



# BRIZE NORTON NEIGHBOURHOOD PLAN

APPENDIX 07  
*Version 1 - August 2023*

## BUILDING CHARACTER ASSESSMENT

*"our village  
our community  
our future"*

# BRIZE NORTON BUILDING CHARACTERISTIC ASSESSMENT

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# **BRIZE NORTON BUILDING CHARACTERISTIC ASSESSMENT**

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## **INTRODUCTION**

Brize Norton Neighbourhood Plan Steering Group carried out a 'building characteristic assessment' of all the dwellings in the village of Brize Norton.

Please note, this assessment does not include the new development known as Brize Meadow because it is still under construction.

These assessments refer to either a group of similar buildings (e.g., Chestnut Close) or where applicable, individual buildings (e.g., Meadow View, Carterton Road). Each group of dwellings, or individual dwelling, are identified on the relevant map at the start of each section.

As indicated in each assessment, within Section 6.0, there is a 'ranking of contribution' for each assessment group which ranges from 1 (High) to 7 (Low). To enable the Steering Group to provide a 'value' to each set of results (as indicated within the Table in Section 6.0 of each assessment), Chichester Place was used as a 'zero score' reference point against which, all other assessments were scored.

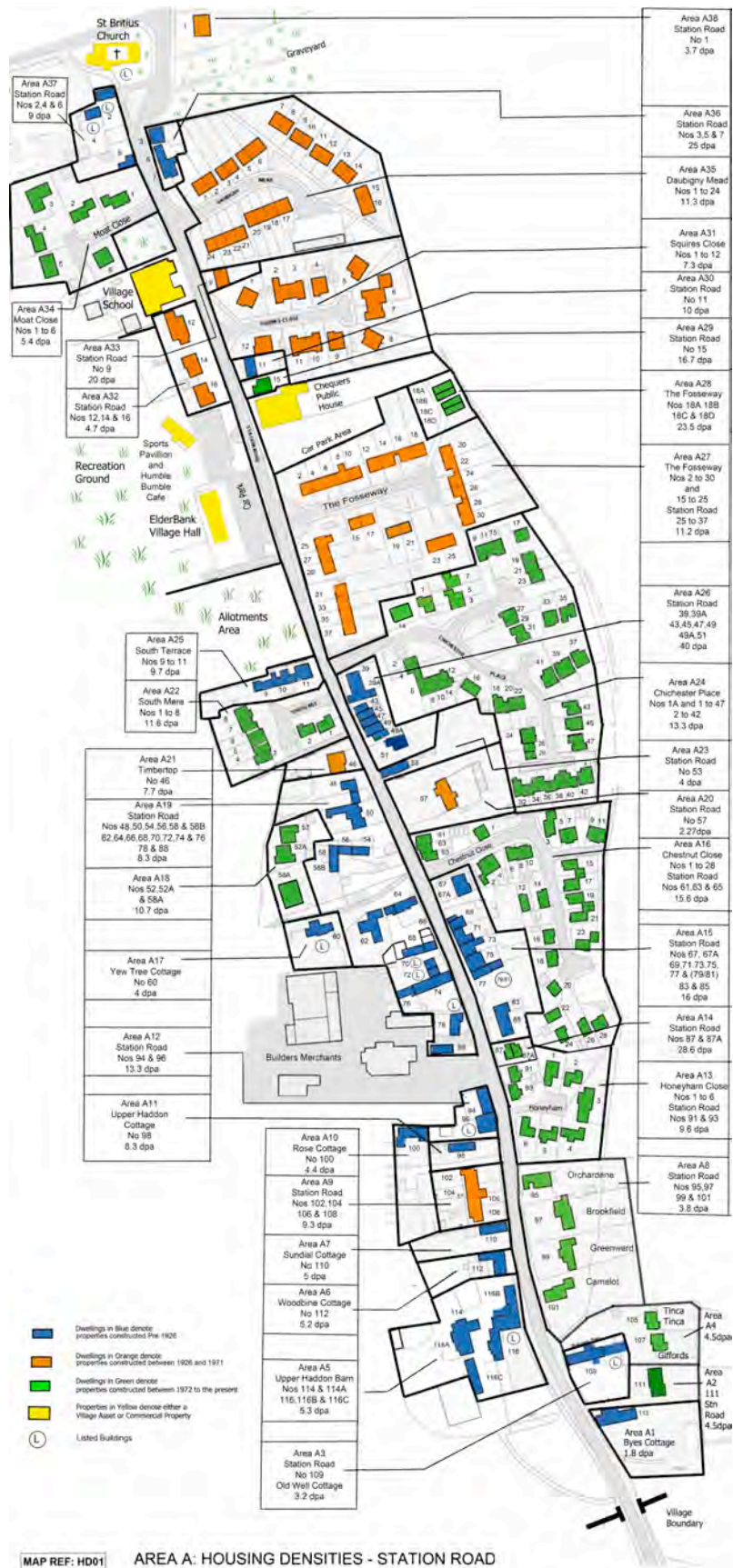
**AREA**

**A**

**Station Road  
A1 – A38**



# BRIZE NORTON BUILDING CHARACTERISTIC ASSESSMENT



# BRIZE NORTON VILLAGE CHARACTERISTIC SURVEY

**STREET/ROAD NAME:** 109, 116 (LISTED) 110, 112, 113, 114, 114A, 116B, 116C Station Road

**MAP Ref: HD01**    **AREAS:** A1, A3, A5, A6 & A7

**DATE:** 12 December 2018      **TIME:** 5:00pm

## 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	Spacious communal and private gravel drives.	4
BUILDINGS	Classic cottages and farmhouse at entrance to village. Converted barns, milking parlour, and stable conversions behind farmhouse.	4
VIEWS	Good to the South. RAF air base to the West.	4
LIGHT/DARK	Light and airy.	4
SURFACES	Natural gravel drives.	3
GREENERY & LANDSCAPE	Small areas of hedges (used effectively) and grass. Historical 'stone mushrooms' in the drive.	3
NOISES AND SMELLS	Noise from the main road. Quieter for the properties behind.	-1
GENERAL COMMENTS	Classic Cotswold style farmhouse and associated cottages with sympathetically converted barns.	4



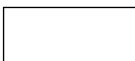
## 2.0 SPACE:

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	Informal small grass verge that widens as you go South. Communal gravel drive leading to formal gardens and driveways.	4
GAPS BETWEEN BUILDINGS	Space for drives between the houses. Good for an organic, non-linear development.	4
MEANS OF ENCLOSURE	Cotswold stone, one hedge and one fence.	4
WIDE/OPEN SPACES NARROW /ENCLOSED SPACES	Open East to West but narrows North to South.	4
RELATIONSHIP OF THE SPACE TO BUILDINGS AND STRUCTURES	Good aspects and ratio.	4
PAVING MATERIALS STREET FURNITURE	Tarmac road and pavement with a grass verge. One telegraph pole.	-1
IMPACT OF VEHICLES AND TRAFFIC	Station Road is the main entrance into the south of the village but there are no cars parked on the road. As the buildings are at the entrance to the village, the speed of traffic is higher despite it being a 30mph area. Although some properties are set back from the road, it is still noisy to the frontages.	-3
PARKING OFF ROAD / ON ROAD	All off road with ample spaces for private parking	4

### 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	Good looking Cotswold stone buildings with a classic appearance. These are the first set of buildings seen by those entering the village from the South.	5
SIZE/SCALE/HEIGHT	Good and all in proportion.	4
AGE	<div>    </div> <div> Pre 1926                      1926 – 1971                      1972 - Present </div>	
MATERIALS Eg Brick/Stone/Other	Cotswold stone and oak cladding on The Dairy.	5
WINDOWS/LINTELS Eg Brick/Stone/Concrete	Mixed. Some single but double-glazed with wooden frames. Wood on stone lintels.	4
DOORS Eg Wood/UPVC/Other	Wood.	4
ROOFS -Eg Stone/Tile CHIMNEYS GABLES	Original Cotswold slate and composite tile mix.	4
USES PAST AND PRESENT	Upper Haddon Farm was a farmhouse with barns and outbuildings which have been converted into habitable dwellings.	4
CAN YOU TELL IF A BUILDING HAS BEEN ALTERED?	Yes – barn stable and milking parlour conversions.	4

#### 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	The views South and West look over the RAF air base.	2
FORM OF VIEW: SHORT OR LONG, UNFOLDING, GLIMPSED, CHANNELLED OR WIDE AND OPEN	Medium to the South and West. Nothing to the North and East.	2
FOCAL POINTS	There is a willow tree at the south framing the entrance into the village.	3
STREETSCAPE	Pavement and grass verge. Overhead there are power and telecom wires.	1
ROOFSCAPE	Classic single and multi-pitched roofs. No uniform angles allow for a more organic appearance.	3

## 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	Green spaces highlight the classic stone. There are some bushes and hedges.	3
PUBLIC/PRIVATE GREENERY	Some houses have good greenery to the front, but most have their private greenery to the rear. There is a wide grass verge to highway.	3
DOES WATER FORM A KEY FEATURE OF THE AREA	No.	0

## 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 7 (LOW)*

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

These are 'picture postcard' Cotswold stone cottages, farmhouse and associated buildings which creates a great impression to anyone entering the village from the south.



Sundial Cottage



Woodbine Cottage



Old Well Cottage



Upper Haddon Farm – 116 Station Road

# **BRIZE NORTON VILLAGE CHARACTERISTIC SURVEY**

**STREET/ROAD NAME:** 95, 97, 99, 101, 106, 107 and 111 Station Road

**MAP Ref : HDO1: AREAS:** A2, A4 & A8

**DATE:** 12<sup>th</sup> December 2018

**TIME:** 5:30pm

## **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	All private drives. Large spaces between them.	4
BUILDINGS	Modern 1970's onwards large, detached houses. All double glazed.	3
VIEWS	All look out over fields to the East bar two. Minimal views on roadside to west.	3
LIGHT/DARK	Light and spacious	4
SURFACES	Tarmac road and pavement. Grass verges. Gravel drives	3
GREENERY & LANDSCAPE	Good private landscapes. Trees are more prominent. Mixed gardens and drives out front. Grass verges.	4
NOISES AND SMELLS	Two houses are directly on the main road and the others are set back	2
GENERAL COMMENTS	Large, detached houses built in 1970's style. Built in reproduction Cotswold stone in keeping with the original village.	3



## 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	Grass verges but no footpath on the highway. No open formal or informal spaces. All have large gardens and drives at the front	4
GAPS BETWEEN BUILDINGS	Wide gaps.	4
MEANS OF ENCLOSURE	All have Cotswold stone walls, hedges, and trees.	4
WIDE/OPEN SPACES NARROW /ENCLOSED SPACES	Wide road and wide spaces between the buildings.	4
RELATIONSHIP OF THE SPACE TO BUILDINGS AND STRUCTURES	Standard linear development. Site is on old orchards so low density.	4
PAVING MATERIALS STREET FURNITURE	Overhead cables hung from telegraph poles. Tarmac road and small section of pavement to north, grass verge to south only	-1
IMPACT OF VEHICLES AND TRAFFIC	High traffic noise to two as on main road, others set back so less impactful. No cars parked on road, so vehicles travel through at higher speeds.	-3
PARKING OFF ROAD / ON ROAD	All off road with parking for at least four cars each.	4

### 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	1970s build with similar modern styling.	3
SIZE/SCALE/HEIGHT	All similar size and scale.	3
AGE	<div> <div></div> <div></div> <div></div> </div> <div> <div>Pre 1926</div> <div>1926 – 1971</div> <div>1972 - Present</div> </div>	
MATERIALS Eg Brick/Stone/Other	1970s reproduction Cotswold stone style	0
WINDOWS/LINTELS Eg Brick/Stone/Concrete	UPVC white and brown windows. Hidden lintels.	0
DOORS Eg Wood/UPVC/Other	Same as the windows.	0
ROOFS -Eg Stone/Tile CHIMNEYS GABLES	Pitched roofs, flat gable, modern composite tiles.	0
USES PAST AND PRESENT	Past – Orchard. Present – Homes, low density.	0
CAN YOU TELL IF A BUILDING HAS BEEN ALTERED?	Not since build.	0
CONDITION	Good.	3

#### 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	Historic – none. Popular – Private views to East of fields.	3
FORM OF VIEW: SHORT OR LONG, UNFOLDING, GLIMPSED, CHANNELLED OR WIDE AND OPEN	Long and open to the East (private). Long and open to the South along the road. Glimpsed into gardens but not through to fields behind.	3
FOCAL POINTS	The southern entrance into the village is framed by a large willow tree. Private views can focus on Lew Hill.	3
STREETSCAPE	Pavement at north end of area. Grass verge only at south. Overhead has electric and telephone cables.	1
ROOFSCAPE	Consistent roofscape North to South and East to West. Same height.	0

## 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	Leafy and green throughout. Has high volume of hedges, trees, and shrubs.	4
PUBLIC/PRIVATE GREENERY	Grass verges. Private hedges, bushes, and trees.	4
DOES WATER FORM A KEY FEATURE OF THE AREA	Highmoor Brook to the rear of the houses.	0

## 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 7 (LOW)*

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

Large modern detached houses built in a modern fashion but in a way, which makes them successfully blend in with the older properties.



Orchardene



Tinca Tinca and Giffords



Camelot

## **BRIZE NORTON VILLAGE CHARACTERISTIC SURVEY**

**STREET/ROAD NAME:** 102, 104, 106 and 108 Station Road

**MAP Ref:** HD01 **Area :** A9

**DATE:** 13 August 20

**TIME:** 6:30pm

### **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	Open spaces at front.	3
BUILDINGS	1960s two-story semi- detached/terraced houses. Block built and render.	-1
VIEWS	RAF and AK Timms to the rear. Station Road to the front.	0
LIGHT/DARK	Light, east to west.	3
SURFACES	Gravel, tarmac, crazy paving, concrete, and grass. Traditional Cotswold stone garden walls to the front.	-1
GREENERY & LANDSCAPE	Lots of greenery as all have mixed front drives and gardens.	3
NOISES AND SMELLS	Main road. All face the road but set back slightly.	-2
GENERAL COMMENTS	1960s terrace of four houses. Classic 60s style not sympathetic to surrounding area.	

## 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	Tarmac pavement. No formal grass area. All have large space at the front for parking and gardens.	2
GAPS BETWEEN BUILDINGS	Terrace. Gaps at the end are wide.	0
MEANS OF ENCLOSURE	The front garden walls are original Cotswold stone. Fences and hedges between.	2
WIDE/OPEN SPACES NARROW /ENCLOSED SPACES	Wide road. Terrace, so no space between. Space at front is well proportioned. Good space at ends of terrace.	3
RELATIONSHIP OF THE SPACE TO BUILDINGS AND STRUCTURES	Standard 1960s terrace. Minimal outward aesthetic but good use of space. Front and back gardens.	3
PAVING MATERIALS STREET FURNITURE	One streetlamp. Tarmac road and pavement. One telegraph pole with overhead cables.	-1
IMPACT OF VEHICLES AND TRAFFIC	Main Road so high traffic noise. No cars parked on the road, so vehicles travel at higher speeds. Houses sit back but still noisy at the front.	-3
PARKING OFF ROAD / ON ROAD	All off-road. 2 – 4 spaces.	3

### 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	1960s. Out of character to surrounding houses.	-1
SIZE/SCALE/HEIGHT	Proportionate.	1
AGE	<div> <div></div> <div></div> <div></div> </div> <div> <div>Pre 1926</div> <div>1926 – 1971</div> <div>1972 - Present</div> </div>	
MATERIALS Eg Brick/Stone/Other	Cotswold block 60s style with rendering. Cotswold stone garden wall. Wooden fence.	-1
WINDOWS/LINTELS Eg Brick/Stone/Concrete	UPVC double glazed. Concrete lintels.	0
DOORS Eg Wood/UPVC/Other	UPVC.	0
ROOFS -Eg Stone/Tile CHIMNEYS GABLES	Composite tiles. Flat gable.	0
USES PAST AND PRESENT	No past. Domestic.	0
CAN YOU TELL IF A BUILDING HAS BEEN ALTERED?	Rendering on #102. Two have porches. One has a garage.	1
CONDITION	Good.	2



#### 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	Historic – None View westwards across AK Timms to the RAF base.	0
FORM OF VIEW: SHORT OR LONG, UNFOLDING, GLIMPSED, CHANNELLED OR WIDE AND OPEN	Short views to the West. No views in the other directions.	-2
FOCAL POINTS	No view down and out of the village due to the bend in the road.	0
STREETSCAPE	Tarmac pavement and road.	0
ROOFSCAPE	Linear pitch roofs.	0

## 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	Leafy and green with high density and diversity of shrubs, trees, and hedges. 50% of houses have small grass areas.	3
PUBLIC/PRIVATE GREENERY	Public – none. Private – Very good with grass, shrubs, hedges, and trees.	3
DOES WATER FORM A KEY FEATURE OF THE AREA	No.	0

## 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 7 (LOW)*

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

Modern buildings completely out of context to village and adjacent buildings. Being set-back from the road, they have off-road parking.



102 – 108 Station Road

# BRIZE NORTON VILLAGE CHARACTERISTIC SURVEY

**STREET/ROAD NAME:** 60 (Listed), 94,96 (Listed), 98 and 100 Station Road.

**MAP Ref: HD01 AREAS:** A10, A11, A12 & A17

**DATE:** 23 July 2018

**TIME:** 5:15pm

## 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	Private drives. Patches of public grass at the South Spacious entrance to Yew Tree Cottage	4
BUILDINGS	Traditional detached 'cottages' although some are large houses. Carpenters public house (now B&B) and converted skittle alley.	4
VIEWES	Open views to the west across to RAF Brize Norton.	2
LIGHT/DARK	Light. Wide East to West. Very good.	4
SURFACES	Tarmac road and pavement. Gravel drives except for the tarmac drive to Carpenters B&B.	3
GREENERY & LANDSCAPE	Improves the further South you go. Small trees and bushes in the gardens with large willow and trees on grass verge to the south.	3
NOISES AND SMELLS	Main road although some properties in this group are set back from the road.	-2
GENERAL COMMENTS	Original heart of the southern part of the village ('gentrified'/affluent area, not workers cottages). Minimal development and what has been done is in character.	

## 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	Grass verge south of the village. No	3
GAPS BETWEEN BUILDINGS	Wide spaces around cottages. Less so around Carpenters Arms.	4
MEANS OF ENCLOSURE	Cotswold stone walls and hedges.	4
WIDE/OPEN SPACES NARROW /ENCLOSED SPACES	Wide road. Wide spaces between the buildings. Tighter clustering at Carpenters Arms.	4
RELATIONSHIP OF THE SPACE TO BUILDINGS AND STRUCTURES	Old linear settlement surrounding what was the old farm and pub (now Carpenters B&B). Affluent area, flaunted with extra space.	4
PAVING MATERIALS STREET FURNITURE	Tarmac road and pavement. Low density streetlights. Old wooden telegraph poles.	-1
IMPACT OF VEHICLES AND TRAFFIC	Main road – therefore high noise impact to 94 & 96. Not many cars parked on the roadside, which means vehicles travel at higher speeds so more noise. Now classed as a 'rat run' with high volumes of traffic in rush hour.	-3
PARKING OFF ROAD / ON ROAD	All off road and adequate. Average of two cars or more per property.	3

### 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	Historically significant, two are listed buildings. Classic Cotswold village style and layout of properties. Old affluent rural heritage.	5
SIZE/SCALE/HEIGHT	All similar in scale.	3
AGE	<div> <div></div> <div></div> <div></div> </div> <div>Pre 1926      1926 – 1971      1972 - Present</div>	
MATERIALS Eg Brick/Stone/Other	Cotswold stone.	3
WINDOWS/LINTELS Eg Brick/Stone/Concrete	Wooden lintels. Stone lintels.	3
DOORS Eg Wood/UPVC/Other	Wood security. UPC. Some barn-style.	2
ROOFS -Eg Stone/Tile CHIMNEYS GABLES	Flat gable ends. Classic Cotswold slate and a some with Welsh slate. Brick chimneys.	3
USES PAST AND PRESENT	Mixed Use – farm, pub, Home Guard HQ during WWII in original abattoir. Now all domestic. Exception is the Carpenters B&B.	4
CAN YOU TELL IF A BUILDING HAS BEEN ALTERED?	No	3
CONDITION	Very good.	3

#### 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	Nothing historic. View north and south along the road. Views to the south are into open country. To the west, two fields then the RAF base. Some houses to the North.	2
FORM OF VIEW: SHORT OR LONG, UNFOLDING, GLIMPSED, CHANNELLED OR WIDE AND OPEN	Long and open views to the south along the road. Glimpsed views into gardens but not through to the fields behind.	2
FOCAL POINTS	The road. Southern exit to the village framed by a large willow tree.	2
STREETSCAPE	Pavement on one side (west). Pavement and grass verge to the south. Overhead cables supply electric and phone.	2
ROOFSCAPE	All similar roofs, style, pitch, and design.	3

## 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	Leafy and green throughout. More so the further south you go.	3
PUBLIC/PRIVATE GREENERY	Green verges to the south. Private hedges, bushes, and trees.	3
DOES WATER FORM A KEY FEATURE OF THE AREA	None.	0

## 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 7 (LOW)*

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

Historic buildings which reflect the original style of the village. However, in today's environment, some feel rather 'hemmed in'.



