course of the project the workers did become a team and the job was completed in 18 months, from March 1981 to September 1982.

On completion, 32-34 High Street was transformed into a handsome and distinctive building with three shops, two office units and a pleasant courtyard area.

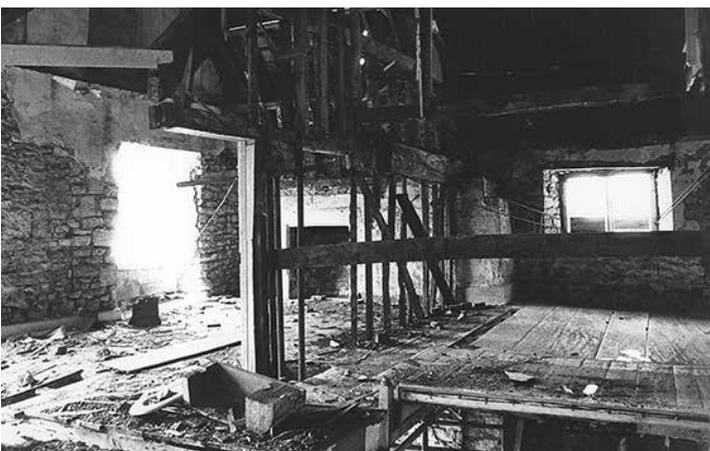
Stroud Preservation Trust had shown what could be achieved and perhaps begun to change some minds about the worth of restoring old buildings.



Paul Welch

*“the most encouraging thing to come out of Stroud in thirty years”*

Department of Environment inspector for historic buildings



STROUD PRESERVATION TRUST was keen to continue working to improve the blighted High Street.

In 1983, they commissioned a report from Feilden Clegg on acquiring and renovating 57-62, High Street, the properties saved by the siege, and held an exhibition on their proposals the following year in the newly completed 34, High Street.

However, being unable to buy 57-62, High Street, they turned their attention to 55, High Street, now "Moonflower", which had come up for sale.



Francis Frith Collection

This handsome and prominent building was in a poor state of repair and marred by an unsympathetic modern shop front.

The derelict top floors had been unused and inaccessible for years.

The property was in the right location and condition for the Trust to demonstrate the benefits of a sensitive and practical approach to building conservation.

The Trust bought the property, and again working with Richard Feilden of Feilden Clegg Architects, came up with an imaginative and sympathetic scheme which provided a large shop facing the High Street, four flats above the shop and opened up the old alleyway to the yard behind.

*an imaginative solution ...*

Maximising the potential of a site  
**DEVELOPING WITHEY'S YARD**

**Location:** 55 High Street, Stroud, Glos. GL5 1AS

**Date:** 1762

**Architect:** Built by William Knight, Banker

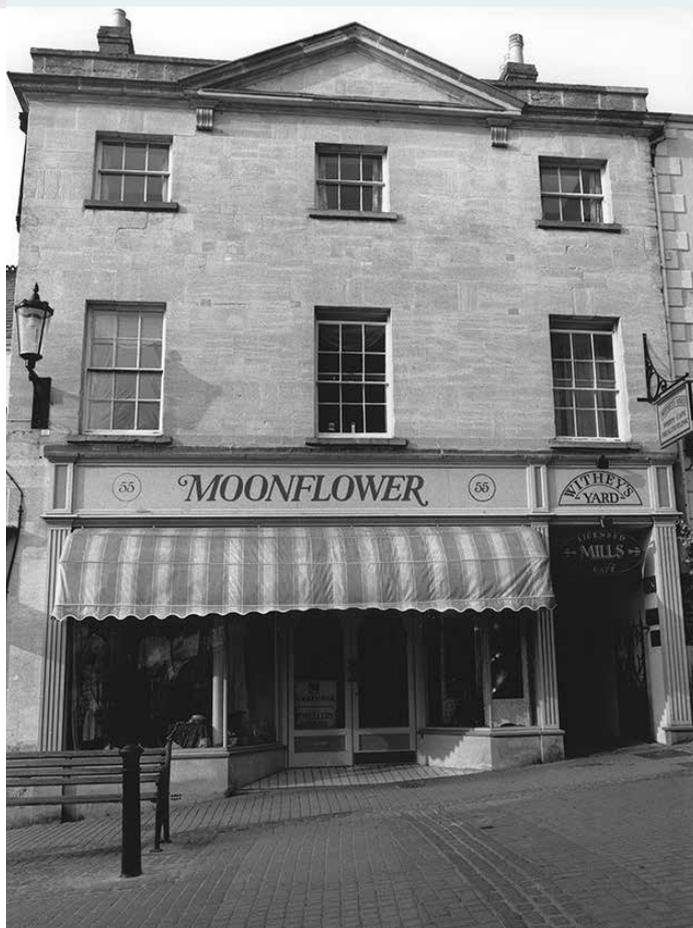
**Status:** Grade 2 Listed (1974)

**SPT Aquisition:** 1983

**SPT Architects:** Feilden Clegg Design Partnership

**Project status:** Completed 1984

Sold to Management Company





This provides access to two further shops, Mills Cafe, the Natural Health Centre and the courtyard with outside seating. The project is a visual and commercial success which cleverly maximised the potential of the site.

Many of the new, local and independent businesses who first moved in are still there and thriving.

A year after 55, High Street was completed, the High Street was finally pedestrianised.

