

Painswick

Site PAI 012 – Land to the east of Stamages Lane

Scheduled Ancient Monument	
Conservation Area	<i>Some impact on setting of Painswick conservation area in both long range views from the south (e.g. from Stepping Stone Lane and Yokehouse Lane) and on approach to the village centre (A46).</i>
Listed Building	<i>Some impact on setting of Grade I St Mary's church, with its landmark spire.</i>
Other heritage assets	<i>The urban grain and character of Painswick, an historic market town (with its tight-knit core and more dispersed 'outliers' transitioning into open countryside), is a feature of local heritage significance</i>

Initial view on level of sensitivity

Some impact on heritage interest. The site lies outside the Painswick conservation area and contains no obvious features of heritage significance itself. Although its high hedgerows contribute to the character of its immediate surroundings on Stamages Lane, the main area of sensitivity relates to the particular role played by this site in long range views. This land contributes to the setting of the conservation area and to the character of the Painswick settlement. The dense urban grain of the 'core' contrasts with the more dispersed, sporadic development that has occurred along the various lanes and routes out of the village. In long range views particularly, open green spaces and tree groups are evident in the gaps between clustered buildings. The transition from core to open countryside is distinctive and remains highly legible. Together with adjacent 2017 SALA sites PAI 008 and PAI 007, this site contributes to the layering of gaps and the impression of wooded breaks in development, which is characteristic of Painswick's settlement edge on its southern and south-eastern slopes. By contrast, the roofscape of any new development could be conspicuous in views into the settlement (e.g. from Yokehouse Lane and Longridge).

Scope for development; potential heritage benefits?

There is no obvious scope for development that would have any positive heritage benefits. In terms specifically of likely impact on any heritage interests, there might be some scope to develop a single dwelling, providing the built form and domestic curtilage could be positioned so as to maintain as much space and openness as possible, to protect the role played by this land in long range views, particularly.

Potential impacts and constraints on development

The impact on the setting and significance of the Painswick conservation area and landmark listed buildings, including Grade I St Mary's Church, would be likely to preclude development on this site, or at best constrain it significantly, in order to protect the role played by this land, particularly in long range views.

Assessment		
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<p>Summary</p> <p>[2D] Some impact on heritage interest. Although its high hedgerows contribute to the character of its immediate surroundings on Stamages Lane, the main area of sensitivity relates to the particular role played by this site in long range views. Together with adjacent 2017 SALA sites PAI 008 and PAI 007, the open grassy surface of this site contributes to the layering of gaps and the impression of wooded breaks in development, which is characteristic of Painswick's settlement edge on its southern and south-eastern slopes. By contrast, the roofscape of any new development could be conspicuous in views into the settlement (particularly from Yokehouse Lane). There is no obvious scope for development that would have any positive heritage benefits. Perhaps some scope to develop a single dwelling, positioned so as to</p>		

maintain space and openness. The impact on the setting and significance of the Painswick conservation area and landmark listed buildings, including Grade I St Mary's Church, would be likely to preclude development on this site, or at best constrain it significantly, in order to protect the role played by this land, particularly in long range views.