Carpenters Arms (96, Station Road)



Upper Haddon Cottage (98 Station Road)



Yew Tree Cottage (60 Station Road, Listed)

# BRIZE NORTON VILLAGE CHARACTERISTIC SURVEY

**STREET/ROAD NAME:** 1 to 6 Honeyham Close, 87, 87A, 91 & 93 Station Road.

**MAP Ref: HD01 AREA:** A13 and A14

**DATE:** 05 July 2018

**TIME:** 5:50pm

## 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	Large space in the Centre. The spacing in between houses appears narrow as the houses are large. Minimal spaces around houses/flats on Station Road.	2
BUILDINGS	All are built in the same style; Cotswold stone, post '72. No lintels, brown soffit boards. Off-road parking is available for all properties. However, front gardens are all now parking areas. Two houses in Station Road have garages in Honeyham Close. Flats have parking adjacent to property	1
VIEWS	Three properties have views eastwards over the fields. All others have minimal views, especially those on Station Road	0
LIGHT/DARK	Light. East to West – Aspect allows sun into the centre.	1
SURFACES	Tarmac road – not in the best order. No footpath. Drives are tarmac, brick and gravel.	-1
GREENERY & LANDSCAPE	House frontages – minimal grass. Pot plants only. Entrance to the Close – hedge. No landscaping.	-3
NOISES AND SMELLS	Noise from the main road channels into the Close. However, plenty of birdsong can be heard. Minimal smells. Road noise to properties on Station Road.	-2
GENERAL COMMENTS	Cul-de-Sac of six large, detached houses maximizing parking at the front at the cost of the loss of front gardens. Two properties on Station Road have minimal front gardens. One property comprises of ground/first floor flats with minimal gardens.	-1

## 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	None.	-2
GAPS BETWEEN BUILDINGS	Gaps seem tight due to large houses on each plot. Double width paths through. All have wooden fences, one has an unkept hedge.	1
MEANS OF ENCLOSURE	Mainly wooden fences with small sections of modern 1.8m tall Cotswold wall. Cotswold stone wall to properties on Station Road.	0
WIDE/OPEN SPACES NARROW /ENCLOSED SPACES	Single car width entrance into large open Cul-De-Sac running East to West.	1
RELATIONSHIP OF THE SPACE TO BUILDINGS AND STRUCTURES	Suburban detached houses, footprint utilises as much space as possible.	1
PAVING MATERIALS STREET FURNITURE	Tarmac road (top layer starting to deteriorate). Gravel, brick on brick drives. One streetlight. Two drains.	0
IMPACT OF VEHICLES AND TRAFFIC	Apart from three properties on Station Road, minimal traffic noise inside cul-de-sac. Many parked cars in front of the houses.	0
PARKING OFF ROAD / ON ROAD	Off-road parking for two cars minimum per property. Some have up to four cars outside. .	2

### 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	Single development with shared architectural details.	2
SIZE/SCALE/HEIGHT	Two storey with pitched roof and dormer windows. Detached approx.1500 m2 internal. Off street parking. All have garages.	2
AGE	<div> <div></div> <div></div> <div></div> </div> <div> <div>Pre 1926</div> <div>1926 – 1971</div> <div>1972 - Present</div> </div>	
MATERIALS Eg Brick/Stone/Other	Modern reproduction Cotswold stone consistent throughout the development.	0
WINDOWS/LINTELS Eg Brick/Stone/Concrete	Brown UPVC double glazing. Concealed lintel.	0
DOORS Eg Wood/UPVC/Other	UPVC to match the windows. Brown.	0
ROOFS -Eg Stone/Tile CHIMNEYS GABLES	Modern composite tile on pitched roof with flat gable ends. Some chimneys of Cotswold stone.	0
USES PAST AND PRESENT	Past – none. Present - domestic	0
CAN YOU TELL IF A BUILDING HAS BEEN ALTERED?	#5 has converted a garage into a kitchen. Block and mortar are still not weathered.	0
CONDITION	Houses are in good/excellent condition.	2

#### 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	Historic – unknown. Popular – none.	-1
FORM OF VIEW: SHORT OR LONG, UNFOLDING, GLIMPSED, CHANNELLED OR WIDE AND OPEN	Three have views eastwards. Two have glimpsed views eastwards and one have no views. Houses on Station Road have no views. Public – glimpsed views of trees over a solid gate.	-1
FOCAL POINTS	None.	-2
STREETSCAPE	Open plan.	-1
ROOFSCAPE	Consistent pitched roof with aerals. No solar panels.	0

## 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	Hedge on entrance. No other landscaping to speak of.	-3
PUBLIC/PRIVATE GREENERY	Public – None. Two hedges and two small patches of grass. Featureless. All greenery tarmacked over for parking. Minimal front gardens to Station Road properties.	-3
DOES WATER FORM A KEY FEATURE OF THE AREA	Highmoor Brook runs on east side of close which is hidden from view but forms the eastern boundary.	0

## 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 7 (LOW)*

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



## 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.

This is a safe and secure domestic environment but exposed to the main road, funnelling noise into the Close. However, whilst the houses are large and built with wealthier owners in mind, the Close feels sanitised of character and soul with all features tarmacked over to create parking. It is more in tune with a town centre than a Close.



Entrance from Station Road  
showing 1, 2 & 3 Honeyham Close



87, 91 & 93 Station Road



Honeyham Close House Nos. 4, 5 & 6

## BRIZE NORTON VILLAGE CHARACTERISTIC SURVEY

**STREET/ROAD NAME:** 48, 50, 54 to 58B, 62 to 68, 70 (Listed), 72 (Listed) 74, 76, 78 (Listed)  
and 88 Station Road. 67 to 85 Station Road

**MAP Ref: HD01 AREAS:** A15 & A19

**DATE:** 09 July 2018

**TIME:** 5:45pm

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	Private drives and front gardens to 48, 50 and 67. Many are converted from workers' cottages and therefore have far less space.	0
BUILDINGS	Cotswold classic buildings built from 1712 onwards. Some are detached but many are converted from workers cottages. For example, 62 was originally three cottages, and 76 & 78 were originally five cottages. Although 70 and 72 are terraced, they, along with 78, are grade II listed. Uniquely, 67 is three story.	3
VIEWS	Linear road North to South. No views west or east.	0
LIGHT/DARK	Light. Gaps between the houses let in light and the Cotswold stone bounces light around. Wider road allows lighter appearance at the front.	2
SURFACES	Tarmac road and pavement. Gravel drives. Classic Cotswold stone houses, some have original Cotswold slate tiles, others have reproduction Cotswold slate tiles.	0
GREENERY & LANDSCAPE	Very limited as the majority face onto the road. House frontages with space have greenery rather than car parking spaces.	1
NOISES AND SMELLS	Main road so there is noise. Two houses are off road and do not suffer as much. Bird song present.	-2
GENERAL COMMENTS	Original heart of the Southern part of old Brize Norton. Suffered from backfill with new developments	



## 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	No formal. Private is very random as layout has grown organically for hundreds of years. Gaps are pleasant and multi-use (parking and garden)	1
GAPS BETWEEN BUILDINGS	Wide gaps between the groups of houses. N/A for terraced.	2
MEANS OF ENCLOSURE	Original and rebuilt classic stone walls. Metal railings to the North. Fence panels visible at rear of the properties.	2
WIDE/OPEN SPACES NARROW /ENCLOSED SPACES	Wide road. Wide spaces between buildings. Tight cluster with enclosed space in central sections. Terraced houses.	3
RELATIONSHIP OF THE SPACE TO BUILDINGS AND STRUCTURES	Old linear settlement based around the main road.	3
PAVING MATERIALS STREET FURNITURE	Tarmac road and pavement. Low density streetlights. Old wooden telegraph poles	-2
IMPACT OF VEHICLES AND TRAFFIC	Main road – High. Parked cars cause natural chicanes therefore slowing the traffic but creating more noise. Issues with speeding. Now classed as a 'rat run' with high volumes of traffic during rush hour.	-3
PARKING OFF ROAD / ON ROAD	Mixed. 1/3 on street. Parked cars cause natural chicanes to slow the traffic. Limited space means 10 or more parked cars in road.	-2

### 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	Historically significant. Similar styling but no uniformity except terraces. Classic layout of houses based on old linear settlements suggests rural history	4
SIZE/SCALE/HEIGHT	All similar in height, size, and scale except for one Georgian 3-storey house at the North (67).	2
AGE	<div> <div></div> <div></div> <div></div> </div> <div> <div>Pre 1926</div> <div>1926 – 1971</div> <div>1972 - Present</div> </div>	
MATERIALS Eg Brick/Stone/Other	Cotswold stone walls. One house is dressed stone. Old stone walls.	3
WINDOWS/LINTELS Eg Brick/Stone/Concrete	Single and double-glazed. Dressed stone and wooden lintels. No consistency throughout.	2
DOORS Eg Wood/UPVC/Other	Wood, UPVC, wood security doors, predominantly wood.	1
ROOFS -Eg Stone/Tile CHIMNEYS GABLES	Classic Cotswold slate. Composite Cotswold slate, welsh slate, flat roof and felt.	1
USES PAST AND PRESENT	Present: Domestic dwellings. Some houses have been combined. Past: Doctors surgery, sweet shop, saddlery. Further back: Rural settlement with farms and barns	4
CAN YOU TELL IF A BUILDING HAS BEEN ALTERED?	Yes. Flat roof extension on terrace (nos 69 and 71) filled in doors at gable. Dressed stone replaced (?), wood lintels.	0
CONDITION	Good.	2

#### 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	Historic: Apart from the buildings themselves there are no views. Popular – No: Views run North to South along the road giving 'cute village' feel as you drive in, although this is offset by the traffic	-2
FORM OF VIEW: SHORT OR LONG, UNFOLDING, GLIMPSED, CHANNELLED OR WIDE AND OPEN	Small, glimpsed views of gardens. No long views other than up and down the road. All long views lost due to new developments and back-fill houses.	-1
FOCAL POINTS	The road.	-1
STREETSCAPE	Wide road with pavements either side. Overhead supply of electric and telephone.	-1
ROOFSCAPE	No consistency of direction. Similar height. Mixed materials appear patchy.	0

## 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	Hedges and trees with shrubs to the North and South.	-1
PUBLIC/PRIVATE GREENERY	No public. Private greenery is minimal.	-1
DOES WATER FORM A KEY FEATURE OF THE AREA	No.	0

## 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 7 (LOW)*

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

Buildings are part of the old village and add character. However, due to their location, parking is a major problem for owners.



70 and 72 Station Road (both listed)



78 Station Road



69 to 77 Station Road



67 Station Road





83 and 85 Station Road



88 Station Road



50 Station Road

# BRIZE NORTON VILLAGE CHARACTERISTIC SURVEY

**STREET/ROAD NAME:** 1 to 28 Chestnut Close and 61, 63 & 65 Station Road

**MAP Ref:** HD01 **AREA:** A16

**DATE:** 18 June 2018

**TIME:** 7:00pm

## 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	Small areas of green space. Largest at the South of the development.	0
BUILDINGS	Modern Cotswold style stone with brick lintels and sills (out of character with the village).	0
VIEWS	Open views to the East. Not applicable to those on the West of the road or Station Road.	0
LIGHT/DARK	Light with wide avenues for light going East to West. Tightly packed North to South.	1
SURFACES	Tarmac road and pavement with sections of 'personalised' footpath put to grass. Grass spaces surrounded by laid brick, mixed brick, graveled, or tarmac drives.	0
GREENERY & LANDSCAPE	Small to medium deciduous trees. 50 – 75% have lawns and green verges out the front. Tidy.	0
NOISES AND SMELLS	Smells – n/a. Noise-minimal Road noise in close but present on Station Road. Birdsong present.	0
GENERAL COMMENTS	Good, clean, established modern/new build development. Mixed house sizes. Commuters. Larger houses having multiple cars.	0

## 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	3 x 'open area/public' spaces. One is a large circular 18m dia. All grass is cut by contractors. Well kept. Private frontage.	1
GAPS BETWEEN BUILDINGS	Large gaps East to West (road). Tight North to South on average. Either single or double width drive or path widths between houses 'medium/comfortable' density. Houses on Station Road are terraced.	1
MEANS OF ENCLOSURE	Modern Cotswold stone walls at either 1.8m (private) or 1.2m heights for public fence panels.	1
WIDE/OPEN SPACES NARROW /ENCLOSED SPACES	Narrow between buildings. Gardens are enclosed but open plan in the street.	1
RELATIONSHIP OF THE SPACE TO BUILDINGS AND STRUCTURES	Suburban. Joined either by walls gates, garages, or perimeter walls. Low density housing apart from Station Road. Airy.	1
PAVING MATERIALS STREET FURNITURE	Tarmac road and pavements. Combination of laid brick, gravel, and tarmac drives. Traditional metal drainage and plastic water meter covers. Sodium streetlights.	0
IMPACT OF VEHICLES AND TRAFFIC	Cul-de-Sac so no through traffic. Minimal traffic impact. Some cars parked on the roadside. However, some houses have 3+ cars with minimal off-street parking. Illegal parking has damaged the grass verges.	1
PARKING OFF ROAD / ON ROAD	Average of two off road spaces per house at Southern end. Some houses have no off-street parking. Three cars on the first corner illustrates parking issues.	1



### 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	Single development with shared architectural detailing.	2
SIZE/SCALE/HEIGHT	Two storey with pitched roof. Smaller houses start at $\geq 850$ sqft, larger at $\geq 2000$ sqft, mixed on and off-street parking.	1
AGE	<div> <div></div> <div></div> <div></div> </div> <div>Pre 1926      1926 – 1971      1972 - Present</div>	
MATERIALS Eg Brick/Stone/Other	Modern Cotswold stone with brick lintels and sills. Consistent through the development. NB: Door thresholds are on a vertical brick course to prevent flooding. (Close is in a flood plane)	0
WINDOWS/LINTELS Eg Brick/Stone/Concrete	Metal lintels with red brick facias. Double glazed. All uniform.	1
DOORS Eg Wood/UPVC/Other	UPVC multi-locking security door.	1
ROOFS -Eg Stone/Tile CHIMNEYS GABLES	Modern composite tile on pitched roof with flat gable end. Some chimneys of Cotswold stone, capped with red brick.	1
USES PAST AND PRESENT	Past – Orchards Present – Domestic.	0
CAN YOU TELL IF A BUILDING HAS BEEN ALTERED?	No	0
CONDITION	Good/excellent.	2

#### 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	Historic – N/A. Popular – Eastern residents have excellent views of the countryside. North, South and West have views of the village.	0
FORM OF VIEW: SHORT OR LONG, UNFOLDING, GLIMPSED, CHANNELLED OR WIDE AND OPEN	East – long and glimpsed countryside views. North, South and West – Short and glimpsed village.	0
FOCAL POINTS	Walled 18m circle of grass with a tree at the South of the development.	0
STREETSCAPE	Open plan.	0
ROOFSCAPE	Consistent pitched roofs with aerials and dishes. No solar panels that are noticeable.	0

## 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	Not particularly but not a barren urban environment either.	0
PUBLIC/PRIVATE GREENERY	Public - patches of grass. Few trees and one hedge. Private – slightly better but more shrubs/planting.	0
DOES WATER FORM A KEY FEATURE OF THE AREA	Highmoor Brook runs along the East edge of the development and is hidden from view but forms the rear build-line.	0

## 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 7 (LOW)*

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

## 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.

This is a safe and secure domestic environment with no traffic issues and minimal parking issues. However, whilst safe, it is consistent and possibly too uniform with no quirks or historical influence. In all, a good clean suburban family estate.



Chestnut Close

# BRIZE NORTON VILLAGE CHARACTERISTIC SURVEY

**STREET/ROAD NAME:** 52, 52A, and 58A Station Road

**MAP Ref: HD01 AREA:** A18

**DATE:** 25 November 2018

**TIME:** 1:00 pm

## 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	Enclosed. Behind original houses but a good use of space. Sympathetic. No rear or very small rear gardens.	3
BUILDINGS	Built 1974 All are two stories. Nos 52 and 52a are classic design and No 58 has a top floor in the roof. Modern construction but sympathetic to local area. Buildings are the size of the plots.	3
VIEWS	All have views to the West over a field to the RAF base.	3
LIGHT/DARK	Light and open to the West.	4
SURFACES	Brick and gravel drives. No telegraph poles. Classic stone walls and fences.	3
GREENERY & LANDSCAPE	Small area to the front of 52 and 58a but 52a has none. Gardens to the rear that look onto and have direct access onto a public right of way.	2
NOISES AND SMELLS	Off the main road so no road noise. However, exposed at the rear with nothing to the block noise from the RAF base.	2
GENERAL COMMENTS	Well built and sympathetic. Good example of back land use however, the buildings take up nearly all the available plot size so there is minimal outside space. There is a Public Right of Way (PROW) at the rear of the properties so slightly compromises privacy.	3

## 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	Private. The areas are very small at the rear. Good driveways at the front. Open fields to the west.	4
GAPS BETWEEN BUILDINGS	Good gap between 52A and 58A but minimal between 52 and 52A.	2
MEANS OF ENCLOSURE	Cotswold stone walls and one fence.	3
WIDE/OPEN SPACES NARROW /ENCLOSED SPACES	Narrow and enclosed.	2
RELATIONSHIP OF THE SPACE TO BUILDINGS AND STRUCTURES	Space is filled with buildings.	4
PAVING MATERIALS STREET FURNITURE	Brick on gravel drives. No telegraph poles.	3
IMPACT OF VEHICLES AND TRAFFIC	None as set back from the road.	4
PARKING OFF ROAD / ON ROAD	All off-road on private drives.	4

### 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	Sympathetic. Good use of a backland site.	4
SIZE/SCALE/HEIGHT	Good size and height. Scale of houses is comparable to others but large to the plot they are built on.	4
AGE	<div> <div></div> <div></div> <div></div> </div> <div>Pre 1926      1926 – 1971      1972 - Present</div>	
MATERIALS Eg Brick/Stone/Other	Imitation and real Cotswold stone.	0
WINDOWS/LINTELS Eg Brick/Stone/Concrete	Wooden or hidden.	0
DOORS Eg Wood/UPVC/Other	UPVC security doors.	0
ROOFS -Eg Stone/Tile CHIMNEYS GABLES	Cotswold slate and composite tiles. Welsh slate. Chimney in Cotswold stone. Flat gables. One is rendered.	0
USES PAST AND PRESENT	Past: Fields. Present: Domestic.	0
CAN YOU TELL IF A BUILDING HAS BEEN ALTERED?	One room in roof, otherwise none.	0
CONDITION	Very good.	4

#### 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	Historic: None. Views to the West over 'Mrs Browns' fields' to the RAF base.	2
FORM OF VIEW: SHORT OR LONG, UNFOLDING, GLIMPSED, CHANNELLED OR WIDE AND OPEN	Medium to long views across two fields. No open.	2
FOCAL POINTS	Large blue hanger to the West.	1
STREETSCAPE	Tarmac and concrete private road.	2
ROOFSCAPE	Traditional pitch roof to rear. Converted barn and farm building roofscape to the East.	0



## 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	No. One hedge at front and that is small.	0
PUBLIC/PRIVATE GREENERY	Public: None. Private: Minimal greenery.	2
DOES WATER FORM A KEY FEATURE OF THE AREA	No.	0

## 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 7 (LOW)*

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

## 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.

Great example of back land use whilst keeping to the spirit of the village. However, to achieve the useable internal space and parking, outside space has had to be sacrificed.



52 and 52a Station Road



58A Station Road

# BRIZE NORTON VILLAGE CHARACTERISTIC SURVEY

**STREET/ROAD NAME:** 57, Station Road

**MAP Ref:** HD01 **AREA:** A20

**DATE:** 18/02/2023

**TIME:** 11:00am

## 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	Large spacious plot to front (west) and side (north). Wide drive (south) but rear garden overlooked from new housing	+3
BUILDINGS	Large, detached bungalow with rendered elevations.	0
VIEWS	No long views as surrounded by housing. Short view to front garden only.	-1
LIGHT/DARK	Bungalow sits on its own large plot so light area.	+1
SURFACES	Tarmac driveway, paving entrance path.	0
GREENERY & LANDSCAPE	Plenty of greenery to front and north side of property which shields views from the road. Landscape comprises of trees and shrubs as well as normal plants.	+2
NOISES AND SMELLS	Set well back from road so less road noise. Noise from RAF base.	+1
GENERAL COMMENTS	Large, detached bungalow sitting in its own ample plot. New housing to the rear makes the west and north areas more appealing.	+2

## 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	Formal spaces to sides and rear but open landscaped area to front.	+1
GAPS BETWEEN BUILDINGS	Good space between property and adjacent buildings. However, space to rear looks disproportionate to other elevations.	+1
MEANS OF ENCLOSURE	Cotswold stone walls to front and sides, fence to rear.	+1
WIDE/OPEN SPACES NARROW /ENCLOSED SPACES	Very spacious plot for a single dwelling.	+2
RELATIONSHIP OF THE SPACE TO BUILDINGS AND STRUCTURES	Large space for a single dwelling although looks cramped to rear.	+2
PAVING MATERIALS STREET FURNITURE	Tarmac footpath, no street furniture	0
IMPACT OF VEHICLES AND TRAFFIC	Minimal impact as dwelling sits well back from road.	+1
PARKING OFF ROAD / ON ROAD	Ample off-road parking.	+2

### 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	Large plot for a single dwelling so gives an air of spaciousness in the centre of the village which has a higher building density.	+2
SIZE/SCALE/HEIGHT		
AGE	<div> <div></div> <div></div> <div></div> </div> <div> <div>Pre 1926</div> <div>1926 – 1971</div> <div>1972 - Present</div> </div>	
MATERIALS Eg Brick/Stone/Other	Rendered elevations.	-1
WINDOWS/LINTELS Eg Brick/Stone/Concrete	UPVC	0
DOORS Eg Wood/UPVC/Other	UPVC	0
ROOFS -Eg Stone/Tile CHIMNEYS GABLES	Tile roof tiles with reconstituted stone chimney stack.	+1
USES PAST AND PRESENT	Dwelling.	0
CAN YOU TELL IF A BUILDING HAS BEEN ALTERED?	No	0
CONDITION	Good condition but looks dated.	0

#### 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	No views	-2
FORM OF VIEW: SHORT OR LONG, UNFOLDING, GLIMPSED, CHANNELLED OR WIDE AND OPEN	Only glimpsed view of property from the road.	0
FOCAL POINTS	None	0
STREETSCAPE	Original Cotswold stone wall.	+1
ROOFSCAPE	Basic, simple roofscape.	0

## 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	Green image to the front and north sides gives a nice rural setting to the dwelling.	+3
PUBLIC/PRIVATE GREENERY	Only private greenery.	+1
DOES WATER FORM A KEY FEATURE OF THE AREA	No	0

## 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 7 (LOW)*

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



## 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.

The setting of the property gives a light airy feel to an area which is surrounded by high density housing.



No 57 Station Road



# BRIZE NORTON VILLAGE CHARACTERISTIC SURVEY

**STREET/ROAD NAME:** Timbertop, 46, Station Road

**MAP Ref:** HD01 **AREA:** A21

**DATE:** 18/02/2023 **TIME:** 12:00noon

## 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	Detached bungalow fills space north to south. Small front garden but larger rear garden.	+1
BUILDINGS	Detached chalet bungalow constructed from reconstituted stone.	0
VIEWS	Views to rear (west) only looking over fields to RAF base.	+1
LIGHT/DARK	Although it sits in its own plot, it is very close to house to the south but light to other elevations.	+1
SURFACES	Tarmac drive and concrete path.	0
GREENERY & LANDSCAPE	Minimal landscaping and greenery to front and rear.	-1
NOISES AND SMELLS	Road noise from road and RAF base.	-2
GENERAL COMMENTS	Large, detached chalet bungalow which fills plot. Some views to the west but these have been severely restricted due to new detached house being built in rear garden of adjacent property. Large garage/workshop to rear overpowers rear garden.	-2

## 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	Formal space to south side very narrow. Informal space to north (PROW and field entrance) wider.	+1
GAPS BETWEEN BUILDINGS	Very cramped to south, reasonable gap to north. New build in adjacent garden overpowers rear garden.	0
MEANS OF ENCLOSURE	Cotswold stone to front, rear and south (part). Wooden fence to rear and south (Part).	+1
WIDE/OPEN SPACES NARROW /ENCLOSED SPACES	Narrow spaces all round, small, enclosed space to rear.	0
RELATIONSHIP OF THE SPACE TO BUILDINGS AND STRUCTURES	Building overpowers space but acceptable because it's in the centre of the village.	-1
PAVING MATERIALS STREET FURNITURE	No footpath or street furniture.	0
IMPACT OF VEHICLES AND TRAFFIC	Noise impact from busy road.	-2
PARKING OFF ROAD / ON ROAD	Ample off-road parking.	+2

### 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	Full utilisation of space by building.	0
SIZE/SCALE/HEIGHT	Chalet bungalow proportionate height to scale.	0
AGE	<div> <div></div> <div></div> <div></div> </div> <div>Pre-1926      1926 – 1971      1972 - Present</div>	
MATERIALS Eg Brick/Stone/Other	Reconstituted stone.	0
WINDOWS/LINTELS Eg Brick/Stone/Concrete	UPVC windows, concrete lintels.	0
DOORS Eg Wood/UPVC/Other	UPVC	0
ROOFS -Eg Stone/Tile CHIMNEYS GABLES	Tiled roof, brick chimney.	0
USES PAST AND PRESENT	Dwelling.	0
CAN YOU TELL IF A BUILDING HAS BEEN ALTERED?	No	0
CONDITION	Good condition.	0

#### 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	No historic or popular views.	0
FORM OF VIEW: SHORT OR LONG, UNFOLDING, GLIMPSED, CHANNELLED OR WIDE AND OPEN	View to rear (west) across fields to RAF base. This view now restricted because of new house being built in adjacent properties rear garden.	-1
FOCAL POINTS	None.	0
STREETSCAPE	Original Cotswold stone wall.	+1
ROOFSCAPE	Basic simple roofscape with wooden clad gable end facing the road.	0

## 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	Offers little contribution to the character of the village. Very limited green image to front.	-1
PUBLIC/PRIVATE GREENERY	Private front and rear garden. Limited public greenery to north side because of PROW.	+1
DOES WATER FORM A KEY FEATURE OF THE AREA	No	0

## 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 7 (LOW)*

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

A large, detached chalet bungalow with minimal front and rear gardens. Workshop/garage in rear garden overpowers rear garden. New build property in adjacent garden now restricts long views.