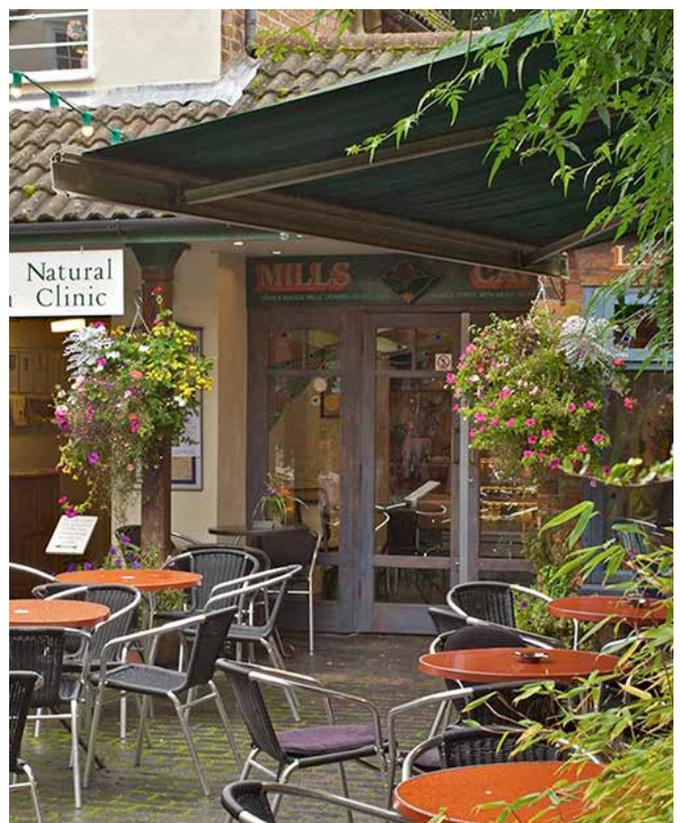
As with the Medieval Hall, Stroud Preservation Trust had shown what could be achieved with a conservation led approach to regeneration.



Steve Hurrell

*“The optimism generated by the success of Withey’s Yard seems to be infectious. The High Street has lost its air of shabbiness, which is strange because it is hard to see what exactly has changed.”*

Contemporary magazine article



Steve Hurrell

THE CAINSCROSS TOLL HOUSE and No.1, Bridge Street were purchased in August 1987 from the Gloucester and Severnside Co-operative Society after lengthy negotiations.

The Toll House dates from around 1825 when the new Cainscross – Stroud turnpike road was constructed. It was depicted in 1877 and sold to a local innkeeper for £130.

It had replaced a previous Toll House on the same site which collected tolls from a road going from Cirencester to the River Severn, via Minchinhampton, Rodborough, Randwick and Painswick which had been destroyed by a fierce anti-Toll riots of 1734.



Francis Frith Collection

In the 20th century it had been used as a barber's and then as a bric-a-brac shop.

An interesting neo-Gothic Grade II listed building, it had lost its crenellations from above the front bay window and was generally in an extremely poor state of repair.

Rainwater was pouring through the roof, the chimneys were dangerous and the building was completely uninhabitable.

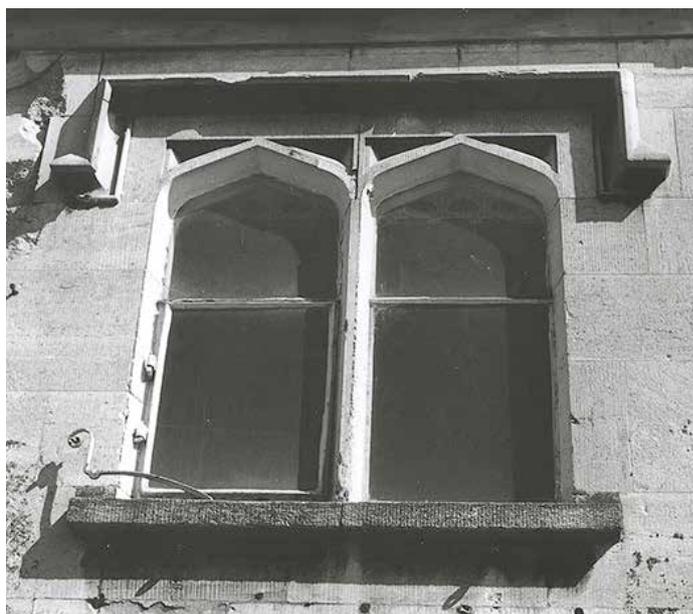
The Trust alerted Stroud District Council to the dire condition of the building and conservation staff began to encourage the owner to try and find a solution.

Eventually the Trust was able to buy the property.

