



BRIZE NORTON NEIGHBOURHOOD PLAN

Building Character Assessment

BRIZE NORTON BUILDING CHARACTER **ASSESSMENT**

Brize Norton Neighbourhood Plan Steering Group carried out an assessment of all the dwellings in the Parish of Brize Norton.

The information was recorded in a modified version of the 'Oxford Character Assessment Toolkit'.

A sample copy is detailed on pages two to seven inclusive.

These assessments refer to either a group of similar buildings (e.g. Moat Close) or where applicable, individual buildings (e.g. Meadow View, Carterton Road).

Due to the size of this assessment, the data is held on the Brize Norton Neighbourhood Plan web site which can be found at

www.brizenortonplan.org/assessments

BRIZE NORTON VILLAGE CHARACTERISTIC SURVEY

STREET/ROAD NAME:

AREA:

REPORT No:

DATE:

TIME:

1: INITIAL REACTION:

What do you first see as making the most important contribution to the character of the area? Is the area's character defined by the public or private spaces, groups of buildings or particular views, the presence of particular materials or its trees and greenery? Do these reflect particular aspects of the area's history? Are less tangible features, such as the activity, noises and smells of the area significant? Please provide a few brief reasons for your choices.

FEATURE	COMMENTS	VALUE -5 to +5
SPACES		
BUILDINGS		
VIEWS		
LIGHT/DARK		
SURFACES		
GREENERY & LANDSCAPE		
NOISES AND SMELLS		
GENERAL COMMENTS		

2.0 SPACE:

A 'space' is normally the gap between buildings and other features. They may be formally designed or develop informally over time. They may be enclosed by surrounding buildings, trees and foliage, have structure created by the alignment and spacing of surrounding buildings or property boundaries, and be narrow or wide and open. The character of areas can depend on their uses and vibrancy, as well as the choice of paving, kerbs, seating, telephone or post boxes or the presence of formal planting or other greenery.

FEATURE	COMMENTS	VALUE -5 to +5
FORMAL / INFORMAL SPACES		
GAPS BETWEEN BUILDINGS		
MEANS OF ENCLOSURE		
WIDE/OPEN SPACES NARROW /ENCLOSED SPACES		
RELATIONSHIP OF THE SPACE TO BUILDINGS AND STRUCTURES		
PAVING MATERIALS STREET FURNITURE		
IMPACT OF VEHICLES AND TRAFFIC		
PARKING OFF ROAD / ON ROAD		

3.0 BUILDINGS:

Do buildings make an important contribution to the character of the area and if so what features are significant to their contribution? Do buildings reflect an important period in the area's history and is this reflected in their past or current use? Do buildings share a uniform scale and size, or is there a high degree of variation that is visually attractive? Are the buildings very old or do they form a single development with shared or similar architectural detailing? Do styles of windows, doors or other features add to the visual interest of the buildings, reflect their origins and use, or form part of a designed scheme? What condition are the buildings in? Have changes increased or reduced their interest, or have they lost important features?

FEATURE	COMMENTS	VALUE -5 to +5
CONTRIBUTION OF BUILDINGS TO THE SPACE		
SIZE/SCALE/HEIGHT		
AGE	<div style="display: flex; justify-content: space-around; align-items: center;"> <div style="border: 1px solid black; width: 60px; height: 25px; margin-bottom: 5px;"></div> <div style="border: 1px solid black; width: 60px; height: 25px; margin-bottom: 5px;"></div> <div style="border: 1px solid black; width: 60px; height: 25px; margin-bottom: 5px;"></div> </div> <div style="display: flex; justify-content: space-around; align-items: center;"> Pre 1939 1940's – 1971 1972 - Present </div>	
MATERIALS Eg Brick/Stone/Other		
WINDOWS/LINTELS Eg Brick/Stone/Concrete		
DOORS Eg Wood/UVPC/Other		
ROOFS -Eg Stone/Tile CHIMNEYS GABLES		
USES PAST AND PRESENT		
CAN YOU TELL IF A BUILDING HAS BEEN ALTERED?		
CONDITION		

4.0 VIEWS:

Are there views of interest and distinction? Is a view well known because of a historical event, painting, prose or poetry, or is it popular with local residents as a part of a public place? Are views glimpsed through gaps between buildings, channelled by lines of trees or buildings, or open and expansive? Does the shape of a street create a series of views, or is a single viewing point particularly important? What features of the view contribute to its interest? Does a landmark, such as a building or group of trees, form a focal point? Does the view include an attractive frontage or roof scape? Is the view urban or rural in character? Do background features like the city's rural setting contribute to the view's attractiveness?

FEATURE	COMMENTS	VALUE -5 to +5
HISTORIC / POPULAR VIEWS		
FORM OF VIEW: SHORT OR LONG, UNFOLDING, GLIMPSED, CHANNELLED OR WIDE AND OPEN		
FOCAL POINTS		
STREETSCAPE		
ROOFSCAPE		

5.0 LANDSCAPE:

What landscape features contribute to the area’s character and how do they affect it? Do hedgerows or grass verges create a rural feel or do street trees provide a leafy suburban character. What hard surfaces are present, are they attractively designed or do they use materials that are out of keeping with the area? Does their maintenance affect their contribution? Is a river or canal a significant feature in the area? Does it have scenic or wildlife value?

FEATURE	COMMENTS	VALUE -5 to +5
LEAFY AND/OR GREEN IMAGE		
PUBLIC/PRIVATE GREENERY		
DOES WATER FORM A KEY FEATURE OF THE AREA		

6.0: FINAL REACTION:

Take a moment to consider the notes and scores that you made, in your initial reactions survey sheet and the subsequent pages. Are there any features that you would now rate as having a greater positive or negative value, or are there particular aspects of these features that you would highlight as having a high significance to the character of the area? Try ranking the features in order of their relative importance in forming the area’s character and appearance.

RANK IN ORDER OF CONTRIBUTION BETWEEN 1 (HIGH) AND 9 (LOW)

FEATURE	EXAMPLE	YOUR HIERARCHY
BUILDINGS	1	
SPACES	5	
LONG/SHORT VIEWS	2	
LIGHT/DARK	4	
SURFACES	3	
GREENERY & LANDSCAPE FEATURES	6	
NOISE, SMELL AND TRAFFIC	7	

7.0 SPIRIT OF PLACE:

Having undertaken the survey and scoring now try to sum up the character of the area in a few brief sentences, picking out the most significant positive and negative features of its character and appearance.