Wooden clad gable end out of character with other buildings in the village.



Timbertop No 46 Station Road

# BRIZE NORTON CHARACTERISTIC SURVEY

**STREET/ROAD NAME:** 1 to 8 South Mere

**MAP Ref:** HD01 **Area:** A22

**DATE** 7<sup>th</sup> July 2018

**TIME** 6:00pm

## 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	6 terraced houses at west end and two larger detached houses on south side. Little space between houses, small front gardens, narrow pavements	-1
BUILDINGS	Reconstituted Cotswold stone.	0
VIEWS	West terraced houses have views over fields. Detached houses – no view	+1
LIGHT/DARK	Fairly Light	0
SURFACES	Paved in various material, minimal grass	-2
GREENERY & LANDSCAPE	Minimal frontage	-3
NOISES AND SMELLS	Traffic noise from Station Road and noise from RAF base.	-2
GENERAL COMMENTS	Small residential Cul de Sac – mixture of 2 – 4-bedroom homes.	



## 2: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	Demarked formal frontal areas.	0
GAPS BETWEEN BUILDINGS	Minimal	0
MEANS OF ENCLOSURE	Open plan for most part – fencing at rear	0
WIDE/OPEN SPACES NARROW /ENCLOSED SPACES	Narrow road and pavement	-1
RELATIONSHIP OF THE SPACE TO BUILDINGS AND STRUCTURES	Fits comfortably within the area and South Terrace on the northern side of South Mere.	0
PAVING MATERIALS STREET FURNITURE	Paving tarmac, kerb stones and 1 lamp post	0
IMPACT OF VEHICLES AND TRAFFIC	Little – slow moving residential traffic only	+1
PARKING OFF ROAD / ON ROAD	Off-road parking	1

### 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	The Cul de Sac fits comfortably within the allotted area	+1
SIZE/SCALE/HEIGHT	Two storey houses – 2–4-bedroom houses	0
AGE	<div> <div></div> <div></div> <div></div> </div> <div> <div>Pre 1926</div> <div>1926 – 1971</div> <div>1972 - Present</div> </div>	
MATERIALS Brick/Stone/Other	Reconstituted Cotswold stone	0
WINDOWS/LINTELS Brick/Stone/Concrete	PVC	0
DOORS Wood/UPVC/Other	PVC	0
ROOFS - Stone/Tile CHIMNEYS GABLES	Roof grey tiles – two houses have Stone chimneys	0
USES PAST AND PRESENT	Originally allotments and fields. Now, only dwellings	0
CAN YOU TELL IF A BUILDING HAS BEEN ALTERED?	Yes – End of terrace has an extension – not easily recognised	0
CONDITION	Good condition	0

#### 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	Views over fields (Mrs Brown's fields) to the west. Trees and RAF base two fields away.	+3
FORM OF VIEW: SHORT OR LONG, UNFOLDING, GLIMPSED, CHANNELLED OR WIDE AND OPEN	None	0
FOCAL POINTS	None	0
STREETSCAPE	Typical small village Cul de Sac layout	0
ROOFSCAPE	All even height	0

## 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	Not significant	-2
PUBLIC/PRIVATE GREENERY	None	-2
DOES WATER FORM A KEY FEATURE OF THE AREA	No	0

## 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 7 (LOW)*

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

## 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.

Reconstituted stone buildings which reflect character of original village including South Mere on north side of cul-de-sac. The street is pleasant and well-kept evidencing pride of place.



Nos. 3 & 4 South Mere



Nos. 7 & 8 South Mere



Nos. 1 & 2 South Mere

# BRIZE NORTON VILLAGE CHARACTERISTIC SURVEY

**STREET/ROAD NAME** Field View, 53 Station Road

**MAP Ref: HD01 AREA: A23**

**DATE** 7<sup>th</sup> July 2018

**TIME** 6:00pm

## 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	Old 'workers' cottages converted to one dwelling, built at right-angle to the main road. Narrow path	-1
BUILDINGS	Cotswold stone	+3
VIEWS	Limited view – neighbours garden. Very large back garden.	+1
LIGHT/DARK	Fairly Light	0
SURFACES	Tarmac path	-2
GREENERY & LANDSCAPE	Minimal frontage with small amount of greenery. Large back garden.	-1
NOISES AND SMELLS	Traffic from Station Road and RAF Base.	-2
GENERAL COMMENTS	Charming, converted cottages, with minimum front/side space but large rear garden.	0

## 2: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	Demarked formal	0
GAPS BETWEEN BUILDINGS	Terraced cottages converted to one building	0
MEANS OF ENCLOSURE	Wall to the south, rear of cottages form the other boundary	0
WIDE/OPEN SPACES NARROW /ENCLOSED SPACES	Enclosed space	-1
RELATIONSHIP OF THE SPACE TO BUILDINGS AND STRUCTURES	Fits comfortably within the area	0
PAVING MATERIALS STREET FURNITURE	Paving tarmac	0
IMPACT OF VEHICLES AND TRAFFIC	Busy Station Road traffic.	+1
PARKING OFF ROAD / ON ROAD	No parking	-3



### 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	Fits comfortably within the allotted area	+1
SIZE/SCALE/HEIGHT	Two storey houses – 2-bedroom houses	+1
AGE	<div> <div></div> <div></div> <div></div> </div> <div> <div>Pre 1926</div> <div>1926 – 1971</div> <div>1972 - Present</div> </div>	
MATERIALS Brick/Stone/Other	Cotswold stone	+4
WINDOWS/LINTELS Brick/Stone/Concrete	PVC – Lintels original painted wooden	+1
DOORS Wood/UPVC/Other	PVC	0
ROOFS -Eg Stone/Tile CHIMNEYS GABLES	Roof tiles – two houses have Stone chimneys	0
USES PAST AND PRESENT	Only dwellings	0
CAN YOU TELL IF A BUILDING HAS BEEN ALTERED?	Yes – Three small cottages converted into two dwellings	+1
CONDITION	Good condition	0

#### 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	Very limited views	-2
FORM OF VIEW: SHORT OR LONG, UNFOLDING, GLIMPSED, CHANNELLED OR WIDE AND OPEN	None	0
FOCAL POINTS	None	0
STREETSCAPE	Tarmac paving at end of cottage	0
ROOFSCAPE	All even height	0

## 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	Limited to side but plentiful to rear.	0
PUBLIC/PRIVATE GREENERY	Large green area to rear.	+2
DOES WATER FORM A KEY FEATURE OF THE AREA	No	0

## 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 7 (LOW)*

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

## 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.

Charming, converted cottages, with limited views. Set at 90° to the main road does offer some protection from road noise and pollution.



Field View, 53 Station Road,

# BRIZE NORTON VILLAGE CHARACTERISTIC SURVEY

**STREET/ROAD NAME:** 1 to 47 Chichester Place (N.B. This is the zero reference area)

**MAP Ref:** HD01 Area: A24

**DATE:** 30th AUG 2018

**TIME:** 7:00 PM

## 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	Open spaces within the site	0
BUILDINGS	Reconstituted Cotswold stone buildings.	0
VIEWS	Across fields eastwards from east side of close.	0
LIGHT/DARK	Very light and airy – streetlights are LED	0
SURFACES	Tarmac road and pavements, concrete kerb stones and cobble speed awareness ramps	0
GREENERY & LANDSCAPE	Lots of green public spaces, mature trees both deciduous and evergreen. Tree lined boundary to the east.	0
NOISES AND SMELLS	Some noise from the Station Road entrance.	0
GENERAL COMMENTS	Well thought out place to live. Homes built in character – with one large new family house built recently on north side.	0

## 2: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	Very open and relaxed aesthetic layout.	0
GAPS BETWEEN BUILDINGS	Vary between terraced blocks and detached houses.	0
MEANS OF ENCLOSURE	Open plan with no fences, some shrubs to mark boundaries	0
WIDE/OPEN SPACES NARROW /ENCLOSED SPACES	Wide open spaces	0
RELATIONSHIP OF THE SPACE TO BUILDINGS AND STRUCTURES	Residential cul-de-sac, affordable properties more dense than private properties.	0
PAVING MATERIALS STREET FURNITURE	Tarmac road and paving, concrete kerb stones with minimal street lighting	0
IMPACT OF VEHICLES AND TRAFFIC	Traffic slow moving due to road design.	0
PARKING OFF ROAD / ON ROAD	Off road parking for larger houses. Smaller properties have on-road parking or parking in rear garage compound.	0

### 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	Mixture of affordable and larger family homes. Majority are private, with ample space.	0
SIZE/SCALE/HEIGHT	All two-storey building, varying size and roof heights	0
AGE	<div> <div></div> <div></div> <div></div> </div> <div> <div>Pre 1926</div> <div>1926 – 1971</div> <div>1972 - Present</div> </div>	0
MATERIALS Eg Brick/Stone/Other	Reconstituted Cotswold stone, mixture of grey and slate tiles.	0
WINDOWS/LINTELS Eg Brick/Stone/Concrete	Brick and Concrete lintels. Mixed on single properties, arched and straight	0
DOORS Eg Wood/UPVC/Other	Door all Upvc and double glazed, garage doors mixture of wood and metal.	0
ROOFS -Eg Stone/Tile CHIMNEYS GABLES	Mixture of roofing materials. Stone and slate tiles. Only one chimney on the estate - brick	0
USES PAST AND PRESENT	Residential families and singles	0
CAN YOU TELL IF A BUILDING HAS BEEN ALTERED?	Yes – general improvements no large extensions, commonly roof space alterations	0
CONDITION	Excellent.	0



#### 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	East facing properties have long views across popular PRow to north east, east and south east.	0
FORM OF VIEW: SHORT OR LONG, UNFOLDING, GLIMPSED, CHANNELLED OR WIDE AND OPEN	East facing properties have long views across open countryside.	0
FOCAL POINTS	None	0
STREETSCAPE	Cul-de-sac with houses on both sides	0
ROOFSCAPE	Subtle variations in appearance	0

## 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	Lots of trees and greenery both public and private	0
PUBLIC/PRIVATE GREENERY	Both	0
DOES WATER FORM A KEY FEATURE OF THE AREA	No – although Highmoor Brook on east side forms boundary of settlement area.	0

## 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 7 (LOW)*

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

## 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.

Well established and pleasant development.



Chichester Place



Entrance to Chichester Place



Chichester Place



Chichester Place



# BRIZE NORTON VILLAGE CHARACTERISTIC SURVEY

**STREET/ROAD NAME:** South Terrace, 9, 10 & 11 South Mere.

**MAP Ref: HD01 Area: A25**

**DATE:** 30th August 2018      **TIME:** 7:00 PM

## 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	Group of three terraced houses that face the newer properties in South Mere. No. 9 has a large garden going westwards. All overlook the allotments to the rear. Remainder have small front gardens and small space at the rear.	0
BUILDINGS	All built pre'26 and built in Cotswold stone with grey slate tiles. From original pictures of the terrace, it can be seen that a 'one-up, one-down' dwelling has been removed from the east end.	+1
VIEWS	Road to the front, all overlook the allotments to the rear. the rear	-1
LIGHT/DARK	Light area	0
SURFACES	The surface of the road and pavements are tarmac. Grass verge.	0
GREENERY & LANDSCAPE	Minimal, small front gardens but number 10 has an extensive side garden.	+1
NOISES AND SMELLS	Very busy on Station Road which creates a lot of traffic noise which predominately affects number 11.	-2
GENERAL COMMENTS	Original cottages which form part of South Mere. On road parking only for number 10.	-1




## 2: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	Less formal structure. Part of the old village	1
GAPS BETWEEN BUILDINGS	Minimal gaps	-1
MEANS OF ENCLOSURE	Wooden fences and dry-stone traditional walling.	+1
WIDE/OPEN SPACES NARROW /ENCLOSED SPACES	Small front gardens but verges outside properties give an illusion of space. Rear views over allotments helps to give wider open space views.	0
RELATIONSHIP OF THE SPACE TO BUILDINGS AND STRUCTURES	Proportionate to the plot sizes but number 10 is on a very generous plot.	1
PAVING MATERIALS STREET FURNITURE	Tarmac footway, and one lamp post	0
IMPACT OF VEHICLES AND TRAFFIC	Minimal as properties are in a Cul-de-Sac.	0
PARKING OFF ROAD / ON ROAD	Off-road parking for number 9 & 11. .	2

### 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	Original historical part of the village but now has new properties in what was open fields.	1
SIZE/SCALE/HEIGHT	Linear in size and height.	
AGE	<div>    </div> <div> Pre 1926                      1926 – 1971                      1972 - Present </div>	2
MATERIALS Eg Brick/Stone/Other	Cotswold stone	2
WINDOWS/LINTELS Eg Brick/Stone/Concrete	Wooden lintels a mix of wooden and Uvpc windows	1
DOORS Eg Wood/UVPC/Other	Mixture of wood and Uvpc	0
ROOFS -Eg Stone/Tile CHIMNEYS GABLES	Grey roofing tiles with brick chimneys	0
USES PAST AND PRESENT	Residential	0
CAN YOU TELL IF A BUILDING HAS BEEN ALTERED?	All have been modernised, but in keeping with original frontage elevations.	+1
CONDITION	Good for their age.	+2



#### 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	None	0
FORM OF VIEW: SHORT OR LONG, UNFOLDING, GLIMPSED, CHANNELLED OR WIDE AND OPEN	Long views to rear across allotments to Elder Bank Hall.	+1
FOCAL POINTS	None	-2
STREETSCAPE	Original Cotswold stone properties with Cotswold stone walls to front. Parking on grass verges detracts from streetscape.	-1
ROOFSCAPE	Linear roof line.	0

## 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	Limited, two trees on verge.	+1
PUBLIC/PRIVATE GREENERY	Limited	0
DOES WATER FORM A KEY FEATURE OF THE AREA	No	0

## 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 7 (LOW)*

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

These buildings are part of the original village. Being in a Cul-de-Sac off Station Road, they do not suffer with too much road noise. Views to the south now restricted because of new housing. Open views to the north with number 10 having an extensive garden to the west.



South Terrace, Nos. 9, 10 & 11 South Mere (11 to the foreground)

# BRIZE NORTON VILLAGE CHARACTERISTIC SURVEY

**STREET/ROAD NAME:** Bognor Terrace 39 – 39A and 43, 45, 47, 49, 49A and 51

**MAP Ref: HD01 AREA: A26**

**DATE:** 7<sup>th</sup> September 2018

**TIME:** 6:00pm

## 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	2 Semi Detached Houses and 4 Terraced Houses all with very small front gardens and a very narrow pavement	-1
BUILDINGS	Cotswold stone	+4
VIEWS	Limited to no view	-1
LIGHT/DARK	Fairly Light	0
SURFACES	Gravelled front garden space, tarmac pavement	-2
GREENERY & LANDSCAPE	Minimal frontage	-3
NOISES AND SMELLS	Traffic from Station Road and RAF	-2
GENERAL COMMENTS	Large semi-detached Cotswold stone houses Small 19thC residential terrace houses - 2-bedroom homes	1




## 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	Informal	2
GAPS BETWEEN BUILDINGS	Minimal	0
MEANS OF ENCLOSURE	Cotswold stone wall and Iron railings to the front	2
WIDE/OPEN SPACES NARROW /ENCLOSED SPACES	Narrow road and pavement	-1
RELATIONSHIP OF THE SPACE TO BUILDINGS AND STRUCTURES	Part of the charm of the old village, still fits well.	0
PAVING MATERIALS STREET FURNITURE	Paving tarmac, kerb stones	0
IMPACT OF VEHICLES AND TRAFFIC	As so close to the road the traffic noise is considerable	-4
PARKING OFF ROAD / ON ROAD	No parking	-2

### 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	The semi-detached houses and terrace are part of the old village which makes location acceptable	+1
SIZE/SCALE/HEIGHT	Proportionate for original village properties	+1
AGE	<div>    </div> <div> Pre 1926                      1926 – 1971                      1972 - Present </div>	
MATERIALS Eg Brick/Stone/Other	Cotswold stone	+3
WINDOWS/LINTELS Eg Brick/Stone/Concrete	PVC/Wood	2
DOORS Eg Wood/UPVC/Other	PVC/Wood	2
ROOFS -Eg Stone/Tile CHIMNEYS GABLES	Roof grey tiles – with stone chimneys	2
USES PAST AND PRESENT	Only dwellings	3
CAN YOU TELL IF A BUILDING HAS BEEN ALTERED?	Yes – general modernisation	2
CONDITION	Good condition	0

#### 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	None	-3
FORM OF VIEW: SHORT OR LONG, UNFOLDING, GLIMPSED, CHANNELLED OR WIDE AND OPEN	None	0
FOCAL POINTS	None	0
STREETSCAPE	Situated on Station Road	0
ROOFSCAPE	All even height	0



## 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	Not significant	-2
PUBLIC/PRIVATE GREENERY	None	-2
DOES WATER FORM A KEY FEATURE OF THE AREA	No	0

## 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 7 (LOW)*

FEATURE	EXAMPLE	YOUR HIERARCHY
BUILDINGS	1	4
SPACES	5	0
LONG/SHORT VIEWS	2	1
LIGHT/DARK	4	2
SURFACES	3	3
GREENERY & LANDSCAPE FEATURES	6	1
NOISE, SMELL AND TRAFFIC	7	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.

Original buildings which reflect the original character of the village.



Terraced Houses



Semi Detached Houses

# BRIZE NORTON VILLAGE CHARACTERISTIC SURVEY

**STREET/ROAD NAME:** 2 to 30 Fosseway and 25 to 37 Station Road

**MAP Ref: HD01 AREA:** A27

**DATE:** 24TH AUG 2018

**TIME:** 7:00 PM

## 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 fewer 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	Groups of semi-detached and terraced bungalows. Large gardens to front and rear.	0
BUILDINGS	Post WWII council housing.	-2
VIEWES	Those on Station Road face the village allotments to the west. Bungalows in The Fosseway have limited views except those at the east end which have long views over the adjacent fields.	+1
LIGHT/DARK	Very light area	0
SURFACES	The surface of the road and pavements are tarmac. Various off-road parking surfaces. Dry stone walling on fronting the Station Road houses.	-1
GREENERY & LANDSCAPE	Shrubs, hedges, and grass. Parish Council maintained grass, shrubs and benches at entrance.	+1
NOISES AND SMELLS	Very busy on Station Road which creates a lot of traffic noise. The Cul-de-sac much quieter.	-2
GENERAL COMMENTS	Narrow pavements, with a mixture of on and off-road parking. With the bench and grass entrance to the cul-de-sac giving a pleasant atmosphere. Recently, majority of bungalows within the Cul-de-Sac have been provided with 'front garden' parking to release old garage area in north east corner for new housing.	+1

## 2: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	Formally designed area.	0
GAPS BETWEEN BUILDINGS	Groups of bungalows with small gaps. Some are attached but to give the appearance of semi-detached	0
MEANS OF ENCLOSURE	Mixture – original chain link fence with now open plan, wooden fencing, hedges and wrought iron gates.	-2
WIDE/OPEN SPACES NARROW /ENCLOSED SPACES	Amenity grass and off-road parking. Cul-de-sac is narrow with turning space at the bottom. Station Road, on and off-road parking, Narrow footpaths.	0
RELATIONSHIP OF THE SPACE TO BUILDINGS AND STRUCTURES	Residential cul-de-sac	0
PAVING MATERIALS STREET FURNITURE	Tarmac paving material in need of some maintenance Street lighting. Benches at entrance	-2
IMPACT OF VEHICLES AND TRAFFIC	Cul-de-sac is no through traffic so is quiet. Houses on Station Road do suffer more with a busy main road and on street parking.	-1
PARKING OFF ROAD / ON ROAD	Mainly off-road parking.	0

### 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	Originally all social housing, mostly bungalows, but many now privately owned.	0
SIZE/SCALE/HEIGHT	Uniform – mostly single storey bungalows with dormer windows	0
AGE	<div> <div></div> <div></div> <div></div> </div> <div>Pre 1926                      1926 – 1971                      1972 - Present</div>	0
MATERIALS Eg Brick/Stone/Other	Beige brick throughout with concrete paths	-1
WINDOWS/LINTELS Eg Brick/Stone/Concrete	Brick lintels with upvc double glazing	0
DOORS Eg Wood/UPVC/Other	Mixture – all double glazed	0
ROOFS -Eg Stone/Tile CHIMNEYS GABLES	Tiles – modern composite. Brick chimneys	0
USES PAST AND PRESENT	Residential, family, seniors, and those with accessibility requirements.	0
CAN YOU TELL IF A BUILDING HAS BEEN ALTERED?	Some additional alterations – few extensions, majority dormer windows and solar panels	0
CONDITION	Good condition.	0

#### 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	None except those bungalows at east end of Cul-de-Sac which have long views over the fields on the east side of the village.	+2
FORM OF VIEW: SHORT OR LONG, UNFOLDING, GLIMPSED, CHANNELLED OR WIDE AND OPEN	A mixture of short and long views. Some channelled	0
FOCAL POINTS	Trees on amenity land and shrubbery on corners	0
STREETSCAPE	Typical early estate landscape. Pavements, street lighting and telegraph poles	0
ROOFSCAPE	All of the bungalow roofs appear identical in height	0

## 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	Many trees and shrubs surround each of the properties providing them with a very leafy and green image	+1
PUBLIC/PRIVATE GREENERY	Both	0
DOES WATER FORM A KEY FEATURE OF THE AREA	No, although small brook to rear on east side forms settlement area boundary.	0

## 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 7 (LOW)*

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

This is a typical post WWII bungalow estate running along the main road and into a cul-de-sac. Previously all council housing, the many are now privately owned and have been developed and extended in a sympathetic manner. The corner bungalow has two large extensions.

Where gardens have been maintained (not turned into parking areas) these are well kept and add to the 'green' effect of the area.