*a return of lost crenellations ...*

A conversion to three single dwellings  
**THE CAINSCROSS TOLL HOUSE**

**Location:** The Toll House, Stroud, Glos. GL5 4JA  
Vine House & 1 Bridge St, Stroud, Glos. GL5 3EP  
**Date:** 1825  
**Architect:** Not known  
**Status:** Grade 2 Listed (1974)  
**SPT Aquisition:** 1987  
**SPT Architects:** Feilden Clegg Design Partnership  
**Project status:** Completed 1988. 3 houses sold on 999 year leases to new home owners



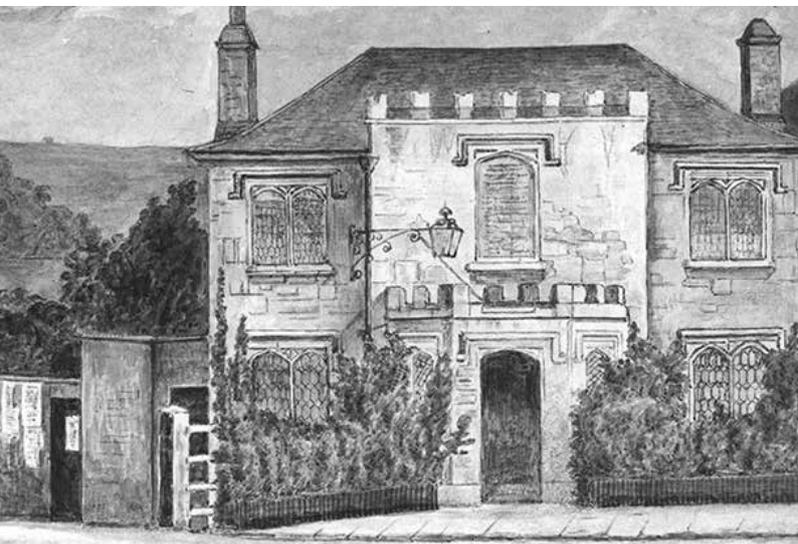


THE TRUST, again working with Feilden Clegg Design, restored the ashlar Cotswold stone frontage to a high standard and converted the Toll House and its extensions into three two bedroomed houses.

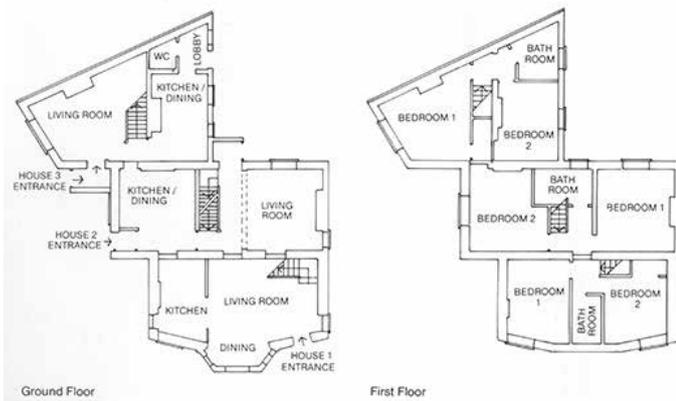
A watercolour in Stroud Museum by Paul Smith from 1903 gave some evidence about the appearance of the building before it fell into disrepair.

The conversion into three units enabled the project to succeed financially.

There was no rear access, but the Trust was able to buy a strip of land to provide a path to the rear.



Museum in The park, Stroud



The extensive renovation work involved replacing the roof, chimneys, doors and windows and installing all new plumbing, electrics, kitchens and bathrooms.

Shortly after the project was completed the new Ebley bypass was built, relieving the Cainscross area from some of the traffic coming into Stroud from the M5.

The newly restored Toll House gave fresh hope to the area and soon after the project was completed the old Co-operative building was also renovated.

*“at the historic centre of a sadly blighted neighbourhood”*

Contemporary magazine article



ARUNDEL MILL HOUSE AND COTTAGES were in a ruinous state when Stroud Preservation Trust bought them in February 1990.

*an innovative collaboration ...*

Creating homes for first time buyers  
**ARUNDEL MILL HOUSE & COTTAGES**

**Location:** Arundel Mill Lane, Stroud, Glos. GL5 2AT  
**Date:** 17th Century  
**Architect:** Not known  
**Status:** Grade 2 Listed, 1967  
**SPT Aquisition:** 1990  
**SPT Architects:** Feilden Clegg Design Partnership  
**Project status:** Completed 1993  
7 houses sold on to new owners



The buildings were obscured by invasive undergrowth and riddled with wet rot and furniture beetle.

Cracks in the walls visibly widened during the months when the Trust was negotiating to buy.

Once the sale of the property was completed, emergency work began the same day to prop up the Mill House.

This was a large, complex and expensive project which took three years to complete. Some land on the site was sold to help finance the restoration.

The one acre property included the Mill House, an adjoining workshop and two semi-detached cottages.

THERE IS THOUGHT TO HAVE BEEN A MILL on this site as early as the 14th century, but the first documentary evidence dates from 1585, when two fulling mills and a corn mill were granted to local landowner Richard Arundell.

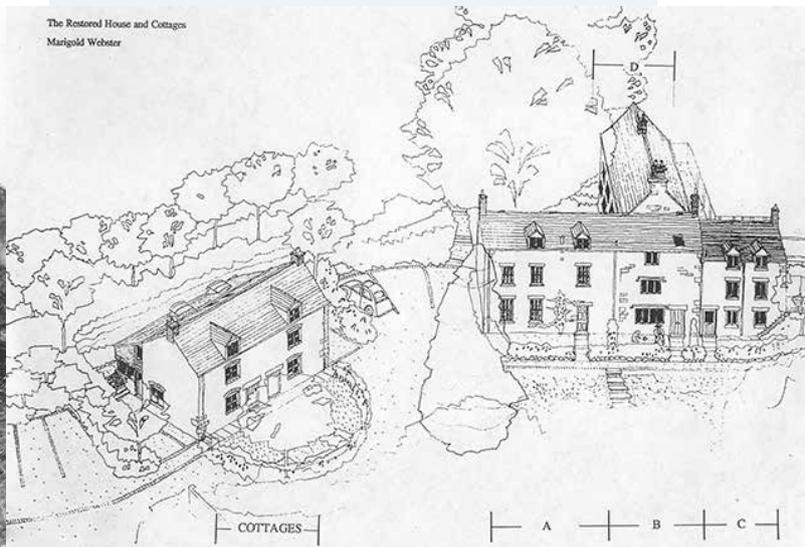
During the 17th century the complex included four mills and a dye house, and from 1837 until the early 1930s it specialised in dyeing.