The Fosseway



Entrance from Station Road

# BRIZE NORTON VILLAGE CHARACTERISTIC SURVEY

**STREET/ROAD NAME:** 18A, B, C & D, The Fosseway

**MAP Ref:** HD01 **Area:** A28

**DATE:** 24<sup>th</sup> August 2018

**TIME:** 18:30

## 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	Open spacious area to front of properties. Small rear gardens to rear.	2
BUILDINGS	Two blocks of semi-detached properties (4 houses total).	1
VIEWS	Open space to front and views over open fields to the rear (looking east)	2
LIGHT/DARK	Light open area	1
SURFACES	Block paving to entrance drive and garage drives.	2
GREENERY & LANDSCAPE	Minimal landscaping to front of properties.	-1
NOISES AND SMELLS	Set well away from Station Road so no road noise but The Chequers public house on west side of entrance drive so some noise from pub garden.	-1
GENERAL COMMENTS	New properties built on the area which once contained the garages for the original properties in the Fosseway. Most noticeable is that the buildings are constructed from buff brick to match the original bungalows in the Fosseway rather than using reconstituted stone to match the original village properties.	1

## 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	Good open space to property frontages and informal flower bed on west side of driveway.	1
GAPS BETWEEN BUILDINGS	Good gap between buildings as garage drives run down the side of each property.	1
MEANS OF ENCLOSURE	Wooden fences	0
WIDE/OPEN SPACES NARROW /ENCLOSED SPACES	Frontage to properties could be classed as open space.	1
RELATIONSHIP OF THE SPACE TO BUILDINGS AND STRUCTURES	The space is larger than normally seen in the village centre.	+3
PAVING MATERIALS STREET FURNITURE	Block paving with concrete edges.	1
IMPACT OF VEHICLES AND TRAFFIC	No impact as set off the road.	+4
PARKING OFF ROAD / ON ROAD	Adequate parking for cars	3

### 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	The buildings sit in a generous space and are well laid out.	+3
SIZE/SCALE/HEIGHT	Proportionate for chalet bungalows	+2
AGE	<div> <div></div> <div></div> <div></div> </div> <div> <div>Pre 1939</div> <div>1940's – 1971</div> <div>1972 - Present</div> </div>	
MATERIALS Eg Brick/Stone/Other	Brick	0
WINDOWS/LINTELS Eg Brick/Stone/Concrete	UVPC double glazed windows with no visible lintels.	0
DOORS Eg Wood/UVPC/Other	UVPC doors.	0
ROOFS -Eg Stone/Tile CHIMNEYS GABLES	Tiled roofs	0
USES PAST AND PRESENT	New buildings sitting on a plot where the original garages for the Fosseway were sited.	0
CAN YOU TELL IF A BUILDING HAS BEEN ALTERED?	No	0
CONDITION	Very good	+1

#### 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	No historic views but views overlooking PROW and fields to the east of the properties.	+2
FORM OF VIEW: SHORT OR LONG, UNFOLDING, GLIMPSED, CHANNELLED OR WIDE AND OPEN	Short views to west (front) of properties but long, wide open views over farmland to the east.	+4
FOCAL POINTS	None	0
STREETSCAPE	Very clean, open streetscape with no street lighting or overhead cables.	+2
ROOFSCAPE	Linear matching roof lines.	0

## 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	This development does not contribute to a leafy/green image.	-1
PUBLIC/PRIVATE GREENERY	Limited greenery to the front in the public area but some in the rear gardens.	0
DOES WATER FORM A KEY FEATURE OF THE AREA	No, but eastern boundary of settlement area has wooden fence and Highmoor Brook is on the outside of this.	0

## 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 7 (LOW)*

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

Although these are new properties, they sit in a generous area of land on the eastern edge of the settlement area and are set well back from the traffic noise from Station Road. Although the rear gardens are moderate, there are wide open views across the fields to the east.

These are excellent properties set in an ideal location. The only negative is the potential noise impact caused by music and children playing in the public house garden in the summer months.



Fosseway Nos: 18A, 18B, and 18C, 18D



# BRIZE NORTON VILLAGE CHARACTERISTIC SURVEY

**STREET/ROAD NAME** Arrowhead – No 15 Station Road

**MAP Ref: HD01 AREA: A29**

**DATE:** 7<sup>th</sup> August 2018

**TIME** 6:00pm

## 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	Detached dwelling, built between original cottage and public house.	0
BUILDINGS	Reconstituted Cotswold stone.	+1
VIEWS	Limited	0
LIGHT/DARK	Dark	0
SURFACES	Concrete drive, shingle surround.	-2
GREENERY & LANDSCAPE	Minimal frontage, hedge boundary to right hand side	-3
NOISES AND SMELLS	Traffic from Station Road and RAF base.	-2
GENERAL COMMENTS	Mid-size residential 4-bedroom home.	+1

## 2: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	Demarked formal	0
GAPS BETWEEN BUILDINGS	Minimal	0
MEANS OF ENCLOSURE	Fencing at between left-hand neighbours, hedge to right hand side	0
WIDE/OPEN SPACES NARROW /ENCLOSED SPACES	Limited space	-1
RELATIONSHIP OF THE SPACE TO BUILDINGS AND STRUCTURES	Minimum space between building	-3
PAVING MATERIALS STREET FURNITURE	Paving tarmac, kerb stones and 1 lamp post	0
IMPACT OF VEHICLES AND TRAFFIC	Busy Station Road traffic	0
PARKING OFF ROAD / ON ROAD	Off-road parking	1

### 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	Minimum space between dwellings	-2
SIZE/SCALE/HEIGHT	Two storey 4-bedroom house	0
AGE	<div> <div></div> <div></div> <div></div> </div> <div>Pre 19261926 – 19711972 - Present</div>	
MATERIALS Eg Brick/Stone/Other	Reconstituted Cotswold stone.	+1
WINDOWS/LINTELS Eg Brick/Stone/Concrete	PVC	0
DOORS Eg Wood/UPVC/Other	PVC	0
ROOFS -Eg Stone/Tile CHIMNEYS GABLES	Tiled roof - one stone chimney	+1
USES PAST AND PRESENT	Only dwellings	0
CAN YOU TELL IF A BUILDING HAS BEEN ALTERED?	No	0
CONDITION	Good condition	0

#### 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	No views	-2
FORM OF VIEW: SHORT OR LONG, UNFOLDING, GLIMPSED, CHANNELLED OR WIDE AND OPEN	None	0
FOCAL POINTS	None	0
STREETSCAPE	Pavement to a busy main road	0
ROOFSCAPE	“L” Shaped two pitched roofs	0

## 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	No significant area.	-2
PUBLIC/PRIVATE GREENERY	None	-2
DOES WATER FORM A KEY FEATURE OF THE AREA	No	0

## 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 7 (LOW)*

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

## 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.

This dwelling is an infill-built family home, with integral garage. Limited garden, made into hard-standing parking.



‘Arrowhead’ No 11, Station Road

# BRIZE NORTON VILLAGE CHARACTERIC SURVEY

**STREET/ROAD NAME** Squires Cottage, No 11 Station Road

**MAP Ref: HD01 AREA: A30**

**DATE** 7<sup>th</sup> July 2018

**TIME** 6:00pm

## 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	Detached dwelling, with minimum gap to surrounding buildings	-1
BUILDINGS	Cotswold stone	+3
VIEWS	No views to note	0
LIGHT/DARK	Fairly Light	+2
SURFACES	Front garden to grass and shrubs	+1
GREENERY & LANDSCAPE	Front garden	+1
NOISES AND SMELLS	Traffic from Station Road and RAF Base	-2
GENERAL COMMENTS	Large family dwelling with original 'Cristol' window frames.	



## 2: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	Informal	0
GAPS BETWEEN BUILDINGS	Minimal	0
MEANS OF ENCLOSURE	Original Cotswold wall to front – fencing at rear	0
WIDE/OPEN SPACES NARROW /ENCLOSED SPACES	Narrow road and pavement	-1
RELATIONSHIP OF THE SPACE TO BUILDINGS AND STRUCTURES	Fits comfortably within its own plot.	0
PAVING MATERIALS STREET FURNITURE	Paving tarmac, kerb stones	0
IMPACT OF VEHICLES AND TRAFFIC	Busy Station Road traffic and RAF base	-2
PARKING OFF ROAD / ON ROAD	Off-road parking	1

### 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	Fits comfortably within the allotted area	+1
SIZE/SCALE/HEIGHT	Proportionate for a detached cottage.	0
AGE	<div> <div></div> <div></div> <div></div> </div> <div> <div>Pre 1926</div> <div>1926 – 1971</div> <div>1972 - Present</div> </div>	
MATERIALS Eg Brick/Stone/Other	Cotswold stone	+3
WINDOWS/LINTELS Eg Brick/Stone/Concrete	Metal / Concrete	0
DOORS Eg Wood/UPVC/Other	Wooden	+1
ROOFS -Eg Stone/Tile CHIMNEYS GABLES	Roof original Cotswold tiles – two Stone chimneys	+2
USES PAST AND PRESENT	Only dwellings	0
CAN YOU TELL IF A BUILDING HAS BEEN ALTERED?	No	0
CONDITION	Moderate condition	-1

#### 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	Limited view due to surrounding buildings	0
FORM OF VIEW: SHORT OR LONG, UNFOLDING, GLIMPSED, CHANNELLED OR WIDE AND OPEN	None	0
FOCAL POINTS	None	0
STREETSCAPE	Tarmac pavement and road	0
ROOFSCAPE	All even height	0

## 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	Green garden and hedging	0
PUBLIC/PRIVATE GREENERY	Small front lawned garden	+1
DOES WATER FORM A KEY FEATURE OF THE AREA	No	0

## 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 7 (LOW)*

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

Originally a farm house, which the adjacent Cul-de-Sac takes its name, is now a large family home. Many of the old features still remain but the surrounding buildings have detracted from its original status.



Squires Cottage, 11 Station Road

# BRIZE NORTON VILLAGE CHARACTERISTIC SURVEY

**STREET/ROAD NAME** Nos: 1 to 12 Squires Close

**MAP Ref: HD01** Area: A31

**DATE** 7<sup>th</sup> September 2018

**TIME:** 7:00pm

## 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	Enclosed	2
BUILDINGS	A mixture of detached and semi-detached bungalows. Constructed from a mixture of red and beige bricks.	2
VIEWS	East end homes have views over fields to rear. North and south sides face each other with no rear views.	2
LIGHT/DARK	Very light	4
SURFACES	Tarmac roads and pavements with kerb stones	7
GREENERY & LANDSCAPE	Garden greenery only	1
NOISES AND SMELLS	Quiet Cul-de-Sac set back from Station Road.	4
GENERAL COMMENTS	Quiet residential bungalows – brickwork out of character with the village Cotswold stone construction.	2

## 2: SPACES:

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	Formal	3
GAPS BETWEEN BUILDINGS	Detached dwellings on the corners of the road with semi detached dwellings in middle of north side of road	3
MEANS OF ENCLOSURE	Small brick walls, one small wall looks older	3
WIDE/OPEN SPACES NARROW /ENCLOSED SPACES	Fairly open	3
RELATIONSHIP OF THE SPACE TO BUILDINGS AND STRUCTURES	Well planned homes, well spaced, which don't overlook each other	4
PAVING MATERIALS STREET FURNITURE	Tarmac, 2 street lights, 1 bench	2
IMPACT OF VEHICLES AND TRAFFIC	Minor traffic noise- quieter at east end of Cul- de-Sac away from Station Road.	2
PARKING OFF ROAD / ON ROAD	Off road parking	3



### 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	Private residential	4
SIZE/SCALE/HEIGHT	All same height low rooflines as bungalows	3
AGE	<div> <div></div> <div></div> <div></div> </div> <div>Pre 1926      1926 – 1971      1972 - Present</div>	
MATERIALS Eg Brick/Stone/Other	Brick	0
WINDOWS/LINTELS Eg Brick/Stone/Concrete	PVC no lintels	0
DOORS Eg Wood/UPVC/Other	PVC wood style	0
ROOFS -Eg Stone/Tile CHIMNEYS GABLES	Some have chimneys other have flues	0
USES PAST AND PRESENT	Residential	2
CAN YOU TELL IF A BUILDING HAS BEEN ALTERED?	NO	0
CONDITION	Well maintained	3

#### 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 roofscape? 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	None	-1
FORM OF VIEW: SHORT OR LONG, UNFOLDING, GLIMPSED, CHANNELLED OR WIDE AND OPEN	East houses have long views over fields to rear	+3
FOCAL POINTS	none	0
STREETSCAPE	Cul-de-Sac, bungalows on both sides. Minimal street lighting, no telegraph poles	-2
ROOFSCAPE	All similar low level roofs.	0

## 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	Garden shrubs in abundance	1
PUBLIC/PRIVATE GREENERY	Both. Small piece of green amenity land on the north corner entrance to road	2
DOES WATER FORM A KEY FEATURE OF THE AREA	Brook to Eastern boundary forms eastern boundary of settlement area.	2

## 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 7 (LOW)*

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

## 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.

Although the brickwork is not in keeping with the majority of the rest of the village stone, the street is pleasant and well-kept, evidencing pride of place.



Squires Close



Squires Close

# BRIZE NORTON VILLAGE CHARACTERISTIC SURVEY

**STREET/ROAD NAME** Nos:12,14 and 16 Station Road

**MAP REF: HD01 AREA:** A32

**DATE** 7<sup>th</sup> September 2018

**TIME** 6:40pm

## 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	Two linked detached and one detached bungalow set in wide plots.	1
BUILDINGS	Early 70s, composite sandstone colour mixed sized bricks.	0
VIEWS	Recreation ground to the rear, none to front.	+1
LIGHT/DARK	light	0
SURFACES	Concrete, shingle, and grass	0
GREENERY & LANDSCAPE	Traditional dry-stone walls, some greenery	1
NOISES AND SMELLS	Traffic noise from Station Road.	-3
GENERAL COMMENTS	No pavement.	-1

## 2: SPACES:

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	All formal	0
GAPS BETWEEN BUILDINGS	Variable	1
MEANS OF ENCLOSURE	Original dry stone walls to front.	2
WIDE/OPEN SPACES NARROW /ENCLOSED SPACES	No pavement, grass verge	-1
RELATIONSHIP OF THE SPACE TO BUILDINGS AND STRUCTURES	Residential on busy main road	-3
PAVING MATERIALS STREET FURNITURE	lamp posts and 2 telegraph poles	-1
IMPACT OF VEHICLES AND TRAFFIC	Traffic volumes on Station Road	-5
PARKING OFF ROAD / ON ROAD	Off road parking	1

### 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	Well used space	+1
SIZE/SCALE/HEIGHT	Bungalows, proportionate for plot size.	0
AGE	<div> <div></div> <div></div> <div></div> </div> <div>Pre 1926      1926 – 1971      1972 - Present</div>	
MATERIALS Eg Brick/Stone/Other	Mixed size stone	0
WINDOWS/LINTELS Eg Brick/Stone/Concrete	PVC	0
DOORS Eg Wood/UPVC/Other	PVC	0
ROOFS -Eg Stone/Tile CHIMNEYS GABLES	Tiled – brick chimneys	0
USES PAST AND PRESENT	Housing	0
CAN YOU TELL IF A BUILDING HAS BEEN ALTERED?	no	0
CONDITION	Tidy	0



#### 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 roofscape? Is the view urban or rural in character? Do background features like the city's rural setting contribute to the view's attractiveness?

**NOTE: Chichester Place is the base line standard – Eg scores 0 (zero) - Please take photography where appropriate!**

FEATURE	COMMENTS	VALUE -5 to +5
HISTORIC / POPULAR VIEWS	Rear recreation ground and field	+2
FORM OF VIEW: SHORT OR LONG, UNFOLDING, GLIMPSED, CHANNELLED OR WIDE AND OPEN	Open to rear	0
FOCAL POINTS	none	0
STREETSCAPE	Main through road	-4
ROOFSCAPE	Even height	0

## 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? - **Please take photography where appropriate!**

FEATURE	COMMENTS	VALUE -5 to +5
LEAFY AND/OR GREEN IMAGE	Some shrubs and small grassed areas.	0
PUBLIC/PRIVATE GREENERY	Private	0
DOES WATER FORM A KEY FEATURE OF THE AREA	No	0

## 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 7 (LOW)*

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

Although the brickwork is not in keeping with the majority of the rest of the village Cotswold stone, the buildings are pleasant and well-kept evidencing pride of place.



Nos. 14-16 Station Road.



No 12 Station Road

# BRIZE NORTON VILLAGE CHARACTERISTIC SURVEY

**STREET/ROAD NAME:** Victory Hut Cottage, 9 Station Road

**MAP Ref: HD01 AREA: A33**

**DATE** 7<sup>th</sup> July 2018

**TIME** 6:00pm

## 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	Detached dwelling, filling the available space.	+1
BUILDINGS	Reconstituted Cotswold stone	+1
VIEWS	No views due to surrounding buildings	0
LIGHT/DARK	Fairly Light	0
SURFACES	Paved in various material, minimal grass	-2
GREENERY & LANDSCAPE	Minimal frontage - hard standing	-3
NOISES AND SMELLS	Traffic from Station Road and RAF base	-2
GENERAL COMMENTS	Large well-built family home	

## 2: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	Demarked formal	0
GAPS BETWEEN BUILDINGS	Minimal	0
MEANS OF ENCLOSURE	Half open frontage, with the other half the existing Cotswold stone wall. Fencing on all other sides	0
WIDE/OPEN SPACES NARROW /ENCLOSED SPACES	Narrow road and pavement	-1
RELATIONSHIP OF THE SPACE TO BUILDINGS AND STRUCTURES	Fits comfortably within the area	0
PAVING MATERIALS STREET FURNITURE	Paving tarmac, kerb stones and 1 lamp post	0
IMPACT OF VEHICLES AND TRAFFIC	Station Road traffic	-1
PARKING OFF ROAD / ON ROAD	Off-road parking	1

### 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	Fits comfortably within the allotted area	+1
SIZE/SCALE/HEIGHT	Large 4-bedroom detached house	+2
AGE	<div> <div></div> <div></div> <div></div> </div> <div>Pre 19261926 – 19711972 - Present</div>	
MATERIALS Eg Brick/Stone/Other	Reconstituted Cotswold stone	0
WINDOWS/LINTELS Eg Brick/Stone/Concrete	PVC	0
DOORS Eg Wood/UPVC/Other	PVC	0
ROOFS -Eg Stone/Tile CHIMNEYS GABLES	Roof tiles – one Stone chimney	0
USES PAST AND PRESENT	Original site of the village hall (Victory Hut), hence the house name. Land sold for development.	+2
CAN YOU TELL IF A BUILDING HAS BEEN ALTERED?	None	0
CONDITION	Good condition	+2

#### 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	No views	-2
FORM OF VIEW: SHORT OR LONG, UNFOLDING, GLIMPSED, CHANNELLED OR WIDE AND OPEN	None	0
FOCAL POINTS	None	0
STREETSCAPE	Tarmac pavement	0
ROOFSCAPE	Even height	0



## 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	Not significant	-2
PUBLIC/PRIVATE GREENERY	None	-2
DOES WATER FORM A KEY FEATURE OF THE AREA	No	0

## 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 7 (LOW)*

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

## 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.

A recently built large family home on the grounds of the old Victory Hut. Limited garden and frontage is hard standing car parking. Fits well into the village character.



Victory Hut Cottage, 9 Station Road

# BRIZE NORTON VILLAGE CHARACTERISTIC SURVEY

**STREET/ROAD NAME:** Nos 1 to 6 Moat Close, Station Road

**MAP Ref: HD01 AREA: A34**

**DATE:** 30th AUG 2018

**TIME:** 7:00 PM

## 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	Individual properties, with generous spaces	+2
BUILDINGS	All large, detached family homes. Built in reconstituted Cotswold stone.	+3
VIEWS	Houses to the west have views over fields. The remainders have school, church views but no open views.	+1
LIGHT/DARK	Very light	+2
SURFACES	Tarmac road and pavements. Green verges with gravel drives	+1
GREENERY & LANDSCAPE	Mature well maintained gardens and hedges	+1
NOISES AND SMELLS	Set back from Station Road so minimal traffic noise. RAF Base.	+1
GENERAL COMMENTS	Very pleasant cul-de-sac, with a new house (6) recently completed	+3

## 2: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	Formal	+1
GAPS BETWEEN BUILDINGS	Relatively large open gaps between all houses	+2
MEANS OF ENCLOSURE	Varied – low walls, beech hedges, some open plan	+1
WIDE/OPEN SPACES NARROW /ENCLOSED SPACES	Generally open spaces – one house as a hedge boundary	+1
RELATIONSHIP OF THE SPACE TO BUILDINGS AND STRUCTURES	Modern residential large family homes	+2
PAVING MATERIALS STREET FURNITURE	Tarmac paving with kerb stones. With lamppost and telephone poles.	0
IMPACT OF VEHICLES AND TRAFFIC	Minimal residential traffic. Some noise near the junction with Station Road	+1
PARKING OFF ROAD / ON ROAD	Both on and off-road parking areas	0

### 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	Each detached house has its own 'space'	+2
SIZE/SCALE/HEIGHT	Tall and wide, variable but with similar styles	+2
AGE	<div> <div></div> <div></div> <div></div> </div> <div> <div>Pre 1926</div> <div>1926 – 1971</div> <div>1972 - Present</div> </div>	0
MATERIALS Eg Brick/Stone/Other	Reconstituted Cotswold Stone	+2
WINDOWS/LINTELS Eg Brick/Stone/Concrete	No lintels – wood effect Uvpc windows	0
DOORS Eg Wood/UVPC/Other	wood effect Uvpc	0
ROOFS -Eg Stone/Tile CHIMNEYS GABLES	Tiles and reconstituted stone chimneys	+1
USES PAST AND PRESENT	Present only	0
CAN YOU TELL IF A BUILDING HAS BEEN ALTERED?	None as yet	+1
CONDITION	All in good condition although some are visibly maintained better than others	0

#### 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	None	0
FORM OF VIEW: SHORT OR LONG, UNFOLDING, GLIMPSED, CHANNELLED OR WIDE AND OPEN	Long views to the west only. Other than that, adjacent roofscapes	0
FOCAL POINTS	None	0
STREETSCAPE	Very little – 1 lamp post and 2 telegraph poles	0
ROOFSCAPE	All similar in height	0

## 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	Pleasant gardens and shrubs	+1
PUBLIC/PRIVATE GREENERY	All private gardens – substantial amount of greenery	+3
DOES WATER FORM A KEY FEATURE OF THE AREA	No	0

## 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 7 (LOW)*

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



## 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.

A small but extremely pleasant cul-de-sac featuring 6 large family homes.



Moat Close



Moat Close

# BRIZE NORTON VILLAGE CHARACTERISTIC SURVEY

**STREET/ROAD NAME:** Nos 1 to 24 Daubigny Mead, Station Road

**MAP Ref: HD01 AREA: A35**

**DATE:** 30th AUG 2018

**TIME:** 7:00 PM

## 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	Groups of two and three semi-detached houses, all with front and rear gardens.	+2
BUILDINGS	Built in sand/red brick.	0
VIEWS	Views are limited due to other buildings. However the houses to the east have views over fields	+1
LIGHT/DARK	Very light	+2
SURFACES	Tarmac road and pavements.	+1
GREENERY & LANDSCAPE	Mature well maintained gardens and hedges	+1
NOISES AND SMELLS	Quiet traffic noise. RAF base.	+1
GENERAL COMMENTS	Very pleasant cul-de-sac	+3

## 2: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	Formal	+1
GAPS BETWEEN BUILDINGS	Relatively small gaps between all houses	0
MEANS OF ENCLOSURE	Majority is fencing. Some hedges.	+1
WIDE/OPEN SPACES NARROW /ENCLOSED SPACES	Narrow spaces between house, although a feel of open space overall	+2
RELATIONSHIP OF THE SPACE TO BUILDINGS AND STRUCTURES	Residential family homes	+1
PAVING MATERIALS STREET FURNITURE	Tarmac paving with kerb stones. With lamp posts and telephone poles	0
IMPACT OF VEHICLES AND TRAFFIC	Minimal residential traffic. Some noise near the junction with Station Road	+1
PARKING OFF ROAD / ON ROAD	Both on and off-road parking areas	0

### 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	Well proportioned	+2
SIZE/SCALE/HEIGHT	Conventional sizes for what was originally 'council housing'.	+2
AGE	<div> <div></div> <div></div> <div></div> </div> <div> <div>Pre 1926</div> <div>1926 – 1971</div> <div>1972 - Present</div> </div>	0
MATERIALS Eg Brick/Stone/Other	Brick	0
WINDOWS/LINTELS Eg Brick/Stone/Concrete	No lintels – wood effect Uvpc windows	0
DOORS Eg Wood/UVPC/Other	wood effect Uvpc	0
ROOFS -Eg Stone/Tile CHIMNEYS GABLES	Slate tiles – brick chimneys	+1
USES PAST AND PRESENT	Present only	0
CAN YOU TELL IF A BUILDING HAS BEEN ALTERED?	Many have been extended.	+1
CONDITION	Basically, very good condition, although some are maintained better than others.	0

#### 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	None	0
FORM OF VIEW: SHORT OR LONG, UNFOLDING, GLIMPSED, CHANNELLED OR WIDE AND OPEN	Short views for north and south houses. Long views for the east facing properties.	+2
FOCAL POINTS	None	0
STREETSCAPE	Lamp posts and telegraph poles	0
ROOFSCAPE	All similar in height	0

## 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	Pleasant gardens and shrubs – green entrance to cul-de-sac	+3
PUBLIC/PRIVATE GREENERY	Public green entrance – all others private gardens	+3
DOES WATER FORM A KEY FEATURE OF THE AREA	No	0

## 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 7 (LOW)*

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



## 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.

A fairly large cul-de-sac featuring good sized family homes.

Built out of brick, Daubigny Mead is out of architectural style from the original village.



Daubigny Mead



Daubigny Mead entrance from Station Road



# BRIZE NORTON VILLAGE CHARACTERISTIC SURVEY

**STREET/ROAD NAME:** 3, 5 & 7 Station Road

**MAP Ref:** HD01 **AREA:** A36

**DATE:** 7<sup>th</sup> August 2018

**TIME:** 6:00pm

## 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	A group of one detached and two semi-detached cottages. Minimal space to the front but small rear gardens. Very narrow/dangerous footway to front.	-2
BUILDINGS	Cotswold stone	+4
VIEWS	None to front and limited to the rear.	0
LIGHT/DARK	Fairly Light	0
SURFACES	Small gravelled front spaces, tarmac pavement	0
GREENERY & LANDSCAPE	Minimal at front, small rear gardens.	-3
NOISES AND SMELLS	High traffic noise from Station Road and RAF base.	-4
GENERAL COMMENTS	Small 19thC residential detached and semi-detached properties which are part of the original village. The detached property is known as Watchkeepers Cottage because it overlooks the graveyard!	+3

## 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	Limited informal space.	-1
GAPS BETWEEN BUILDINGS	None	-1
MEANS OF ENCLOSURE	Small Cotswold wall	1
WIDE/OPEN SPACES NARROW /ENCLOSED SPACES	Very narrow pavement and minimal front spaces.	-2
RELATIONSHIP OF THE SPACE TO BUILDINGS AND STRUCTURES	Part of the charm of the old village, still fits well.	+2
PAVING MATERIALS STREET FURNITURE	Paving tarmac, kerb stones. No lampposts.	0
IMPACT OF VEHICLES AND TRAFFIC	Being very close to the road, the traffic noise is considerable	-4
PARKING OFF ROAD / ON ROAD	Off road parking for number 7 only.	-1

### 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	The terrace is part of the old village which is proportional to the space in this location.	+1
SIZE/SCALE/HEIGHT	Proportionate for the type of property.	0
AGE	<div> <div></div> <div></div> <div></div> </div> <div>Pre 1926      1926 – 1971      1972 - Present</div>	
MATERIALS Eg Brick/Stone/Other	Cotswold stone	+3
WINDOWS/LINTELS Eg Brick/Stone/Concrete	PVC/Stone	2
DOORS Eg Wood/UPVC/Other	PVC	2
ROOFS -Eg Stone/Tile CHIMNEYS GABLES	Roof grey tiles – with stone chimneys	2
USES PAST AND PRESENT	Only dwellings	0
CAN YOU TELL IF A BUILDING HAS BEEN ALTERED?	No	0
CONDITION	Average condition	-1

#### 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	None	-3
FORM OF VIEW: SHORT OR LONG, UNFOLDING, GLIMPSED, CHANNELLED OR WIDE AND OPEN	Short view is Church and its surrounding old buildings the majority of which are listed.	+3
FOCAL POINTS	Listed buildings opposite (Church, war memorial, and two cottages)	+3
STREETSCAPE	Situated on Station Road	0
ROOFSCAPE	All even height	0

## 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	None	-2
PUBLIC/PRIVATE GREENERY	None	-2
DOES WATER FORM A KEY FEATURE OF THE AREA	No	0

## 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 7 (LOW)*

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

Three original cottages on edge of road which was acceptable when Station Road was a cart track. However, now it's a busy road, especially during the peak hours, the proximity of the buildings to the road detracts from the original character.



Nos 3, 5 and 7 Station Road

# BRIZE NORTON VILLAGE CHARACTERISTIC SURVEY

**STREET/ROAD NAME:** 2 (Listed), 4 (Listed) & 6 Station Road

**MAP Ref: HD01** Area: A37

**DATE:** 30<sup>th</sup> Aug 2018 **TIME:** 7:00 PM

## 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	All sit in a fairly tight space adjacent to the church but numbers 2 and 4 have front gardens whereas number 6 doesn't.	0
BUILDINGS	Three original cottages in the heart of the village. Numbers 2 and 4 are listed.	+4
VIEWS	Limited views to front and rear.	-1
LIGHT/DARK	Reasonable considering closeness of properties.	+1
SURFACES	The surface of the access road which wraps around the war memorial, is tarmac. This serves numbers 2 and 4. Number 6 is directly off Station Road. There is a gravel area in front of numbers 2 & 4.	0
GREENERY & LANDSCAPE	Number 2 backs on to the village church yard so only has a front garden. Number 4 has a large front area including a new garage. Number 6 only has a rear garden. Where possible, all available areas are well landscaped.	+1
NOISES AND SMELLS	Very busy road, creating a lot of traffic noise	-2
GENERAL COMMENTS	Very picturesque area in the heart of the village with church and war memorial forming a unique vista.	+4



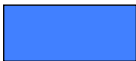


## 2:SPACE

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	Typical use of space in the centre of the village in period. However, the overall look is not cramped.	+3
GAPS BETWEEN BUILDINGS	Relatively large open gaps between buildings	+1
MEANS OF ENCLOSURE	Cotswold stone walls	+2
WIDE/OPEN SPACES NARROW /ENCLOSED SPACES	Open spaces due to large front gardens and adjacent churchyard.	+1
RELATIONSHIP OF THE SPACE TO BUILDINGS AND STRUCTURES	Considering the location, the cottages have a good space compared to the size of the dwellings.	+2
PAVING MATERIALS STREET FURNITURE	Tarmac driveway around the war memorial and gravel to the front of numbers 2 & 4.	0
IMPACT OF VEHICLES AND TRAFFIC	A lot of traffic on a particularly sharp bend. Number 6 sits immediately on the edge of the road with no footpath and only a narrow green verge.	-2
PARKING OFF ROAD / ON ROAD	All properties have off-road parking	0

### 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	Well-proportioned use of land for each of the cottages considering their age.	+1
SIZE/SCALE/HEIGHT	Medium sized cottages – in good proportion to each other.	+1
AGE	<div>    </div> <div> Pre 1926                      1927 – 1971                      1972 - Present </div>	+3
MATERIALS Eg Brick/Stone/Other	Cotswold Stone	+3
WINDOWS/LINTELS Eg Brick/Stone/Concrete	Wood and stone lintels.	+1
DOORS Eg Wood/UPVC/Other	Wood	0
ROOFS -Eg Stone/Tile CHIMNEYS GABLES	Thatched and slate roofs. Mixture of brick and stone chimney stacks.	+2
USES PAST AND PRESENT	Family homes. Number 6 was originally the village jail.	+1
CAN YOU TELL IF A BUILDING HAS BEEN ALTERED?	Yes	0
CONDITION	Excellent condition. Number 2 has recently had roof re-thatched.	+1

#### 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	View from opposite looks at three cottages, two of which are listed, plus 11 <sup>th</sup> century church to the north and war memorial to the front, both of which are listed. There are also 7 listed tombs within the churchyard.	+4
FORM OF VIEW: SHORT OR LONG, UNFOLDING, GLIMPSED, CHANNELLED OR WIDE AND OPEN	Views are restricted by the surrounding building and trees	0
FOCAL POINTS	The vista of original cottages, church and war memorial with old buildings and barn conversions in the background.	+1
STREETSCAPE	Unique location with war memorial in front of cottages.	+2
ROOFSCAPE	Thatch and slate roofs which are proportionate to the style of the buildings.	0

## 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	Many trees and shrubs surround each of the properties where possible which provides leafy and green image	+1
PUBLIC/PRIVATE GREENERY	Private gardens but public green space in front for location of war memorial.	+1
DOES WATER FORM A KEY FEATURE OF THE AREA	No	0

## 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 7 (LOW)*

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

Very important and picturesque area of the village with the church and war memorial forming part of the overall vista.



Nos 2, 4 & 6 Station Road

# BRIZE NORTON VILLAGE CHARACTERISTIC SURVEY

**STREET/ROAD NAME:** No 1, Station Road

**MAP Ref: HD01 Area: A38**

**DATE:** 7<sup>th</sup> July 2018

**TIME:** 6:00pm

## 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	Large areas around the family house	+2
BUILDINGS	Large dwelling constructed from reconstituted stone.	+2
VIEWS	View to east is fields Views to other area are graveyard and neighbours houses	+2
LIGHT/DARK	Light	0
SURFACES	Tarmac pavement to gravel drive	+1
GREENERY & LANDSCAPE	Trees and garden	+2
NOISES AND SMELLS	Traffic from Carterton Road/ Roundabout and RAF	-2
GENERAL COMMENTS	Large family home set in large garden some distance from the main road	1

## 2: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	Informal	0
GAPS BETWEEN BUILDINGS	large	+1
MEANS OF ENCLOSURE	Cotswold wall	+1
WIDE/OPEN SPACES NARROW /ENCLOSED SPACES	Open spaces	+2
RELATIONSHIP OF THE SPACE TO BUILDINGS AND STRUCTURES	Fits comfortably within the area	0
PAVING MATERIALS STREET FURNITURE	Tarmac path to the west. Street light and telegraph poles	0
IMPACT OF VEHICLES AND TRAFFIC	Busy main road – traffic noise	-1
PARKING OFF ROAD / ON ROAD	Ample off-road parking	+2



### 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	Well balanced	+1
SIZE/SCALE/HEIGHT	Two storey large 4-bedroom houses	0
AGE	<div> <div></div> <div></div> <div></div> </div> <div> <div>Pre 1926</div> <div>1926 - 1971</div> <div>1972 - Present</div> </div>	
MATERIALS Eg Brick/Stone/Other	Reconstituted Cotswold stone	0
WINDOWS/LINTELS Eg Brick/Stone/Concrete	Lintels stone, windows double glazed UVPC	0
DOORS Eg Wood/UVPC/Other	Wood	0
ROOFS -Eg Stone/Tile CHIMNEYS GABLES	Roof grey tiles – with Stone chimneys	0
USES PAST AND PRESENT	Only dwelling	0
CAN YOU TELL IF A BUILDING HAS BEEN ALTERED?	No	0
CONDITION	Good condition	0

#### 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	No historic views. Views to the east look over fields	+3
FORM OF VIEW: SHORT OR LONG, UNFOLDING, GLIMPSED, CHANNELLED OR WIDE AND OPEN	Long open views East Short all others	+2
FOCAL POINTS	None	0
STREETSCAPE	Sits well off the road	0
ROOFSCAPE	Even height	0

## 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	Lots of grass, shrubs, and trees	+2
PUBLIC/PRIVATE GREENERY	Private	0
DOES WATER FORM A KEY FEATURE OF THE AREA	No	0

## 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 7 (LOW)*

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

A well maintained large, detached family house, with lovely views over fields trees etc.

However, busy village roundabout near-by.



Barns House - No. 1 Station Road

**AREA**

**B**

**Carterton Road  
B1 – B7**

# BRIZE NORTON BUILDING CHARACTERISTIC ASSESSMENT



# BRIZE NORTON VILLAGE CHARACTERISTIC SURVEY

**STREET/ROAD NAME** The Corner House, Carterton Road

**MAP Ref:** HD02 **AREA:** B1

**DATE** 7<sup>th</sup> July 2018

**TIME** 6:00pm

## 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	Minimum space – middle of a row of cottages	-1
BUILDINGS	Cotswold stone	0
VIEWS	Limited – Church on opposite of the road	+1
LIGHT/DARK	Fairly Light	+1
SURFACES	Pavement and small grass area to front	0
GREENERY & LANDSCAPE	Minimal frontage	-1
NOISES AND SMELLS	Traffic from Station Road and RAF base.	-2
GENERAL COMMENTS	Lovely old building	2



## 2: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	Informal	0
GAPS BETWEEN BUILDINGS	None	0
MEANS OF ENCLOSURE	None that can be seen.	0
WIDE/OPEN SPACES NARROW /ENCLOSED SPACES	Very limited spaces	-1
RELATIONSHIP OF THE SPACE TO BUILDINGS AND STRUCTURES	Fits comfortably within the group of cottages	0
PAVING MATERIALS STREET FURNITURE	Paving tarmac, kerb stones	0
IMPACT OF VEHICLES AND TRAFFIC	Very busy main road	-2
PARKING OFF ROAD /ON ROAD	No off-road parking.	-2

### 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	Sits well in the row of cottages	+1
SIZE/SCALE/HEIGHT	Two storey houses – 2–4-bedroom houses	0
AGE	<div> <div></div> <div></div> <div></div> </div> <div>           Pre 1926      1926 – 1971      1972 - Present         </div>	
MATERIALS Eg Brick/Stone/Other	Cotswold stone	3
WINDOWS/LINTELS Eg Brick/Stone/Concrete	Wood	1
DOORS Eg Wood/UPVC/Other	Wood	1
ROOFS -Eg Stone/Tile CHIMNEYS GABLES	Cotswold slate roof with Stone chimneys	2
USES PAST AND PRESENT	Only dwellings	0
CAN YOU TELL IF A BUILDING HAS BEEN ALTERED?	Yes – General modernisation	2
CONDITION	Good condition	1

#### 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	Views very limited	0
FORM OF VIEW: SHORT OR LONG, UNFOLDING, GLIMPSED, CHANNELLED OR WIDE AND OPEN	None	0
FOCAL POINTS	None	0
STREETSCAPE	Part of the 'old' village near the Church	1
ROOFSCAPE	All even height	0

## 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	Not significant	-2
PUBLIC/PRIVATE GREENERY	None	-2
DOES WATER FORM A KEY FEATURE OF THE AREA	No	0

## 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 7 (LOW)*

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

A well maintained and picturesque home. Has a busy main road on its doorstep!



The Corner House – Carterton Road

## BRIZE NORTON VILLAGE CHARACTERISTIC SURVEY

**STREET/ROAD NAME:** The Poplars Cottage - Carterton Road

**MAP Ref:** HD02 **AREA:** B1

**DATE:** 30<sup>th</sup> August 2018

**TIME:** 7:00 PM

### 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	A single property set in a large plot.	+1
BUILDINGS	A two-storey family home	+2
VIEWS	Restricted views from buildings and trees	0
LIGHT/DARK	Open areas therefore very light	+1
SURFACES	The surface of the pavement and road are tarmac with the addition of green verges and trees running alongside the opposite side	0
GREENERY & LANDSCAPE	Limited in the property but has some greenery surrounding	+1
NOISES AND SMELLS	Very busy road travelling east to west creating a lot of traffic noise	-2
GENERAL COMMENTS	The dwelling is a standalone family house with a regency appearance.	+3

## 2: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	Formal space	+1
GAPS BETWEEN BUILDINGS	Relatively large open gaps on three sides. Minimal to the east side	+1
MEANS OF ENCLOSURE	Elaborate iron fence to the front, stone walls to the side and back.	+1
WIDE/OPEN SPACES NARROW /ENCLOSED SPACES	Open spaces to the back and west side	+2
RELATIONSHIP OF THE SPACE TO BUILDINGS AND STRUCTURES	The building feels like it's isolated from other buildings but is in fact joined via an annex to the next building.	+2
PAVING MATERIALS STREET FURNITURE	Tarmac material of pavement and road – no nearby furniture	0
IMPACT OF VEHICLES AND TRAFFIC	A lot of noisy and fast traffic coming into and exiting the village from Carterton	-2
PARKING OFF ROAD / ON ROAD	Properties has off-road parking areas	+1



### 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	Sits nicely into the surrounding space	+1
SIZE/SCALE/HEIGHT	Large two storey building	+1
AGE	<div>    </div> <div> Pre 1926                      1926 – 1971                      1972 - Present </div>	+2
MATERIALS Eg Brick/Stone/Other	Reconstituted Stone	+1
WINDOWS/LINTELS Eg Brick/Stone/Concrete	Combination of stone lintels and upvc double glazing	0
DOORS Eg Wood/UPVC/Other	Wood/Uvpc	0
ROOFS -Eg Stone/Tile CHIMNEYS GABLES	Grey slate tile and grey brick chimneys	0
USES PAST AND PRESENT	Family home	+3
CAN YOU TELL IF A BUILDING HAS BEEN ALTERED?	Some additional alterations have been carried out	+1
CONDITION	The building is in good order.	0

#### 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	None	0
FORM OF VIEW: SHORT OR LONG, UNFOLDING, GLIMPSED, CHANNELLED OR WIDE AND OPEN	From the rear and to the west, long views over fields. To the front on the other side of the road sits the church.	+1
FOCAL POINTS	None	0
STREETSCAPE	Paved to one side only, the opposite is grass verge and trees.	-1
ROOFSCAPE	Simple high-pitched roof with two stacks at each end	0

## 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	Limited greenery	0
PUBLIC/PRIVATE GREENERY	All private	0
DOES WATER FORM A KEY FEATURE OF THE AREA	No	0

## 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 7 (LOW)*

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

This nicely proportioned house has the appearance of a typically illustration – centre front door with windows either side, plus three matching windows on the second storey. Its regency architecture makes it a very appealing dwelling.

The closeness to the busy road is however a negative.



The Poplars Cottage

## BRIZE NORTON VILLAGE CHARACTERISTIC SURVEY

**STREET/ROAD NAME:** Homestead (Listed) - Carterton Road

**MAP Ref:** HD02 **AREA:** B2

**DATE:** 30<sup>th</sup> August 2018

**TIME:** 7:00 PM

### 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	A conversion of farmhouse and building to five dwellings with no visible gap between houses.	+1
BUILDINGS	Old farm buildings	+1
VIEWS	Limited but complex surrounded by fields on two side	+2
LIGHT/DARK	Limited light	0
SURFACES	Shared drive to rear of farmhouse. Tarmac paving and road to front of complex	0
GREENERY & LANDSCAPE	Small gardens, open court yard. Little established greenery	0
NOISES AND SMELLS	Very busy road, creating a lot of traffic noise	-2
GENERAL COMMENTS	The main old farmhouse – now two dwellings – face the busy road, while the remaining housed are the old stables etc. at the rear.	

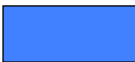


## 2:SPACE

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	Informal – using the layout of the old farm	+1
GAPS BETWEEN BUILDINGS	No gaps between building	0
MEANS OF ENCLOSURE	Cotswold stone walls and wooden fencing	+1
WIDE/OPEN SPACES NARROW /ENCLOSED SPACES	Open spaces due to central courtyard	+1
RELATIONSHIP OF THE SPACE TO BUILDINGS AND STRUCTURES	The courtyard creates a welcome space but the homes are compact.	+2
PAVING MATERIALS STREET FURNITURE	Tarmac paving and road to front – shared gravel drive to side and rear. One street light.	-1
IMPACT OF VEHICLES AND TRAFFIC	Front will suffer from busy road, while the rear homes will be sheltered from most of the noise.	-2
PARKING OFF ROAD / ON ROAD	All properties have Off-road parking areas	0

### 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	Each building is set in the same plan as the old farm. Which had created the space for that function	+1
SIZE/SCALE/HEIGHT	Various sized dwellings	+1
AGE	<div>    </div> <div> Pre 1926                      1926 – 1971                      1972 - Present </div>	0
MATERIALS Eg Brick/Stone/Other	Cotswold Stone	0
WINDOWS/LINTELS Eg Brick/Stone/Concrete	Combination of stone, wood and upvc double glazing	0
DOORS Eg Wood/UPVC/Other	Wood	0
ROOFS -Eg Stone/Tile CHIMNEYS GABLES	Cotswold stone slats with stone chimney stacks	0
USES PAST AND PRESENT	Farm – now homes	0
CAN YOU TELL IF A BUILDING HAS BEEN ALTERED?	Exteriors have limited interference with the exception on garden divides and doors.	+1
CONDITION	All kept in excellent condition	0



#### 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	None	0
FORM OF VIEW: SHORT OR LONG, UNFOLDING, GLIMPSED, CHANNELLED OR WIDE AND OPEN	Front faces road and The Old Vicarage beyond. The side and rear have long views over field, trees and the RAF Medical centre,	0
FOCAL POINTS	None	0
STREETSCAPE	N/A	-1
ROOFSCAPE	Various roof heights. Some with dormer windows.	0

## 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	No greenery with the exception of a couple of bushes	+1
PUBLIC/PRIVATE GREENERY	All private	0
DOES WATER FORM A KEY FEATURE OF THE AREA	No	0

## 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	1
SPACES	5	2
LONG/SHORT VIEWS	2	5
LIGHT/DARK	4	3
SURFACES	3	6
GREENERY & LANDSCAPE FEATURES	6	4
NOISE, SMELL AND TRAFFIC	7	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. The old Homestead Farm as been sympathetically converted into various sized dwellings – all carrying the features of the old farm building. The rear are the old stables etc. which horseshoe a gravel courtyard and parking area.

The largest conversion faces the noisy traffic from the main road that travels to and from Carterton.



The Homestead Complex (Side Elevation) – Carterton Road



The Homestead Complex (Front Elevation) – Carterton Road

## BRIZE NORTON VILLAGE CHARACTERISTIC SURVEY

**STREET/ROAD NAME:** Church Barn, Carterton Road

**MAP Ref:** HD02 **AREA:** B3

**DATE:** 30<sup>th</sup> August 2018

**TIME:** 7:00 PM

### 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	Space restricted	0
BUILDINGS	Part of old building/farms. Converted barn.	+1
VIEWS	Limited by buildings and trees	0
LIGHT/DARK	Very limited light	-1
SURFACES	Shared drive to back of building. Grass verge and trees to the front	0
GREENERY & LANDSCAPE	Trees from verge and the garden give a very green aspect	+1
NOISES AND SMELLS	Very busy road, creating a lot of traffic noise	-2
GENERAL COMMENTS	A large, converted barn sitting fairly close to the road.	+1

## 2: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	Informal space as a remaining part of the farm set-up	+1
GAPS BETWEEN BUILDINGS	Relatively large open gaps between buildings	+1
MEANS OF ENCLOSURE	Cotswold stone walls and wooden fencing	+1
WIDE/OPEN SPACES NARROW /ENCLOSED SPACES	Fairly enclosed space due to the original use of the building.	+1
RELATIONSHIP OF THE SPACE TO BUILDINGS AND STRUCTURES	Sits as a part of the original farm building layout.	0
PAVING MATERIALS STREET FURNITURE	Grass verge and trees, tarmac road. No street furniture near-by	-1
IMPACT OF VEHICLES AND TRAFFIC	Busy road travelling to and from Carterton.	-2
PARKING OFF ROAD / ON ROAD	Property has off-road parking area	0

### 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	Sits comfortably with in its own space	+1
SIZE/SCALE/HEIGHT	Large two storey house	+1
AGE	<div> <div></div> <div></div> <div></div> </div> <div>Pre 19261926 – 19711972 - Present</div>	0
MATERIALS Eg Brick/Stone/Other	Cotswold Stone	0
WINDOWS/LINTELS Eg Brick/Stone/Concrete	Combination of wood and UPVC double glazing	0
DOORS Eg Wood/UPVC/Other	Wood	0
ROOFS -Eg Stone/Tile CHIMNEYS GABLES	Cement roof tiles and reconstituted stone chimneys	0
USES PAST AND PRESENT	A large farmyard barn converted into a sizable family home	+2
CAN YOU TELL IF A BUILDING HAS BEEN ALTERED?	Yes	0
CONDITION	In good condition	0

#### 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	None	0
FORM OF VIEW: SHORT OR LONG, UNFOLDING, GLIMPSED, CHANNELLED OR WIDE AND OPEN	All views constricted by buildings and trees.	0
FOCAL POINTS	None	0
STREETSCAPE	N/A	0
ROOFSCAPE	Large Cotswold stone tile roof with stone chimney stacks	0



## 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	Many trees and shrubs surround each of the properties providing it with a very leafy and green image	+1
PUBLIC/PRIVATE GREENERY	All private	2
DOES WATER FORM A KEY FEATURE OF THE AREA	No	0

## 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 7 (LOW)*

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

An impressive conversion of a large barn. Is part of a number of buildings which used to be a working farm. It has well-maintained gravel drive (shared), surrounding greenery and views of the village church next door!