The house was requisitioned by the army during the Second World War, and the mills were demolished shortly thereafter.

Working once more with Feilden Clegg Design, the Trust's scheme provided three houses in the Mill House, two dwellings in the former workshop and renovated the cottages providing a total of seven homes on the site with private and communal gardens.

Stroud Valleys Project rebuilt the broken weir and restored the large mill pond which lies in front of the Mill House and the communal gardens.

They continue to manage this part of the site.



Marigold Webster



Steve Hurrell

Stroud Valleys Project was founded in 1987 as a partnership between the local authority and local amenity groups to protect and improve the built and natural environment.

The Arundel Mill project provided an ideal opportunity for an innovative collaboration between the two organisations.

From a near ruin, to the provision of secluded housing in a serene setting, this ambitious project was another significant success.



Steve Hurrell



THE ARCHWAY which stands on the corner of the Paganhill Estate in Stroud, and gives Archway school its name, is the only memorial of its type left in Britain, to the abolition of slavery in the British Colonies.

It was built in 1834 as the grand entrance to a Georgian mansion, Farmhill Park, by its new owner Henry Wyatt.

The house, carriage drive and gates are gone, leaving the classical arch with its diminutive lodge house.

Henry Wyatt, 1793-1847, was a wealthy local businessman associated with the Stroud Anti-Slavery Society which in 1832 put pressure on the newly elected MP for Stroud, Mr W. H. Hyett, who had promised to support the abolition of slavery in Parliament.

## *a moral project ...*

Preservation & education in the community  
**THE ANTI-SLAVERY ARCH, PAGANHILL**

<b>Location:</b>	Farmhill Estate, Stroud, Glos, GL5 4AX
<b>Date:</b>	1834
<b>Architect:</b>	Commissioned by Henry Wyatt
<b>Status:</b>	Grade 2 Listed 1951, Grade 2 Star Listed 2007
<b>Owners:</b>	Stroud District Council
<b>Conservation Architect:</b>	Anne Page, Andrew Townsend Architects
<b>Project status:</b>	Commenced 2000, completed 2001



The first organised anti-slavery societies appeared in the 1780s. In 1807 the British slave trade was abolished by Parliament and it became illegal to buy and sell slaves, although people could still own them.

In 1833 Parliament finally abolished slavery itself, both in Britain and throughout the British Empire; the Arch commemorates that event.

The anti-slavery Arch was restored in 1960-1961 by Stroud District Council at a cost of £1,000, much of which came from individual donations.

By 2000 the Arch was again in need of repairs.



*“Erected to commemorate the abolition of slavery in the British Colonies,  
The first of August AD MDCCCXXXIV  
Dedit deus libertatem detur deo gloria  
God gave freedom Glory be to God”*



Clive Soord / Pangolin



A LOCAL GROUP, 'The Anti-slavery Arch Group', led by Anne Mackintosh of Stroud Preservation Trust, raised funds of £25,000 for a community project.

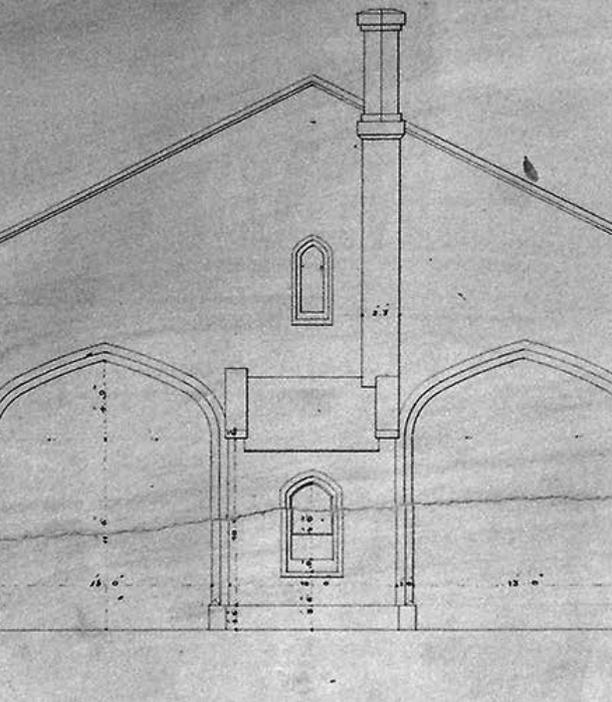
This included major stone repairs to the arch and works to the footpath, a bronze plaque, a leaflet, a website ([www.anti-slaveryarch.com](http://www.anti-slaveryarch.com)) and a community play.

Archway School used the restoration of the Arch to highlight the plight of modern slaves.

The sentiments that motivated the construction of this handsome and unique structure continue to resonate in a world still not free of slavery.

Due to its particular historic interest, in 2007 the monument was upgraded from a Grade 2 listing to Grade 2 Star.

Front Elevation.