The road noise does have a negative note.



Church Barn

## BRIZE NORTON VILLAGE CHARACTERISTIC SURVEY

**STREET/ROAD NAME:** Church Farm, Carterton Road

**MAP Ref:** HD02 **AREA:** B3

**DATE:** 4TH July 2018

**TIME:** 7:00 PM

### 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	Open spaces between each dwelling, all with shared drive and green areas	+3
BUILDINGS	Large, modernised farmhouse	+4
VIEWS	Long views are constricted by the other surrounding buildings.	+1
LIGHT/DARK	Fairly light areas	+1
SURFACES	Shingle shared drive	+1
GREENERY & LANDSCAPE	A great deal of planting within the front areas surround the buildings, thereby creating a lot of greenery around their landscape	+1
NOISES AND SMELLS	Set well back from Carterton Road so minimal traffic noise.	0
GENERAL COMMENTS	A lovely well-proportioned converted farmhouse in typical Cotswold stone. Set in an area which has other converted farm buildings.	+4

## 2: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	Informal setting	+4
GAPS BETWEEN BUILDINGS	Relatively large open gaps between each of the Building	+1
MEANS OF ENCLOSURE	Cotswold stone walls	+3
WIDE/OPEN SPACES NARROW /ENCLOSED SPACES	Open spaces due to large entrance and garden areas	+1
RELATIONSHIP OF THE SPACE TO BUILDINGS AND STRUCTURES	Inconsistent space between buildings but all well laid out as original farm yard.	+2
PAVING MATERIALS STREET FURNITURE	N/A – House set well back from road.	+2
IMPACT OF VEHICLES AND TRAFFIC	Little impact.	+1
PARKING OFF ROAD / ON ROAD	Property has ample off-road parking areas.	+3

### 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	Sits well as a part of the old farm layout.	+3
SIZE/SCALE/HEIGHT	Large farm house	+3
AGE	<div> <div></div> <div></div> <div></div> </div> <div>Pre 19261926 – 19711972 - Present</div>	0
MATERIALS Eg Brick/Stone/Other	Cotswold Stone	+3
WINDOWS/LINTELS Eg Brick/Stone/Concrete	Stone	+2
DOORS Eg Wood/UPVC/Other	Wood	+2
ROOFS -Eg Stone/Tile CHIMNEYS GABLES	Cotswold tiles and Cotswold stone chimney stacks	+2
USES PAST AND PRESENT	Farm house and now family home	0
CAN YOU TELL IF A BUILDING HAS BEEN ALTERED?	Yes – but to a minimum	+1
CONDITION	Very presentable	+3

#### 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	None	0
FORM OF VIEW: SHORT OR LONG, UNFOLDING, GLIMPSED, CHANNELLED OR WIDE AND OPEN	To the front, has a historical view of the church, the remaining long views are open but restricted by the surrounding buildings.	0
FOCAL POINTS	None	0
STREETSCAPE	N/A	-1
ROOFSCAPE	Roof is of a typical farmhouse	0

## 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	Many trees and shrubs surround each of the property providing it with a very leafy and green image.	+1
PUBLIC/PRIVATE GREENERY	All private	0
DOES WATER FORM A KEY FEATURE OF THE AREA	No	0

## 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 7 (LOW)*

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

This lovely old farmhouse sits well within the area, which once was a working farm. It has neighbouring buildings, which are converted farm buildings, producing a very pleasant area to live. The surrounding areas (including a shared drive) are all kept in good order and add to the overall appearance.



Church Farm House – Carterton Road

## BRIZE NORTON VILLAGE CHARACTERISTIC SURVEY

**STREET/ROAD NAME** Holly Barn, Carterton Road

**MAP Ref:** HD02 **AREA:** B3

**DATE** 7<sup>th</sup> July 2018

**TIME** 6:00pm

### 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	Large areas around the family house	2
BUILDINGS	Cotswold stone – wood cladding	3
VIEWS	Short but pleasant views – including the church	+2
LIGHT/DARK	Light	2
SURFACES	Gravel drive and grass verges	+1
GREENERY & LANDSCAPE	Trees and garden	+2
NOISES AND SMELLS	RAF base.	0
GENERAL COMMENTS	Converted barn into a family home set in large garden some distance from the main road	2

## 2: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	Informal	0
GAPS BETWEEN BUILDINGS	large	+1
MEANS OF ENCLOSURE	Wooden fencing, shrubs, and trees	+1
WIDE/OPEN SPACES NARROW /ENCLOSED SPACES	Open spaces	+2
RELATIONSHIP OF THE SPACE TO BUILDINGS AND STRUCTURES	Fits comfortably within the area	0
PAVING MATERIALS STREET FURNITURE	Set off the road. No pavement furniture	2
IMPACT OF VEHICLES AND TRAFFIC	Limited	1
PARKING OFF ROAD / ON ROAD	Off-road parking	2

### 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	Well balanced	+1
SIZE/SCALE/HEIGHT	Two storey large 4-bedroom houses	1
AGE	<div> <div></div> <div></div> <div></div> </div> <div> <div>Pre 1926</div> <div>1926 - 1971</div> <div>1972 - Present</div> </div>	
MATERIALS Eg Brick/Stone/Other	Cotswold stone	2
WINDOWS/LINTELS Eg Brick/Stone/Concrete	Wood	2
DOORS Eg Wood/UPVC/Other	Wood	2
ROOFS -Eg Stone/Tile CHIMNEYS GABLES	Cotswold tiles – with Stone chimneys	1
USES PAST AND PRESENT	Only dwellings	0
CAN YOU TELL IF A BUILDING HAS BEEN ALTERED?	Yes – Nicely converted old farm barn	0
CONDITION	Good condition	2

#### 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	No historic views.	+1
FORM OF VIEW: SHORT OR LONG, UNFOLDING, GLIMPSED, CHANNELLED OR WIDE AND OPEN	Short but pleasing surrounding views	+1
FOCAL POINTS	None	0
STREETSCAPE	Sits well off the road	0
ROOFSCAPE	Even height	0

## 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	Lots of grass, shrubs, and trees	+2
PUBLIC/PRIVATE GREENERY	Private	0
DOES WATER FORM A KEY FEATURE OF THE AREA	No	0

## 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 7 (LOW)*

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

A beautifully converted barn set well off the main road.



Holly Barn – Carterton Road



## BRIZE NORTON VILLAGE CHARACTERISTIC SURVEY

**STREET/ROAD NAME:** The Old Vicarage, Carterton Road

**MAP Ref:** HD02 **AREA:** B4

**DATE:** 30<sup>th</sup> August 2018

**TIME:** 7:00 PM

### 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	Large open spaces	+5
BUILDINGS	One large dwelling	+4
VIEWS	Views across fields to front and back – sides greenery	+4
LIGHT/DARK	Very open areas therefore very light	+1
SURFACES	Grass verge. Tarmac road and pavement opposite	0
GREENERY & LANDSCAPE	A great deal of planting and landscaping surrounding the building with the addition of a large field to the south of the property.	+4
NOISES AND SMELLS	Very busy road, creating a lot of traffic noise	-2
GENERAL COMMENTS	The Old Vicarage is a very impressive building which is currently (2023) being renovated to a very high standard. .	+5




## 2: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	Informal design – sits in its own space	+3
GAPS BETWEEN BUILDINGS	Very large spaces between adjacent properties.	+2
MEANS OF ENCLOSURE	Cotswold stone walls	+2
WIDE/OPEN SPACES NARROW /ENCLOSED SPACES	Open spaces due to large plot	+2
RELATIONSHIP OF THE SPACE TO BUILDINGS AND STRUCTURES	Large, detached house that sits in a very large plot of land.	+4
PAVING MATERIALS STREET FURNITURE	Grass verges with street lights.	0
IMPACT OF VEHICLES AND TRAFFIC	Although set back from the busy road, it does suffer minimal impact from traffic noise.	-1
PARKING OFF ROAD / ON ROAD	Property has off-road parking areas	+1

### 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	Sits well in the large plot of land	+1
SIZE/SCALE/HEIGHT	Large two storey house	+3
AGE	<div>    </div> <div> Pre 1926                      1926 – 1971                      1972 - Present </div>	0
MATERIALS Eg Brick/Stone/Other	Cotswold Stone	+2
WINDOWS/LINTELS Eg Brick/Stone/Concrete	Stone lintels and wooden windows	0
DOORS Eg Wood/UPVC/Other	Wood	0
ROOFS -Eg Stone/Tile CHIMNEYS GABLES	Reconstituted stone tile and stone chimneys	0
USES PAST AND PRESENT	Large family home	0
CAN YOU TELL IF A BUILDING HAS BEEN ALTERED?	A number of alteration/extensions have been carried out over the centuries but are being rationalised by the current owner.	+1
CONDITION	A very grand building which is being renovated to a high standard.	+4

#### 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	Views southwards across field and recreation ground.	+1
FORM OF VIEW: SHORT OR LONG, UNFOLDING, GLIMPSED, CHANNELLED OR WIDE AND OPEN	Views from the rear southwards are long views of the adjoining meadow and recreation ground, with a back drop of trees. To the north, views across to the meadows.	+1
FOCAL POINTS	None	0
STREETSCAPE	N/A	-1
ROOFSCAPE	Typical of this type of building – with many extensions giving varied roof heights although these are being rationalised. Two chimneys plus decorative roof top tiles	+1

## 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	Many trees and shrubs surround the property providing it with a very leafy and green image.	+4
PUBLIC/PRIVATE GREENERY	All private	0
DOES WATER FORM A KEY FEATURE OF THE AREA	A stream flows southwards from the Masons Arms area, then adjacent to the Tactical Medical Wing, under Carterton Road, then westwards through the north side of the garden, past the next two houses up to the first field, then turns southward.	+1

## 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 7 (LOW)*

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

The original building dates back centuries and has been extended to its present size over many years. It's an extremely large family home with large gardens and meadow. The latest renovations have rationalised the various extensions into one cohesive building.



The Old Vicarage

## BRIZE NORTON VILLAGE CHARACTERISTIC SURVEY

**STREET/ROAD NAME** Painswick House – Carterton Road

**MAP Ref:** HD02 **AREA:** B5

**DATE:** 7th July 2018

**TIME:** 6:00PM

### 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	Large areas around the family house	2
BUILDINGS	Large detached house constructed from reconstituted Cotswold stone	+1
VIEWS	Views to the south and north are trees and fields. Views to east and west detached neighbours houses.	+2
LIGHT/DARK	Light	0
SURFACES	Tarmac drive and grass verges	+1
GREENERY & LANDSCAPE	Trees and garden	+2
NOISES AND SMELLS	Traffic from Carterton Road and RAF base	-1
GENERAL COMMENTS	Large family home set in large garden some distance from the main road	+2



## 2 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	Informal	0
GAPS BETWEEN BUILDINGS	large	+1
MEANS OF ENCLOSURE	Wooden fencing, shrubs, and trees	+1
WIDE/OPEN SPACES NARROW /ENCLOSED SPACES	Open spaces	+2
RELATIONSHIP OFTHE SPACE TO BUILDINGS AND STRUCTURES	Fits comfortably within the area	0
PAVING MATERIALS STREET FURNITURE	Singular paving tarmac to the north. Streetlight and telegraph poles	0
IMPACT OF VEHICLES AND TRAFFIC	Busy main road – traffic noise. Now opposite a build-out.	-1
PARKING OFF ROAD / ON ROAD	Ample off-road parking	2

### 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	Well Balanced	+1
SIZE/SCALE/HEIGHT	4 Bedroomed Detached House	+2
AGE	<div> <div></div> <div></div> <div></div> </div> <div>Pre 1926                      1926 – 1971                      1972 – Present</div>	
MATERIALS Eg Brick/Stone/Other	Reconstituted Cotswold stone	0
WINDOWS/LINTELS Eg Brick/Stone/Concrete	Lintels stone UPVC double glazed windows.	0
DOORS Eg Wood/UPVC/Other	Wood	+1
ROOFS -Eg Stone/Tile CHIMNEYS GABLES	Roof grey tiles – with Stone chimneys	0
USES PAST AND PRESENT	Only dwellings	0
CAN YOU TELL IF A BUILDING HAS BEEN ALTERED?	No	0
CONDITION	Good condition	0

#### 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, channeled 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	No historic views. Views to the south and north look over fields	+3
FORM OF VIEW: SHORT OR LONG, UNFOLDING, GLIMPSED, CHANNELLED OR WIDE AND OPEN	Long open views S+N	+2
FOCAL POINTS	None	0
STREETSCAPE	Sits well off the road	+1
ROOFSCAPE	Even height	0

## 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	Lots of grass, shrubs, and trees	+2
PUBLIC/PRIVATE GREENERY	Private	0
DOES WATER FORM A KEY FEATURE OF THE AREA	Yes – stream edges north boundary.	+1

## 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 7 (LOW)*

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

A well-maintained large detached family house, with lovely views over fields trees etc. To the west is a new building and open field across to the RAF base.



Painswick House – Carterton Road

# BRIZE NORTON VILLAGE CHARACTERISTIC SURVEY

**STREET/ROAD NAME** Meadow View – Carterton Road

**MAP Ref:** HD02 **AREA:** B6

**DATE** 7<sup>th</sup> July 2018

**TIME** 6:00pm

## 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	Large areas around the family house	2
BUILDINGS	Large, detached house constructed from reconstituted Cotswold stone	+1
VIEWS	View to south and north are trees and fields. Views to east comprises detached neighbours house, view to west across open field to the RAF base.	+2
LIGHT/DARK	Light	0
SURFACES	Tarmac and gravel drive and grass verges	+1
GREENERY & LANDSCAPE	Trees and garden	+2
NOISES AND SMELLS	Traffic from Carterton Road and RAF base.	-1
GENERAL COMMENTS	Large family home set in large garden set back from the main road.	+1

## 2: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	Informal	0
GAPS BETWEEN BUILDINGS	large	+1
MEANS OF ENCLOSURE	Wooden fencing, shrubs, and trees	+1
WIDE/OPEN SPACES NARROW /ENCLOSED SPACES	Open spaces	+2
RELATIONSHIP OF THE SPACE TO BUILDINGS AND STRUCTURES	Fits comfortably within the area	0
PAVING MATERIALS STREET FURNITURE	Singular paving tarmac to the north. Street light and telegraph poles	0
IMPACT OF VEHICLES AND TRAFFIC	Busy main road – traffic noise	-1
PARKING OFF ROAD / ON ROAD	Off-road parking	2



### 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	Well balanced	+1
SIZE/SCALE/HEIGHT	Two storey large 4-bedroom houses	0
AGE	<div> <div></div> <div></div> <div></div> </div> <div>Pre 19261926 - 19711972 – Present</div>	
MATERIALS Eg Brick/Stone/Other	Reconstituted Cotswold stone	0
WINDOWS/LINTELS Eg Brick/Stone/Concrete	Stone lintels, UVPC double glazed windows.	0
DOORS Eg Wood/UVPC/Other	UVPC.	0
ROOFS –Eg Stone/Tile CHIMNEYS GABLES	Roof grey tiles – no chimney	0
USES PAST AND PRESENT	Brand new, dwelling only.	0
CAN YOU TELL IF A BUILDING HAS BEEN ALTERED?	N/A	0
CONDITION	Good condition	0

#### 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	No historic views. Views to the south and north look over fields	+3
FORM OF VIEW: SHORT OR LONG, UNFOLDING, GLIMPSED, CHANNELLED OR WIDE AND OPEN	Long open views S+N	+2
FOCAL POINTS	None	0
STREETSCAPE	Sits well off the road	0
ROOFSCAPE	Even height	0

## 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	Lots of grass, shrubs, and trees	+2
PUBLIC/PRIVATE GREENERY	Private greenery to front. New trees to west elevation.	+2
DOES WATER FORM A KEY FEATURE OF THE AREA	Yes – stream on north and west boundaries.	+1

## 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 7 (LOW)*

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

A recently completed large, detached family house, with lovely views – front and back- over fields trees etc.

To the west the RAF base is a negative.



Meadow View House – Carterton Road

## BRIZE NORTON VILLAGE CHARACTERISTIC SURVEY

**STREET/ROAD NAME** 1 & 2, Carterton Road

**MAP Ref:** HD02 **AREA:** B7

**DATE** 7<sup>th</sup> July 2018

**TIME** 6:00pm

### 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	Stand-alone properties on the edge of village, good size plots with green space all around.	+1
BUILDINGS	Red brick	-1
VIEWS	Mixture of green fields and the RAF base hangars.	+1
LIGHT/DARK	Very Light	+1
SURFACES	Shingle drives, grass verges, tarmac pavement	0
GREENERY & LANDSCAPE	Trees and shrubs plus fields	+1
NOISES AND SMELLS	Traffic from Carterton Road and RAF base.	-2
GENERAL COMMENTS	Two semi-detached houses which are completely out of character with the village style. At one time, they were remote from other houses in the village, but the new house opposite brings them into the edge of the settlement area.	-2

## 2: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	Typical 1960's formal space within plot but both have informal spaces around them.	+1
GAPS BETWEEN BUILDINGS	None	0
MEANS OF ENCLOSURE	Hedging, fence, and Cotswold stone wall	0
WIDE/OPEN SPACES NARROW /ENCLOSED SPACES	Wide open spaces	+1
RELATIONSHIP OF THE SPACE TO BUILDINGS AND STRUCTURES	Fits comfortably within the area	0
PAVING MATERIALS STREET FURNITURE	Paving tarmac, grass verge, 1 lamp post and telegraph pole	0
IMPACT OF VEHICLES AND TRAFFIC	Busy main road creating a lot of traffic noise	-2
PARKING OFF ROAD / ON ROAD	Off-road parking	1

### 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	The houses are separate from the village and due to their construction method, do not contribute well to the character of the village.	-2
SIZE/SCALE/HEIGHT	Two storey semi-detached houses	0
AGE	<div> <div></div> <div></div> <div></div> </div> <div> <div>Pre 1926</div> <div>1926 – 1971</div> <div>1972 - Present</div> </div>	
MATERIALS Eg Brick/Stone/Other	Red brick	0
WINDOWS/LINTELS Eg Brick/Stone/Concrete	Concrete lintels – d/glaze UVPC windows	0
DOORS Eg Wood/UVPC/Other	Wooden and UVPC	0
ROOFS -Eg Stone/Tile CHIMNEYS GABLES	Roof grey tiles and both houses have stone chimneys.	0
USES PAST AND PRESENT	Only dwellings	0
CAN YOU TELL IF A BUILDING HAS BEEN ALTERED?	No	0
CONDITION	Good condition	0



#### 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	Views over fields and RAF base	+2
FORM OF VIEW: SHORT OR LONG, UNFOLDING, GLIMPSED, CHANNELLED OR WIDE AND OPEN	Long open views over surrounding fields. Open views to Tactical Medical Wing and RAF base.	0
FOCAL POINTS	None	0
STREETSCAPE	Main road with single tarmac footpath, grass verge with lamp post and telegraph poles	0
ROOFSCAPE	All even height	0

## 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	Well maintain gardens with trees, shrubs, and surrounding grass areas	+2
PUBLIC/PRIVATE GREENERY	Both	+1
DOES WATER FORM A KEY FEATURE OF THE AREA	No	0

## 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 7 (LOW)*

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

When originally built, these two semi-detached houses would have appeared to contradict the style and character of the village, even those built in the same period, due to their starkness and red brick construction even though they are on the west edge of the village. Now weathered and with mature gardens, not so harsh with their appearance.

The negatives are the busy main road, the MOD buildings to the north, and the RAF hangers to the south-west.



Nos. 1 & 2, Carterton Road

**AREA**

**C**

**Manor Road  
C1 – C7**

# BRIZE NORTON BUILDING CHARACTERISTIC ASSESSMENT



# BRIZE NORTON VILLAGE CHARACTERISTIC SURVEY

**STREET/ROAD NAME** The Granary, Manor Road.

**MAP Ref:** HD03 **AREA:** C1

**DATE** 7<sup>th</sup> July 2018

**TIME** 6:00pm

## 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	Single dwelling adjacent to Montrose House and Barn. Limited space	-1
BUILDINGS	Cotswold stone	0
VIEWS	Limited to front but across fields eastwards to the rear.	+1
LIGHT/DARK	Light	+1
SURFACES	Tarmac pavement and pebble stone drive materials	-2
GREENERY & LANDSCAPE	None to the front of the Granary	-3
NOISES AND SMELLS	Traffic from Station Road, roundabout, and RAF base.	-2
GENERAL COMMENTS	New Barn type house on small plot	+1

## 2: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	Informal	0
GAPS BETWEEN BUILDINGS	Minimal	0
MEANS OF ENCLOSURE	Fencing and stone walls	0
WIDE/OPEN SPACES NARROW /ENCLOSED SPACES	Narrow spaces	-1
RELATIONSHIP OF THE SPACE TO BUILDINGS AND STRUCTURES	Somewhat cramped	0
PAVING MATERIALS STREET FURNITURE	Paving tarmac, kerb stones and 1 lamp post and sign post	0
IMPACT OF VEHICLES AND TRAFFIC	On a busy roundabout junction	-2
PARKING OFF ROAD / ON ROAD	Off-road parking	1



### 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	Fairly new Barn type property on small plot, shared with Montrose House and The Barn	-1
SIZE/SCALE/HEIGHT	Two storey house	0
AGE	<div> <div></div> <div></div> <div></div> </div> <div>Pre 1926      1926 – 1971      1972 - Present</div>	
MATERIALS Eg Brick/Stone/Other	Cotswold stone	0
WINDOWS/LINTELS Eg Brick/Stone/Concrete	UPVC	0
DOORS Eg Wood/UPVC/Other	UPVC	0
ROOFS -Eg Stone/Tile CHIMNEYS GABLES	Roof, grey slate tiles with single stone chimney and 3 dormer windows	0
USES PAST AND PRESENT	Only dwelling	0
CAN YOU TELL IF A BUILDING HAS BEEN ALTERED?	No	0
CONDITION	Very Good condition	+2

#### 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	Views over fields to the east and Church to the west.	+3
FORM OF VIEW: SHORT OR LONG, UNFOLDING, GLIMPSED, CHANNELLED OR WIDE AND OPEN	None	0
FOCAL POINTS	None	0
STREETSCAPE	High Cotswold stone front boundary wall and tarmac footpath.	0
ROOFSCAPE	Two storey building with an even height roof, three dormer windows and stone chimney	0

## 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	Minimal to front elevation.	-1
PUBLIC/PRIVATE GREENERY	None	-2
DOES WATER FORM A KEY FEATURE OF THE AREA	No	0

## 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 7 (LOW)*

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

Fairly new Barn type House made of Cotswold Stone on small plot of land close to other dwellings.