THE BRUNEL GOODS SHED is different to Stroud Preservation Trust's other projects which have been passed on to new users quickly.

The Trust has been custodian of the Goods Shed for over quarter of a century.

The signing of the sub-lease with Stroud Valleys Artspace in May 2011 was the culmination of years of persistent hard work by members of the Trust, raising funds, maintaining and improving the building and negotiating with possible users.

The Goods Shed was built in 1845 to a standard design by Isambard Kingdom Brunel, and is now the only survivor of this type.

It is a distinctive and handsome example of industrial architecture in Brunel's Tudor Gothic revival style with fine buttresses, stonework and arches.

## putting the roof back on ...

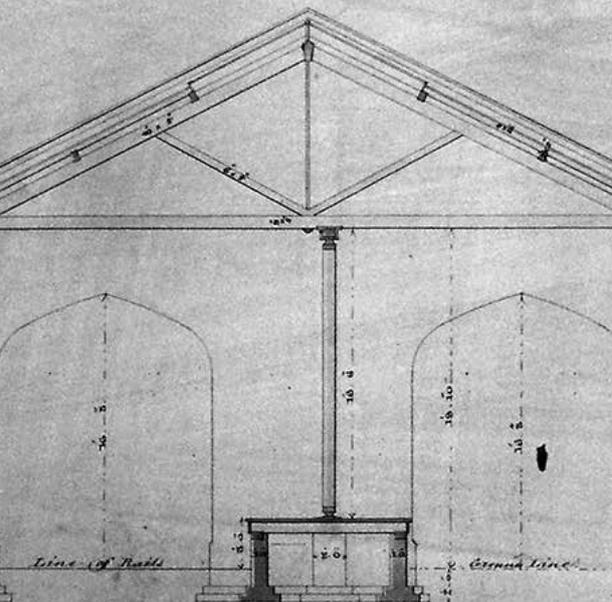
A battle for listing and preservation  
**THE BRUNEL GOODS SHED**

- Location: Station Road, Stroud, Glos. GL5 3AP
- Date: 1845
- Architect: Isambard Kingdom Brunel
- Status: Grade 2 Listed 1985, Grade 2 Star Listed 1989 (due to SPT pressure)
- SPT Aquisition: 1985. 40 year lease from Network Rail
- SPT Architects: 1989/Initial repairs: Feilden Clegg Design  
2011/Major renovation: Nigel Bedford
- Project status: Continuing. Sub-leased to StroudValleys Artspace, 2011



Ben Brooksbank

Transverse Section at A.B.



Rail travellers will have seen the painted lettering on the external rail side wall,

**“GWR STROUD STATION  
EXPRESS GOODS TRAIN SERVICES –  
DAY TRANSITS BETWEEN IMPORTANT  
TOWNS”**

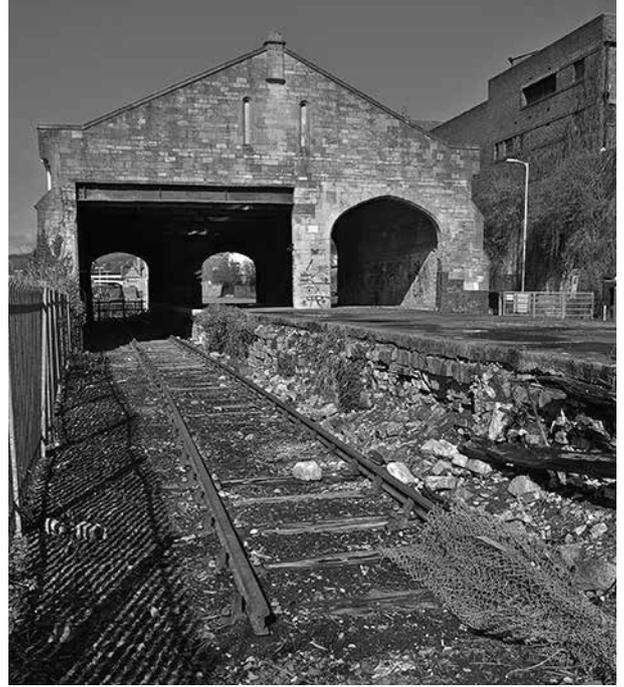
A two storey office extension was built around 1890 at the west end. Until 1966, the Goods Shed was used as covered accommodation for unloading and transferring goods to road vehicles, at first horse-drawn carts and later lorries.

OUT OF USE, THE BUILDING WAS OPEN and vulnerable and fell into disrepair:

In 1984 British Rail removed the slate roof which had become dangerous to the public.

The building was listed Grade 2 in 1985 at the request of Stroud Preservation Trust and upgraded to Grade 2 Star in 1989.

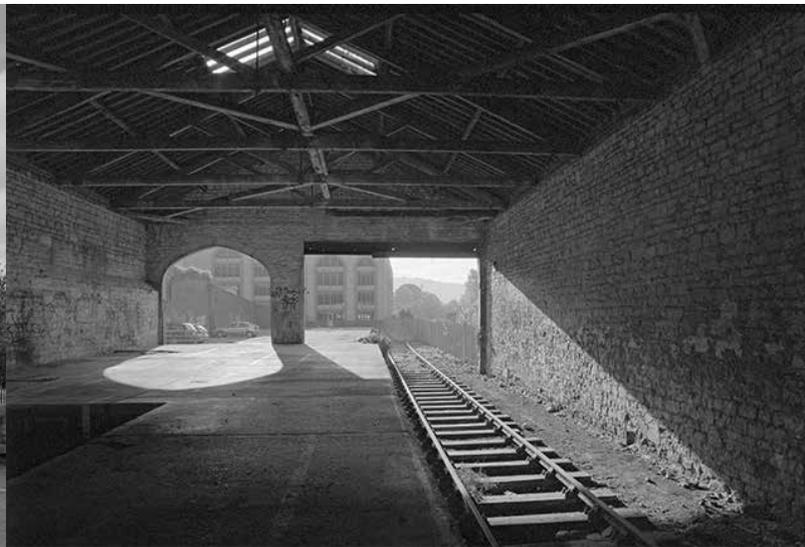
Once a busy interchange, essential to the local economy, by the 1980s the Goods Shed had become a neglected, redundant building.



Steve Hurrell



John Daniell



John Daniell



Steve Hurrell

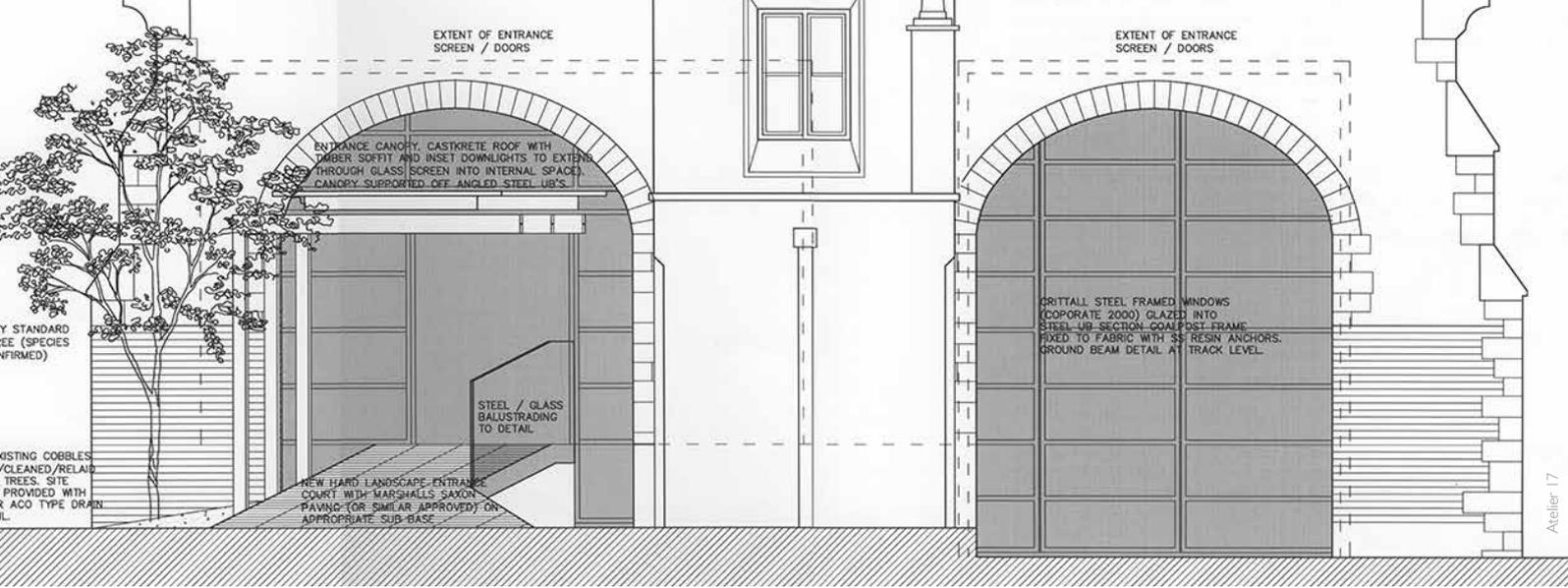
However, this elegant, industrial structure designed by one of England's greatest engineers had been considered a possible project soon after Stroud Preservation Trust was formed.

In 1986, after two years of complex negotiations, the Trust agreed a 40 year lease with British Rail.

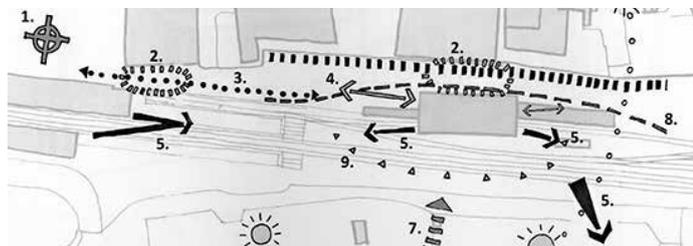
Fundraising began with the appeal patron being Reverend W. Awdry, author of the Thomas the Tank Engine books, who had retired to Stroud.

Major repairs and improvements, including a new slate roof, stonework repairs and installation of some services, were carried out in 1988 at a cost of £130,000.

The Goods Shed had been rescued from dereliction but needed a user to secure its future.



THERE WAS NO SHORTAGE OF IDEAS or interest in the Goods Shed.



Throughout this time the building, which was on English Heritage's Buildings at Risk register for many years, was open and subject to vandalism such as graffiti, broken windows, fires and stone quarrying.

Meanwhile, work continued to find a user with the Trust employing a project worker for a while using an Architectural Heritage Fund grant.