Location near busy road junction between Manor Road, Carterton Road, Station Road, and roundabout



The Granary, Manor Road

## BRIZE NORTON VILLAGE CHARACTERISTIC SURVEY

**STREET/ROAD NAME** Montrose House and The Barn, Manor Road.

**MAP Ref:** HD03 **AREA:** C2

**DATE** 7<sup>th</sup> July 2018

**TIME** 6:00pm

### 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	A group of 2 attached dwellings	+1
BUILDINGS	Cotswold stone	0
VIEWS	Limited to rear only	+1
LIGHT/DARK	Fairly Light	0
SURFACES	Tarmac pavement and a mixture of drive materials	-1
GREENERY & LANDSCAPE	None to the front of the complex	-3
NOISES AND SMELLS	Traffic from Station Road, roundabout, and RAF base.	-2
GENERAL COMMENTS	2 dwellings comprising of one large House and a converted Barn	+1

## 2: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	Informal	0
GAPS BETWEEN BUILDINGS	Minimal	0
MEANS OF ENCLOSURE	Wooden fencing	-1
WIDE/OPEN SPACES NARROW /ENCLOSED SPACES	Narrow spaces	-1
RELATIONSHIP OF THE SPACE TO BUILDINGS AND STRUCTURES	Somewhat cramped	-1
PAVING MATERIALS STREET FURNITURE	Tarmac paving, and one lamp post.	0
IMPACT OF VEHICLES AND TRAFFIC	On a busy roundabout junction	-2
PARKING OFF ROAD / ON ROAD	Off-road parking	1

### 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	Part of a once larger property, the Barn conversion has limited space	-1
SIZE/SCALE/HEIGHT	The size and scale proportionate for an original house and barn to rear.	0
AGE	<div> <div></div> <div></div> <div></div> </div> <div> <div>Pre 1926</div> <div>1926 – 1971</div> <div>1972 - Present</div> </div>	
MATERIALS Eg Brick/Stone/Other	Cotswold stone	0
WINDOWS/LINTELS Eg Brick/Stone/Concrete	UPVC windows and stone lintels.	0
DOORS Eg Wood/UPVC/Other	UPVC	0
ROOFS -Eg Stone/Tile CHIMNEYS GABLES	Roof grey tiles – both houses have Stone chimneys	0
USES PAST AND PRESENT	House was once the 'village shop' and barn behind was a storage area.	0
CAN YOU TELL IF A BUILDING HAS BEEN ALTERED?	Yes – Change from shop to house and change of barn to dwelling.	0
CONDITION	Good condition	0



#### 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	House has no views to the west or east. The Barn has views across fields to the east.	+1
FORM OF VIEW: SHORT OR LONG, UNFOLDING, GLIMPSED, CHANNELLED OR WIDE AND OPEN	Long views eastwards to the rear of The Barn.	0
FOCAL POINTS	None	0
STREETSCAPE	The house is right up to the edge of the footway so has no frontage. The barn is set back from the road behind the house.	-1
ROOFSCAPE	All even height	0

## 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	No	-3
PUBLIC/PRIVATE GREENERY	None	-2
DOES WATER FORM A KEY FEATURE OF THE AREA	No	0

## 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 7 (LOW)*

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

Large 4 Bedroomed Cotswold Stone House with attached Stone Barn conversion. Both buildings were part of the old village and form part of the original character.

Location close to road junction between Manor Road, Carterton Road, Station Road, and roundabout



Montrose, Manor Road



The Barn, Manor Road.

## BRIZE NORTON VILLAGE CHARACTERISTIC SURVEY

**STREET/ROAD NAME** West View, St Martins & 1-3 Manor Road, Manor Road

**MAP Ref: HD03 AREA: C3**

**DATE** 7<sup>th</sup> July 2018

**TIME** 6:00pm

### 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	Limited space to front but good size gardens to the rear.	-1
BUILDINGS	Cotswold stone	0
VIEWS	Glimpsed views westwards from West View otherwise none to the front. However, all have views across the fields to the east.	+1
LIGHT/DARK	Fairly Light	0
SURFACES	Tarmac pavement	0
GREENERY & LANDSCAPE	Minimal frontage	-3
NOISES AND SMELLS	Traffic from Manor Road and RAF base	-2
GENERAL COMMENTS	A terrace of two large houses and three cottages in the centre of village. All close to road with no off-road parking except West View.	-1

## 2: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	Demarked formal	0
GAPS BETWEEN BUILDINGS	None	0
MEANS OF ENCLOSURE	Stone Walls and fences to rear gardens. Metal fences to front of West View and St Martin's.	0
WIDE/OPEN SPACES NARROW /ENCLOSED SPACES	Narrow road and pavement, larger spaces to rear.	-1
RELATIONSHIP OF THE SPACE TO BUILDINGS AND STRUCTURES	Fits comfortably within the area	0
PAVING MATERIALS STREET FURNITURE	Paving tarmac, street light.	0
IMPACT OF VEHICLES AND TRAFFIC	Noise from Manor Road.	-1
PARKING OFF ROAD / ON ROAD	On-road parking except West View which has off-road parking.	-3

### 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	Fills the space – no space either side. Typical of terraced dwellings.	-1
SIZE/SCALE/HEIGHT	Size and scale proportionate for terraced buildings in the centre of the village. West View and St Martins much larger than the adjoining three cottages.	0
AGE	<div> <div></div> <div></div> <div></div> </div> <div>Pre 1926                      1926 – 1971                      1972 - Present</div>	
MATERIALS Eg Brick/Stone/Other	Cotswold Stone	2
WINDOWS/LINTELS Eg Brick/Stone/Concrete	Wood	1
DOORS Eg Wood/UPVC/Other	Wood and UPVC	1
ROOFS -Eg Stone/Tile CHIMNEYS GABLES	Roof grey tiles, brick and stone chimneys	0
USES PAST AND PRESENT	St Martin's was the old post office, but all properties are now dwellings.	+1
CAN YOU TELL IF A BUILDING HAS BEEN ALTERED?	Yes – modernised	1
CONDITION	Good condition	1

#### 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	Limited to the front – fields to the rear	+1
FORM OF VIEW: SHORT OR LONG, UNFOLDING, GLIMPSED, CHANNELLED OR WIDE AND OPEN	Long views eastwards to the rear and glimpsed views westwards across the fields.	+2
FOCAL POINTS	None	0
STREETSCAPE	Busy road with bus stops, signage and on road parking. As footpath is quite wide so vehicles park half on road, half on footway.	-2
ROOFSCAPE	All even height	0



## 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	Not significant	-2
PUBLIC/PRIVATE GREENERY	None	-2
DOES WATER FORM A KEY FEATURE OF THE AREA	No	0

## 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 7 (LOW)*

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

A pleasant group of dwellings in the centre of village. All are close to the road with no off-road parking (except Westview) but reflect the original character of the village.



West View, St Martin's and 1, 2 & 3 Manor Road.

## BRIZE NORTON VILLAGE CHARACTERISTIC SURVEY

**STREET/ROAD NAME** 1 & 2, Manor Road (The Old Bakery)

**MAP Ref:** HD03 **AREA:** C4

**DATE** 7<sup>th</sup> July 2018

**TIME** 6:00pm

### 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	Limited space	-1
BUILDINGS	Reconstituted Cotswold stone	0
VIEWS	Limited	+1
LIGHT/DARK	Fairly Light	0
SURFACES	Tarmac pavement	-2
GREENERY & LANDSCAPE	Minimal frontage	-3
NOISES AND SMELLS	Traffic from main junction/roundabout and RAF base.	-2
GENERAL COMMENTS	Well-built modern homes that fits well within the village style	+1

## 2: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	Informal	0
GAPS BETWEEN BUILDINGS	Minimal	0
MEANS OF ENCLOSURE	fencing at rear	0
WIDE/OPEN SPACES NARROW /ENCLOSED SPACES	Narrow road and pavement	-1
RELATIONSHIP OF THE SPACE TO BUILDINGS AND STRUCTURES	Fits comfortably within the area	0
PAVING MATERIALS STREET FURNITURE	Paving tarmac, kerb stones and trees	0
IMPACT OF VEHICLES AND TRAFFIC	On busy road junction and roundabout	-3
PARKING OFF ROAD / ON ROAD	Off-road parking to rear of houses.	1

### 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	Fits well within the space constraints	+1
SIZE/SCALE/HEIGHT	Two storey houses – 2 & 4-bedroom houses	0
AGE	<div> <div></div> <div></div> <div></div> </div> <div>Pre 19261926 – 19711972 - Present</div>	
MATERIALS Eg Brick/Stone/Other	Cotswold stone	+1
WINDOWS/LINTELS Eg Brick/Stone/Concrete	Wood	0
DOORS Eg Wood/UPVC/Other	Wood	0
ROOFS -Eg Stone/Tile CHIMNEYS GABLES	Roof grey tiles – two houses have Stone chimneys	0
USES PAST AND PRESENT	Only dwellings	0
CAN YOU TELL IF A BUILDING HAS BEEN ALTERED?	No	0
CONDITION	Good condition	0

#### 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	None	0
FORM OF VIEW: SHORT OR LONG, UNFOLDING, GLIMPSED, CHANNELLED OR WIDE AND OPEN	Long views to the rear northwards across fields.	+2
FOCAL POINTS	None	0
STREETSCAPE	Busy road junction with street lighting.	0
ROOFSCAPE	All even height	0

## 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	Not significant	-2
PUBLIC/PRIVATE GREENERY	None	-2
DOES WATER FORM A KEY FEATURE OF THE AREA	No	0

## 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 7 (LOW)*

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

As the name suggests, these two buildings replaced the village bakery. The style and finish fits extremely well into the village style.

The position of them – on the roundabout – does have a negative due to the traffic noise.



1, Manor Road



The Old Bakery, 2, Manor Road.

# BRIZE NORTON VILLAGE CHARACTERISTIC SURVEY

**STREET/ROAD NAME** Poplars Barn, Manor Road

**MAP Ref:** HD03 **AREA:** C5

**DATE** 7<sup>th</sup> July 2018

**TIME** 6:00pm

## 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	Open spaces	+1
BUILDINGS	Cotswold stone	0
VIEWS	Views over fields to north and west.	+2
LIGHT/DARK	Fairly Light	2
SURFACES	Set back from main road – gravel drive	2
GREENERY & LANDSCAPE	Minimal frontage	-3
NOISES AND SMELLS	Reduced noise from Manor Road and RAF base.	0
GENERAL COMMENTS	Converted barn, now a large family house	3




## 2: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	Informal	1
GAPS BETWEEN BUILDINGS	Large	1
MEANS OF ENCLOSURE	Fence and walling	0
WIDE/OPEN SPACES NARROW /ENCLOSED SPACES	Good surrounding space	0
RELATIONSHIP OF THE SPACE TO BUILDINGS AND STRUCTURES	Fits comfortably within the area	1
PAVING MATERIALS STREET FURNITURE	N/A – Set well back of the road	2
IMPACT OF VEHICLES AND TRAFFIC	Little – set off the road	+1
PARKING OFF ROAD / ON ROAD	Off-road parking	1

### 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	Fits comfortably within the allotted area	+1
SIZE/SCALE/HEIGHT	Two storey house, which is proportionate scale to size and height.	2
AGE	<div>    </div> <div> Pre 1926                      1926 – 1971                      1972 - Present </div>	
MATERIALS Eg Brick/Stone/Other	Cotswold stone	2
WINDOWS/LINTELS Eg Brick/Stone/Concrete	Wood	1
DOORS Eg Wood/UPVC/Other	Wood	1
ROOFS -Eg Stone/Tile CHIMNEYS GABLES	Roof grey tiles and stone chimneys	0
USES PAST AND PRESENT	Barn conversion which was used as gas works to supply gas to The Manor	+2
CAN YOU TELL IF A BUILDING HAS BEEN ALTERED?	Yes – Barn conversion	2
CONDITION	Good condition	2

#### 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	Views across fields.	+2
FORM OF VIEW: SHORT OR LONG, UNFOLDING, GLIMPSED, CHANNELLED OR WIDE AND OPEN	Long views over fields to north and west.	+2
FOCAL POINTS	None	0
STREETSCAPE	None	0
ROOFSCAPE	All even height	0

## 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	Green image to front.	1
PUBLIC/PRIVATE GREENERY	Large amount of private greenery to front,	+3
DOES WATER FORM A KEY FEATURE OF THE AREA	No	0

## 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 7 (LOW)*

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

A well-maintained barn conversion set in well-kept gardens.



Poplar's Barn – Manor Road



## BRIZE NORTON VILLAGE CHARACTERISTIC SURVEY

**STREET/ROAD NAME:** Nos 1 & 2 Manor Farm Cottages, Manor Road

**MAP Ref:** HDO3 **AREA:** C6

**DATE:** 20<sup>th</sup> October 2018

**TIME:** 11:30am

### 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	No space to rear but small gardens to front.	0
BUILDINGS	Two semi-detached farm workers cottages constructed of Cotswold stone.	+1
VIEWS	Limited views at the front due to the large trees in the field to the south. Expansive views at the rear across open farmland	+4
LIGHT/DARK	Two dwellings on small plots but somewhat shaded by the large trees in the field to the south.	+1
SURFACES	Concrete path down to road.	+1
GREENERY & LANDSCAPE	Large green grassed area in field to the south tall trees. Open views to farmland at the rear.	+2
NOISES AND SMELLS	Set back off road so traffic noise not too bad, RAF base.	-1
GENERAL COMMENTS	Two semi-detached farm workers cottages constructed of Cotswold stone. Small gardens to front but have use of grasses field to the south. Long views across the fields to the rear.	+1




## 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	Formally designed as farm workers cottages	+1
GAPS BETWEEN BUILDINGS	Two semi-detached properties set well away from adjacent property.	+3
MEANS OF ENCLOSURE	Cotswold stone walls	+2
WIDE/OPEN SPACES NARROW /ENCLOSED SPACES	Wide open spaces at the front and rear.	+3
RELATIONSHIP OF THE SPACE TO BUILDINGS AND STRUCTURES	Semi-detached properties in Cotswold stone forming a good relationship to the surrounding area	+2
PAVING MATERIALS STREET FURNITURE	Tarmac paving	0
IMPACT OF VEHICLES AND TRAFFIC	Impact of traffic noise coming from the side on Manor road	-1
PARKING OFF ROAD / ON ROAD	Off-road parking in grass field on south side of properties.	0

### 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	Contributes well to the surrounding space being traditional old farm workers cottages that contribute very well to the surrounding space	+3
SIZE/SCALE/HEIGHT	2 storey semi-detached properties	+2
AGE	<div>    </div> <div> Pre 1926                      1926 – 1971                      1972 - Present </div>	
MATERIALS Eg Brick/Stone/Other	Cotswold stone	+2
WINDOWS/LINTELS Eg Brick/Stone/Concrete	Wood windows	0
DOORS Eg Wood/UPVC/Other	Wood doors	0
ROOFS -Eg Stone/Tile CHIMNEYS GABLES	Grey slate tiles and dressed stone chimney.	0
USES PAST AND PRESENT	Present	0
CAN YOU TELL IF A BUILDING HAS BEEN ALTERED?	No	0
CONDITION	Reasonable condition considering their age	+1

#### 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	None	0
FORM OF VIEW: SHORT OR LONG, UNFOLDING, GLIMPSED, CHANNELLED OR WIDE AND OPEN	Short, limited views at the front due to the large trees. Expansive views at the rear across open farmland	+3
FOCAL POINTS	None	0
STREETSCAPE	Tarmac paving	0
ROOFSCAPE	Grey slate tiles, and 4 large dressed stone chimneys	0

## 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	Leafy green image at the front due to the grassed area to the south with large trees present. Expansive views at the rear across green open farmland	+4
PUBLIC/PRIVATE GREENERY	Private	0
DOES WATER FORM A KEY FEATURE OF THE AREA	No	0

## 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 7 (LOW)*

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

Traditional semi-detached farm workers cottages constructed of Cotswold stone with large open space at the rear across open farmland. Reasonable front gardens but with the use of grassed area to the south, forms a large looking area with trees.

Originally constructed as homes for the farm workers on the Manor House Estate. They are still used as homes for the farm workers families but now for Astrop Farm on the Witney Road.

Although the cottages face side on to Manor Road they are still affected by some of the noise coming from the fast traffic travelling along that road.



Front Elevation of Nos 1 & 2 Manor Farm Cottages. Manor Road

## BRIZE NORTON VILLAGE CHARACTERISTIC SURVEY

STREET/ROAD NAME: The Manor House (Listed), Barnstable House, Rams-Head Cottage, Greenwood House and Manor Farm.

MAP Ref: HD03 AREA: C7

DATE: 7<sup>TH</sup> October 2018

TIME: 12:00 Noon

### 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	Very large open spacious plot with 5 separate dwelling	+5
BUILDINGS	The buildings around the complex consist of the following: The Manor House, Barnstable House, Rams-Head Cottage, Greenwood House, and Manor Farm.	+5
VIEWS	The complex of buildings has a variety of different views with long views to open fields in the east and west of the properties.	+3
LIGHT/DARK	Very light open spacious properties	+3
SURFACES	Long gravelled driveway to the properties	+2
GREENERY & LANDSCAPE	Green area with lots of trees and hedgerows surrounding the properties with open landscape to the east and west	+2
NOISES AND SMELLS	Noisy, fast traffic on Manor Road,	-2
GENERAL COMMENTS	Elegant properties, constructed of Cotswold stone on large separate plots with a long driveway leading to each of them. There are long views in the east and west of the surrounding open farmlands,	+4






## 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	Apart from the Manor House itself, the other properties were in-formally developed from the Estates farm buildings into dwellings in the 1970's	+4
GAPS BETWEEN BUILDINGS	Barnstable House and Rams-Head Cottage are semi-detached properties. The Manor House, Greenwood House and Manor Farm are detached with large gaps between them	+3
MEANS OF ENCLOSURE	Cotswold stone walls surround the properties	+3
WIDE/OPEN SPACES NARROW /ENCLOSED SPACES	Wide open spaces within the complex of buildings	+3
RELATIONSHIP OF THE SPACE TO BUILDINGS AND STRUCTURES	Open spaces with elegant Cotswold stone Manor House and converted farm buildings of Cotswold stone forming an excellent well-proportioned relationship	+4
PAVING MATERIALS STREET FURNITURE	Tarmac paving with narrow grass verges Road signs, lamp posts and power lines on poles	0
IMPACT OF VEHICLES AND TRAFFIC	Noisy road with fast traffic, but some properties set back at some distance from the road so the impact on these properties is somewhat reduced	-1
PARKING OFF ROAD / ON ROAD	All off-road parking	0

### 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	Elegant Cotswold stone Manor House with nicely converted and well-maintained farm buildings all located on a very large plot that does contribute extremely well to the space	+4
SIZE/SCALE/HEIGHT	Large 2 and 3 storey buildings	+1
AGE	<div>    </div> <div> Pre 1926                      1926 – 1971                      1972 – Present (C) </div>	
MATERIALS Eg Brick/Stone/Other	All Cotswold stone	+4
WINDOWS/LINTELS Eg Brick/Stone/Concrete	Some wood windows, some double glazed	+1
DOORS Eg Wood/UPVC/Other	Some wood doors, some double glazed	+1
ROOFS -Eg Stone/Tile CHIMNEYS GABLES	Mix of Cotswold stone tiles and slate tiles with some stone chimneys	+1
USES PAST AND PRESENT	Apart from Manor House, all other properties were farm buildings.	0
CAN YOU TELL IF A BUILDING HAS BEEN ALTERED?	Yes, all of the original farm buildings have been converted into separate properties	+1
CONDITION	The Manor House on the outside is in need of some maintenance, but the other properties having recently been converted into dwellings are in very good condition	+3

#### 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	Historic Manor House mentioned in the Domesday Book	+4
FORM OF VIEW: SHORT OR LONG, UNFOLDING, GLIMPSED, CHANNELLED OR WIDE AND OPEN	Long views of the open farm fields on the east and west, but some properties have limited short views to the north and south of the properties	+2
FOCAL POINTS	None	0
STREETSCAPE	Narrow grass verges, with tarmac paving and Cotswold stone walling enclosing open fields beyond.	+2
ROOFSCAPE	Large Cotswold stone and slate roofs, on high pitched roofs with stone chimneys	+3

## 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	Leafy green image with many trees, shrubs, and hedges that surround the properties	+4
PUBLIC/PRIVATE GREENERY	Private	0
DOES WATER FORM A KEY FEATURE OF THE AREA	No	0

## 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 7 (LOW)*

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

**The Manor House** and Farm Estate dates back to the late 1500's when it was owned by the Rathbone Family. The Manor House itself stands as a separate very large and elegant property with its own large rear garden.

**Greenwood House** located on the east side of the Manor House was originally used as the slaughterhouse. It was converted to a 4 bedroomed house around the 1970's and has been recently extended at the front and side. It has its own small front garden area with a long, gravelled driveway to the property, located just off the end of the Manor House driveway.

**Manor Farm**, located at some distance north from the Manor House, behind Rams-Head Cottage, was the large Granary Barn for the farm. It is now a large 3 storey detached house within its own grounds with a number of small outbuildings. It has a separate driveway entrance from Manor Road as well as an entrance from the Manor House driveway. The outbuildings have been recently converted into small bed & breakfast chalets and the house now is also let at certain times of the year as a bed & breakfast establishment.

**Rams-Head Cottage** and its associated Annex bedsit property are located across the driveway from the Manor House. Originally it was a small outbuilding with the Annex used as a cart shed. It has been recently extended at the front and is now a small one bedroomed cottage, with the upper storey of the Annex used as a bedsit with the area underneath used as a garage. The property has a small, neatly planted garden plot at the front.

**Barnstable House**, which is located adjacent and semi-detached to Rams-Head Cottage, was the original large Cotswold stone barn for storing the wheat and straw bales. It originally had very large wooden doors at the front and rear for the Hay Cart, pulled by shire horses, to enter and exit the barn. It was converted to a large 4 bedroomed property, with a courtyard style garden at the front, around the 1970's. The large original cart shed, located adjacent to the property, was converted into a flat roofed double and single garage building around the same time.



Manor Farm Complex on Manor Road.