In 2007, Stroud Preservation Trust entered into a partnership with the Stroudwater Textile Trust who wanted to use the Goods Shed for a textiles visitor centre.

Sadly this plan also proved to be not financially viable.

In 2010, Stroud Preservation Trust's trustees decided to at least secure the building to both protect it and make it more attractive to possible users.

The building was closed with roller shutters, a raised floor was created over the track and an external platform removed and replaced with a smaller balcony.

The £129,000 project was funded with grants from the Railway Heritage Trust, Stroud District Council and Stroud Town Council.

There have been proposals that the building become a theatre, a restaurant, an antiques and arts centre, offices, a museum, a Real Tennis court, bus and coach storage and indoor cricket school to name a few.

Proposals did not go ahead because either the costs of alteration were too high, the building was not suitable or because the required changes were not acceptable to English Heritage.

Stroud Preservation Trust entered into discussions on all these suggestions and commissioned feasibility studies of its own.

By the start of the new millennium, all proposals were hampered by a possible new transport interchange in the station area which would have entailed major redevelopment.



IN 2010-12 FURTHER IMPROVEMENTS were carried out with a £30,000 grant from the Gloucestershire Environmental Trust (GET), with landfill tax contributions donated by Cory Environmental, towards the cost of installing internal electricity circuits, toilets and drainage, and repairs and improvements to the offices and car park.

The cost of running an electricity cable from Russell Street to the Goods Shed was largely met by a £20,000 Railway Heritage Trust grant.

Now a secure building with light, water and drainage, the Goods Shed had become much more attractive to potential users. It was also finally removed from English Heritage's Buildings at Risk register.

## “an amazing space”

Neil Walker, Stroud Valleys Artspace



Fred Chance



Steve Hurrell



Steve Hurrell

IN MAY 2011, Stroud Preservation Trust were delighted to sign an initial 5 year sub-lease to Stroud Valleys Artspace who are using the Goods Shed for all kinds of artistic and educational projects.

Carnival preparations, art installations, performances and exhibitions, film and music shows have all been held at the Goods Shed. Some of the offices have been let to artists.

Stroud Valleys Artspace, a registered charity, has a track record of achievements in Stroud; they have transformed a previously dilapidated building in John Street into a vibrant hub of artists' studios and exhibition space.

The Trust are confident that the Goods Shed has a bright future.



Transformed from an unused, vandalised building open to the elements, to a secure and valued space filled with people and activity, the Goods Shed is yet another example of a historic building saved and set to play a new role in the life of our town.

Stroud Life

Building faith in the future of restoration  
**THE CATALYST EFFECT**

SIX BUILDINGS HAVE BEEN RESCUED from dereliction by Stroud Preservation Trust and currently provide 6 flats, 10 houses, 6 shops, 2 offices, 1 café, 1 natural health centre and 1 arts venue.

These historic buildings, once seen as dilapidated eyesores, have become assets to Stroud and now play their part in Stroud's economic, social and cultural life.

Harder to quantify, but undoubtedly true, is the catalyst effect whereby the example set by the Trust's work has led to improvements to other buildings.

Firstly, early projects in the High Street showed that some people valued Stroud's past and had faith in its future. They helped to win support from the public and District Council for a conservation led approach to regeneration

Secondly, the restored buildings encouraged others to make physical improvements. After 32-34, High Street was finished, many shopkeepers painted their shops for the first time in years.

At Cainscross, after the Toll House had been restored, the old empty Co-op building was sold and converted into shops, a workshop and flats.

Thirdly, an imaginative approach to the restoration and use of historic buildings has brought innovations to Stroud. Withey's Yard showed what could be done with neglected space and provided space for the first outside café seating in Stroud.

Of course Stroud Preservation Trust cannot and would not want to claim responsibility for all the positive changes in Stroud since the early 1980s.

However, it is true that their work has not just benefited individual buildings but the town as a whole.

*"We were able to demonstrate that conservation isn't just about saying no."*

Julian Osborne  
'Memories of Stroud' by Treverton Jones, 2005



STROUD PRESERVATION TRUST has received several awards in recognition of its work to improve the historic environment.

In 2008, the Trust was a regional winner in the Heritage Groups category for the *Nationwide Community and Heritage Awards* and went on to be a national finalist in the *Heritage Hero* category.

In 2011, the Trust was short listed for an *English Heritage Angel Award*.

*Category two* **Best rescue of an industrial building**

**Brunel Goods Shed, Gloucestershire**

Only Isambard Kingdom Brunel could have chosen to build a railway shed in the Tudor Gothic revival style, complete with miniature flying buttresses.

steel shutters had to be installed to protect it against vandals.

How does this story end? With a proposal by a local arts group to use the shed as a base for a Carnival Collective. But first the electricians and plumbing have to be installed. "It's been a long

productive being the million to Key to its reliability and that continued.



## Supporting local preservation initiatives **INVOLVEMENT & THE COMMUNITY**

STROUD PRESERVATION TRUST has also been involved with many other historic buildings, commissioning ten feasibility studies for potential Trust projects and carrying out eight further investigations.

Some studies revealed that the Trust could not proceed with a project for financial reasons, others have been carried out to demonstrate the importance of a building.

The Trust's study on the Old Town Hall made a case for the building's renovation needs when Stroud District Council moved to Ebley Mill, and all recommendations were subsequently implemented.

The Trust has supported owners and users of historic buildings in various ways and will always share findings with new owners to support good work on previously neglected buildings.

In 1996, the parishioners of St Alban's Church, Stroud asked the Trust to represent them at a Church Consistory Court regarding internal changes and won their case.

Finally, the Trust has worked with other organisations for improvements in Stroud's environment. Trustees helped with the setting up and management of the Stroud Valleys Project and were very active in the Community Planning Conference, 1994-5.



## Ensuring a thriving built environment **STROUD VALLEYS & THE FUTURE**

STROUD PRESERVATION TRUST is one of over 50 active Building Preservation Trusts in the South West, an area renowned for its historic environment.

In the past 30 years over £20million has been attracted into the region for 120 projects.

There will be many future opportunities for the Trust: Community asset transfer may offer buildings of historic importance for redevelopment; work on a register of Grade II buildings could be a major project for the District; previously renovated buildings are now in need of upgrading.

There are also at risk buildings for which no solution has yet been found and the Trust will continue to research and support buildings by working with owners or taking on further projects themselves to ensure a thriving built environment in the Stroud Valleys for the future.



# STROUD PRESERVATION TRUST

Projects and Advisory Roles, 1982-2012



**1982**

THE MEDIEVAL HALL, Stroud  
Restoration Project

FERRIS COURT FARMHOUSE, 82-92  
Action with the Civic Society to prevent demolition

**1983**

MOONFLOWER & WITHEY'S YARD, Stroud  
Repair/Reconstruction Project

**1986**

CASTLE STREET METHODIST CHAPEL, Stroud  
Feasibility Study - Funds unavailable for SPT project

**1987**

CAINSCROSS TOLL HOUSE, Stroud  
Repair/Reconstruction Project

WEAVERS HOUSE, Dursley  
Advisory Role to Dursley Town Council

**1988**

Founder Member of Stroud Valleys Project

OLD TOWN HALL, Stroud  
Feasibility Study prepared for Stroud District Council

BRUNEL GOODS SHED, Stroud (Phase 1)  
Rescue/Repair Project

**1989**

WOODCHESTER MANSION TRUST, Stroud  
Support setting up trust, funds for Feasibility Study.

23 HIGH STREET, Stroud (now Stroud Bookshop)  
Investigation and Study.

FARLEYS END BARN, Elmore  
Advisory Role to the owner  
ST LAURENCE CHURCH, Stroud  
50% of cost of renovation of carillon of bells

DUDBRIDGE ORNAMENTAL MILL  
Investigation and Study

NAILSWORTH RAILWAY STATION, Nailsworth  
Investigation and Study - Funds unavailable for SPT project

**1990**

ARUNDEL MILL HOUSE & COTTAGES, Stroud  
Rescue/Repair/Reconstruction Project

WALCOURT HOUSE, Nelson Street, Stroud  
Feasibility Study - Funds unavailable for SPT project



**1991**

BOURNE MILL, Brimscombe  
Feasibility Study - Funds unavailable for SPT project

**1993**

ST MARY'S MILL, Chalford  
Investigation/Advice for 17th century mill

**1994**

THE GRANGE, Nailsworth  
Advisory Role

**1995**

OLD ORCHARD & PEER OFFICES, Bowbridge  
Feasibility Study

STROUD COMMUNITY PLANNING CONFERENCE 95-97  
Member of initiative to regenerate Stroud Town Centre

**1996**

ST ALBANS CHURCH, Bisley Old Road, Stroud  
Represented parishioners at Consistory Church Court

THE COLUMN MONUMENT, Selsley  
Advisory Role

**1997**

15 HIGH STREET, Stroud (Smith & Lee)  
Feasibility Study - Funds unavailable for SPT project

LONGFORDS MILL, Nailsworth 1997- 8  
Report on Alternative Design Approach

**2003**

ANTI-SLAVERY ARCH, Paganhill, Stroud  
Repair as Community Millennium Project

**2006**

BRUNEL 200 FESTIVAL  
Members Brunel 200 Programme highlighting Goods Shed

**2010**

BRUNEL GOODS SHED, Stroud (Phase 2)  
Final Repairs and Utility Connections

GLENDOWER, Nailsworth  
Advisory Role to Friends of Glendower

**2011**

BRUNEL GOODS SHED, Stroud (Phase 3)  
Tenant Appointment - Stroud Valleys Artspace (5 year lease)

LANSDOWN HALL AND GALLERY, Stroud  
Strategy Work on Fundraising for Stroud Town Council

# STROUD PRESERVATION TRUST

Thirty Years of Acknowledgements



Stroud Preservation Trust's brochure is dedicated to the memory of **RICHARD FEILDEN** of Feilden Clegg Design Partnership. An inspiring architect who steered us through our first 5 major projects.

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Headley Foundation  
JSF Pollitzer Trust

Langtree Trust  
Local Heritage Initiative  
Manifold Trust  
Manpower Services Commission  
Period Cottage Improvement Society  
Pilgrim Trust  
Railway Heritage Trust  
Saintbury Trust  
Stroud District Council  
Stroud Town Council

And for many smaller trust fund and personal donations from well wishers over the three decades.

## LOANS

Architectural Heritage Fund  
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Period Cottage Improvement Society

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*putting the roof back on ...*

An exhibition celebrating 30 years of  
STROUD PRESERVATION TRUST

THE SUBSCRIPTION ROOMS  
Stroud, Gloucestershire  
19th-24th November 2012