The Manor House (Listed)



Barnstable House



Rams-Head Cottage



Greenwood House



Manor Farm



**AREA**

**D**

**Chapel Hill  
D1 – D5**

# BRIZE NORTON BUILDING CHARACTERISTIC ASSESSMENT



## BRIZE NORTON VILLAGE CHARACTERISTIC SURVEY

**STREET/ROAD NAME:** Pilgrim & Chapel Hill Cottages, Manor Road (Listed Properties)

**MAP Ref:** HDO4 **AREA:** D1

**DATE:** 4th July 2018

**TIME:** 8:10 PM

### 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	Open spaces between the semi-detached thatched roofed cottages, both with small front and rear gardens	+2
BUILDINGS	A pair of semi-detached cottages with thatched roofs and constructed of Cotswold stone.	+2
VIEWES	Limited views at the front to open fields, but only when viewed from the upper storey windows. Long views to the rear.	+1
LIGHT/DARK	Light and airy location opposite the fields, but somewhat darkened in places due to the trees and shrubbery.	+1
SURFACES	Paved paths and gravel drive to off road parking.	0
GREENERY & LANDSCAPE	Planting of trees and shrubs within the front gardens of each cottage.	+2
NOISES AND SMELLS	Very busy road, creating a lot of traffic noise close to the cottages due to the lack of any footpath at the front.	-2
GENERAL COMMENTS	Two very picturesque, thatched cottages constructed from Cotswold stone that are in-keeping with many of the other properties in the surrounding area.	+3




## 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	Formally designed	0
GAPS BETWEEN BUILDINGS	The two thatched cottages are semi-detached, so they have no gaps between them. However, there is a large gap between them and the adjacent property.	+2
MEANS OF ENCLOSURE	Cotswold stone walls with trees and shrubs	+1
WIDE/OPEN SPACES NARROW /ENCLOSED SPACES	Narrow and limited spaces at the front due to the lack of pavements	-1
RELATIONSHIP OF THE SPACE TO BUILDINGS AND STRUCTURES	The two cottages sit well within their plot and give a 'cottage' feel to their surroundings.	+1
PAVING MATERIALS STREET FURNITURE	No footpaths, only a narrow sloping grass verge. Power lines with poles	-2
IMPACT OF VEHICLES AND TRAFFIC	A lot of noisy and fast traffic coming up Manor Road and because the cottages are very close to the road, HGV's have a negative impact on these properties.	-2
PARKING OFF ROAD / ON ROAD	Both properties have some off-road parking areas	0

### 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	Cottages are constructed of Cotswold stone and are thatched so contribute very well to the space	+2
SIZE/SCALE/HEIGHT	Low two storey cottages	+2
AGE	<div>    </div> <div> Pre 1926                      1926 – 1971                      1972 - Present </div>	0
MATERIALS Eg Brick/Stone/Other	Cotswold stone	+2
WINDOWS/LINTELS Eg Brick/Stone/Concrete	Wood windows and lintels	+1
DOORS Eg Wood/UPVC/Other	Painted wooden doors	+1
ROOFS -Eg Stone/Tile CHIMNEYS GABLES	Thatched roofs with brick chimneys.	+2
USES PAST AND PRESENT	Dwellings	0
CAN YOU TELL IF A BUILDING HAS BEEN ALTERED?	Not altered	0
CONDITION	Good condition	0

#### 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	None	0
FORM OF VIEW: SHORT OR LONG, UNFOLDING, GLIMPSED, CHANNELLED OR WIDE AND OPEN	Long glimpsed views through the trees and above the Cotswold stone wall of the farm fields opposite the cottages. Long views to the rear.	+2
FOCAL POINTS	Thatched roofs.	+1
STREETSCAPE	No footpaths, only narrow sloping grass verge along the front of the cottages. Electricity poles.	-2
ROOFSCAPE	Long thatched level roofs in-keeping with the style of the properties.	+2

## 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	Lots of trees and shrubs surround each of the cottages creating a leafy green image.	+2
PUBLIC/PRIVATE GREENERY	All private	0
DOES WATER FORM A KEY FEATURE OF THE AREA	No	0

## 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 7 (LOW)*

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

A pair of quintessential, thatched roof, semi-detached cottages set within Cotswold stone walled enclosure with trees and shrubs creating a leafy green image.

Long views across open farmlands from the front of the two thatched cottages, but only from the upper floor windows due to the trees and the high Cotswold stone wall enclosing the fields. However, long open views to the rear.

Very noisy and busy road close to cottages. Very difficult access to and from the cottages due to the lack of any pavements and the narrow sloping grass verge.



Pilgrim Cottage and Chapel Hill Cottage, Manor Road

# BRIZE NORTON VILLAGE CHARACTERISTIC SURVEY

**STREET/ROAD NAME:** The Cottage & Ford Cottage, Manor Road

**MAP Ref:** HDO4 **AREA:** D1

**DATE:** 4th July 2018

**TIME:** 8:10 PM

## 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	Tightly spaced pair of dwellings. with small front gardens	0
BUILDINGS	Both cottages constructed from Cotswold stone with tiled roof.	+2
VIEWS	Limited views to the front and rear.	-1
LIGHT/DARK	Fairly dark due to the trees and shrubbery.	0
SURFACES	Paving to entrance paths	0
GREENERY & LANDSCAPE	Planting of trees and shrubs within the gardens of property.	+1
NOISES AND SMELLS	Very busy road, creating a lot of traffic noise due to the proximity of the road because there is no footway at the front.	-2
GENERAL COMMENTS	One large cottage with a very high-pitched roof (due to original function) and adjoining smaller cottage which was probably a storage area for the main building. They are both constructed of Cotswold stone that is in-keeping with many of the other original properties in the village.	+2


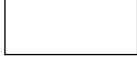

## 2.0 SPACE:

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	Formally designed	0
GAPS BETWEEN BUILDINGS	The cottages are attached so no space between them. Reasonable space between smaller cottage and adjacent thatched cottages.	+2
MEANS OF ENCLOSURE	Cotswold stone walls with trees and shrubs	+2
WIDE/OPEN SPACES NARROW /ENCLOSED SPACES	Narrow and limited spaces around the properties because they both sit in a small plot.	-1
RELATIONSHIP OF THE SPACE TO BUILDINGS AND STRUCTURES	Buildings fill the plot so give the appearance of being cramped.	-1
PAVING MATERIALS STREET FURNITURE	No pavements and only a narrow sloping grass verge. Power lines with poles	-2
IMPACT OF VEHICLES AND TRAFFIC	A lot of noisy and fast traffic coming up Manor Road and Elm Grove, situation compounded because the dwellings are very close to the road due to having no footpath.	-2
PARKING OFF ROAD / ON ROAD	Off-road parking areas	0

### 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	Dwellings utilise the space to its maximum.	0
SIZE/SCALE/HEIGHT	Very high-pitched roof to larger cottage with adjoining cottage having a lower roof line.	+1
AGE	<div>    </div> <div> Pre 1926                      1926 – 1971                      1972 - Present </div>	0
MATERIALS Eg Brick/Stone/Other	Cotswold stone	+2
WINDOWS/LINTELS Eg Brick/Stone/Concrete	Wood windows and lintels	+1
DOORS Eg Wood/UPVC/Other	Painted wooden doors	+1
ROOFS -Eg Stone/Tile CHIMNEYS GABLES	Cement roof tiles with brick chimneys.	+2
USES PAST AND PRESENT	The high-pitched roof building was originally a grain store but then subsequently used as a public house, now a dwelling. Adjacent cottage was probably a storage area for the grain store.	+2
CAN YOU TELL IF A BUILDING HAS BEEN ALTERED?	Yes, cottage renovated.	0
CONDITION	Good condition considering their age.	+1

#### 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	None	0
FORM OF VIEW: SHORT OR LONG, UNFOLDING, GLIMPSED, CHANNELLED OR WIDE AND OPEN	Limited views to front and rear. Some glimpsed views to fields.	-1
FOCAL POINTS	None	0
STREETSCAPE	No footways to frontages, only a narrow sloping grass verge along the front of the dwellings.	-2
ROOFSCAPE	High pitched roof to larger cottage and lower roof line to adjoining cottage.	+1

## 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	Lots of trees and shrubs surround each of the cottages creating a leafy green image.	+2
PUBLIC/PRIVATE GREENERY	All private	0
DOES WATER FORM A KEY FEATURE OF THE AREA	No	0

## 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 7 (LOW)*

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

One large cottage and adjoining smaller cottage, both built from Cotswold stone and surrounded by trees and shrubs. Original Cotswold stone walls to frontages.

Considering the previous history, they both form part of the original character of the village.



The Cottage and Ford Cottage, Manor Road



# BRIZE NORTON VILLAGE CHARACTERISTIC SURVEY

**STREET/ROAD NAME:** Chapel Cottage, Chapel Hill,

**MAP Ref:** HD04 **AREA:** D2

**DATE:** 6<sup>th</sup> July 2018 **TIME:** 7:40 PM

## 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	Renovated cottage on a small plot	+2
BUILDINGS	Detached Cotswold stone cottage.	+1
VIEWS	No view to rear but views at the front to open fields.	0
LIGHT/DARK	Enclosed, shaded area around the cottage so quite dark.	-1
SURFACES	Concrete car park to front.	+1
GREENERY & LANDSCAPE	Trees and shrubs within the front garden of the cottage	+1
NOISES AND SMELLS	Very busy road, creating a lot of traffic noise at the side of the building.	-2
GENERAL COMMENTS	A well renovated detached cottage with an additional side extension in the same style. The property sits in a very small plot.	+1




## 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	Informal space to the front.	0
GAPS BETWEEN BUILDINGS	Detached cottage with no space between buildings.	-1
MEANS OF ENCLOSURE	Cotswold stone walls with trees and shrubs	+1
WIDE/OPEN SPACES NARROW /ENCLOSED SPACES	Narrow and limited space	-1
RELATIONSHIP OF THE SPACE TO BUILDINGS AND STRUCTURES	Tightly fitted into a small space so property fills the available space.	-1
PAVING MATERIALS STREET FURNITURE	No pavements	-2
IMPACT OF VEHICLES AND TRAFFIC	Noise from busy road on east side of property.	-2
PARKING OFF ROAD / ON ROAD	Off-road parking area at the front.	0

### 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	Nicely situated into the rather small space	+1
SIZE/SCALE/HEIGHT	Low two storey detached cottage	+1
AGE	<div>    </div> <div> Pre 1926                      1926 – 1971                      1972 - Present </div>	0
MATERIALS Eg Brick/Stone/Other	Cotswold stone	+2
WINDOWS/LINTELS Eg Brick/Stone/Concrete	Wood lintels, double glazed upvc windows	+1
DOORS Eg Wood/UPVC/Other	Painted wooden doors	+1
ROOFS -Eg Stone/Tile CHIMNEYS GABLES	Cement roof tiles	0
USES PAST AND PRESENT	Dwelling	0
CAN YOU TELL IF A BUILDING HAS BEEN ALTERED?	Yes.	0
CONDITION	Recently completely renovated so in very good condition	+2

#### 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	None	0
FORM OF VIEW: SHORT OR LONG, UNFOLDING, GLIMPSED, CHANNELLED OR WIDE AND OPEN	Long glimpsed views through the tree's southwards.	-1
FOCAL POINTS	None	0
STREETSCAPE	No actual pavements only narrow grass verge at front of the cottage.	-2
ROOFSCAPE	New cement tiled roofed cottage with lower roof on extension to side.	+1

## 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	Some trees and shrubs at the front of the cottage creating a limited green image	0
PUBLIC/PRIVATE GREENERY	All private	0
DOES WATER FORM A KEY FEATURE OF THE AREA	No	0

## 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 7 (LOW)*

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

A renovated detached cottage constructed from Cotswold stone, with cement tiled roof. It is tightly fitted into a small plot of land with a small front garden planted with some trees and shrubs.

Very noisy and busy road close to the cottage.



Chapel Cottage, Chapel Hill

# BRIZE NORTON VILLAGE CHARACTERISTIC SURVEY

**STREET/ROAD NAME:** Fennel & Richards Cottages, Chapel Hill

**MAP Ref:** HDO4 **AREA:** D2

**DATE:** 6<sup>th</sup> July 2018

**TIME:** 7:20 PM

## 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	Limited space around the cottages as they are located on a small area that is triangular in shape due to the 3 roads forming a 'Y' junction	-1
BUILDINGS	A pair semi-detached, very tall, cottages constructed from Cotswold stone.	0
VIEWS	Very long views at the front and rear to open fields.	+3
LIGHT/DARK	Light and airy location opposite the fields.	+1
SURFACES	The surface around the properties is poor due to the lack of pavements	-1
GREENERY & LANDSCAPE	Limited planting due to the small triangular plot. But long landscape views all around across large open fields	+1
NOISES AND SMELLS	Very busy road junction, creating a lot of traffic noise close to the cottages.	-2
GENERAL COMMENTS	A pair of semi-detached cottages located closely to other properties on Chapel Hill and constructed from Cotswold stone. Although two storey with rooms in the roof, because the gable ends face the road, the buildings are very high and imposing. The cottages need some improvements. They are on a small area that is triangular in shape due to three roads forming a 'Y' junction.	-1



## 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	Formal space to front and rear of properties with small, grassed triangle on west side of Fennel Cottage.	+1
GAPS BETWEEN BUILDINGS	Very limited gaps around the cottages to the neighbouring properties.	-1
MEANS OF ENCLOSURE	Cotswold stone walls and wooden fencing, all in need of repair	-1
WIDE/OPEN SPACES NARROW /ENCLOSED SPACES	Open spaces to the front and rear of the cottages.	+1
RELATIONSHIP OF THE SPACE TO BUILDINGS AND STRUCTURES	The buildings are nicely situated in the small triangular space and in-keeping with similar Cotswold stone properties within the surrounding area.	+1
PAVING MATERIALS STREET FURNITURE	No pavements around the cottages. Only a tarmac pavement on the opposite sides across each road. Directional road signs	-2
IMPACT OF VEHICLES AND TRAFFIC	A lot of noisy and fast traffic coming up Manor Road to the 'Y' junction where the cottages are situated, therefore has a large negative impact on these properties.	-3
PARKING OFF ROAD / ON ROAD	No off-road parking.	-1

### 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	Imposing tall Cotswold stone cottages which form part of the original village character and contribute well to the available space.	+2
SIZE/SCALE/HEIGHT	Two storey dwellings with rooms in the roof so gable ends give the illusion of three storey dwellings.	0
AGE	<div> <div></div> <div></div> <div></div> </div> <div>Pre 19261926 – 19711972 - Present</div>	0
MATERIALS Eg Brick/Stone/Other	Cotswold stone	+1
WINDOWS/LINTELS Eg Brick/Stone/Concrete	Mix of wood windows and stone lintels	-1
DOORS Eg Wood/UPVC/Other	Wooden doors	0
ROOFS -Eg Stone/Tile CHIMNEYS GABLES	Slate tiled roofs with brick chimneys	+1
USES PAST AND PRESENT	Dwellings	0
CAN YOU TELL IF A BUILDING HAS BEEN ALTERED?	Yes, flat roof extensions to both properties which are out of character to the host building.	-2
CONDITION	Both cottages are in need of some improvements, but are in reasonable condition considering their age	-1

#### 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	None	0
FORM OF VIEW: SHORT OR LONG, UNFOLDING, GLIMPSED, CHANNELLED OR WIDE AND OPEN	Long views of farm fields at the front and rear of the cottages	+2
FOCAL POINTS	None	0
STREETSCAPE	No actual pavements around the cottages. However, opposite the cottages, alongside each road, are long, Cotswold stone walls enclosing the open farm fields with tarmac footpaths in front of them.	-1
ROOFSCAPE	Varying height roofscape with slate tiled roofs with brick chimneys	0

## 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	Minimal greenery to the front and rear.	-1
PUBLIC/PRIVATE GREENERY	All private	0
DOES WATER FORM A KEY FEATURE OF THE AREA	No	0

## 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 7 (LOW)*

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

The cottages are a pair of semi-detached properties located on a small triangular plot along with three other properties.

They are constructed of Cotswold stone with slate roofs and brick chimneys, very much in-keeping with similar old stone properties around the village. They remain in their original condition so in need of improvement.

The cottages are however located on a 'Y' Junction with a lot of heavy traffic passing on all sides of the junction.



Fennel & Richards Cottages, Chapel Hill

## BRIZE NORTON VILLAGE CHARACTERISTIC SURVEY

**STREET/ROAD NAME:** Isabel Cottage, Chapel Hill

**MAP Ref:** HDO4 **AREA:** D2

**DATE:** 6<sup>th</sup> July 2018

**TIME:** 7:20 PM

### 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	Very limited space around the cottage as it's located in the north east corner of a small area that is triangular in shape due to the three roads which form a 'Y' junction.	-1
BUILDINGS	A renovated detached cottage with covered parking area to the west side.	+1
VIEWS	Very long views northwards to the front but none to the rear.	+1
LIGHT/DARK	Light and airy location due to the fields on the opposite side of the road.	+1
SURFACES	Grass areas only, concrete cross-over to parking area. .	-1
GREENERY & LANDSCAPE	Limited planting due to the small triangular plot. But long landscape views all around across large open fields	+1
NOISES AND SMELLS	Very busy road junction, creating a lot of traffic noise close to the exposed cottage.	-2
GENERAL COMMENTS	A well restored detached cottage which is located very close to the other properties on Chapel Hill, all of which are in a triangular area which forms a 'Y' junction with three roads.	0

## 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	Formally developed over time with other cottages in the same triangle of land.	+2
GAPS BETWEEN BUILDINGS	Limited gaps around the cottage to the neighbouring properties	-1
MEANS OF ENCLOSURE	Cotswold stone walls and wooden fencing.	0
WIDE/OPEN SPACES NARROW /ENCLOSED SPACES	Narrow enclosed spaces but with long views to open fields opposite.	0
RELATIONSHIP OF THE SPACE TO BUILDINGS AND STRUCTURES	The building is compactly situated in the small triangular space and in-keeping with similar Cotswold stone properties within the surrounding area.	+1
PAVING MATERIALS STREET FURNITURE	No pavements around the cottages. Only a tarmac footway on the opposite side of the road. Directional road signs	-2
IMPACT OF VEHICLES AND TRAFFIC	A lot of noisy and fast traffic coming up Manor Road, Burford Road and Elm Grove to the 'Y' junction where the cottage is situated, therefore this has a large negative impact on this property.	-3
PARKING OFF ROAD / ON ROAD	Limited off-road parking at the side.	0



### 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	The Cotswold stone cottage which contributes well to the restricted available space.	+1
SIZE/SCALE/HEIGHT	A well-proportioned property which reflects the style of similar sized cottages in the village.	+1
AGE	<div> <div></div> <div></div> <div></div> </div> <div> <div>Pre 1926</div> <div>1926 – 1971</div> <div>1972 - Present</div> </div>	0
MATERIALS Eg Brick/Stone/Other	Cotswold stone	+1
WINDOWS/LINTELS Eg Brick/Stone/Concrete	Mix of wood windows and wood lintels	+1
DOORS Eg Wood/UPVC/Other	Wooden doors	0
ROOFS -Eg Stone/Tile CHIMNEYS GABLES	Slate tiled roof with brick chimneys	+1
USES PAST AND PRESENT	Dwelling.	0
CAN YOU TELL IF A BUILDING HAS BEEN ALTERED?	Yes, but sympathetically to original building.	0
CONDITION	Very good condition taking into account age and location.	+1

#### 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	None	0
FORM OF VIEW: SHORT OR LONG, UNFOLDING, GLIMPSED, CHANNELLED OR WIDE AND OPEN	Long views of farm fields to the front of the cottage,	+2
FOCAL POINTS	None	0
STREETSCAPE	No actual pavements around the cottage. However, opposite the cottage, there is a long Cotswold stone wall enclosing the open farm fields with tarmac footpath in front of it. Several road signs.	-1
ROOFSCAPE	Slate tiled roofs with brick chimneys	0

## 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	Very limited but open fields opposite.	-1
PUBLIC/PRIVATE GREENERY	All private	0
DOES WATER FORM A KEY FEATURE OF THE AREA	No	0

## 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 7 (LOW)*

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

The cottage is a detached property located on a small triangular plot of land along with four other properties on Chapel Hill.

The property reflects the style of the smaller cottages in the village, i.e., dormer windows in roof line.

It is constructed of Cotswold stone with slate roofs and brick chimneys, very much in-keeping with similar old stone properties around the village.

The cottage is however, located on a 'Y' Junction with a lot of heavy traffic passing approaching the front of the property.



Isabel Cottage, Chapel Hill

## BRIZE NORTON VILLAGE CHARACTERISTIC SURVEY

**STREET/ROAD NAME:** The Chapel, Chapel Hill

**MAP:** HDO4 **AREA:** D2

**DATE:** 6<sup>th</sup> July 2018

**TIME:** 7:05 PM

### 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	Very limited space around the converted Chapel	-2
BUILDINGS	Cotswold stone Chapel Building, originally constructed in 1853. Converted to a dwelling in 2003.	+1
VIEWS	Very limited views at the rear but long views at the front to open fields	+1
LIGHT/DARK	Light and airy location opposite the fields.	+1
SURFACES	The surface around the properties is poor due to the lack of pavements	-1
GREENERY & LANDSCAPE	Limited planting at the front due to the small narrow front area	-1
NOISES AND SMELLS	Very busy road junction, creating a lot of traffic noise close to the Chapel	-2
GENERAL COMMENTS	Recently updated from a Chapel to a new dwelling. Originally constructed of regular cut limestone in 1853 with a slate tiled roof	




## 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	Developed informally from being a Chapel into a new family dwelling	-1
GAPS BETWEEN BUILDINGS	Limited gaps around the Chapel to the neighbouring properties	0
MEANS OF ENCLOSURE	Cotswold stone walls and trellis at side and rear with metal railings and gate at the front	-1
WIDE/OPEN SPACES NARROW /ENCLOSED SPACES	Narrow and limited spaces at the sides and rear of the Chapel. But long views from the front to open fields.	+1
RELATIONSHIP OF THE SPACE TO BUILDINGS AND STRUCTURES	Open fields across the road from the Chapel, but limited space at the sides and rear of the Chapel thereby making the Chapel feel rather hemmed in	-1
PAVING MATERIALS STREET FURNITURE	No pavements at the front of the Chapel. Only a tarmac pavement on the opposite side across the road. Road signs	-2
IMPACT OF VEHICLES AND TRAFFIC	A lot of noisy and fast traffic coming up Chapel Hill to the Y junction where the Chapel is situated, therefore has a large negative impact on this property.	-2
PARKING OFF ROAD / ON ROAD	The property has some limited off-road parking	0

### 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	Large 'box-Like' building built for purpose as a Chapel which fills the available space.	-1
SIZE/SCALE/HEIGHT	Being a chapel, height disproportionate to size.	-1
AGE	<div>    </div> <div> Pre 1926                      1926 – 1971                      1972 – Present (C) </div>	0
MATERIALS Eg Brick/Stone/Other	Regular cut limestone	+1
WINDOWS/LINTELS Eg Brick/Stone/Concrete	Wood windows and cement lintels	0
DOORS Eg Wood/UVPC/Other	Painted wooden door	0
ROOFS -Eg Stone/Tile CHIMNEYS GABLES	Slate tiled roof with large roof lights	+1
USES PAST AND PRESENT	Past use as a Chapel, present use as a new family dwelling	0
CAN YOU TELL IF A BUILDING HAS BEEN ALTERED?	Internally re-constructed from a Chapel into a two storey family dwelling	0
CONDITION	Good condition having been recently re-developed as a family dwelling.	0



#### 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	None	0
FORM OF VIEW: SHORT OR LONG, UNFOLDING, GLIMPSED, CHANNELLED OR WIDE AND OPEN	Long views of farm fields opposite the Chapel.	+1
FOCAL POINTS	None	0
STREETSCAPE	No footpaths at the front of the Chapel. However, opposite the Chapel, alongside the road is a long Cotswold stone wall enclosing the open farm fields. There is a raised tarmac footpath in front of the stone wall.	-2
ROOFSCAPE	Slate tiled roof with large roof lights.	-1

## 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	Some greenery at the front but elsewhere it is very limited. Small courtyard garden at the rear with some planting	-1
PUBLIC/PRIVATE GREENERY	All private	0
DOES WATER FORM A KEY FEATURE OF THE AREA	No	0

## 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 7 (LOW)*

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

Recently altered building from a Chapel into a two-storey family dwelling.

The Chapel was originally constructed in 1853 made of regular cut limestone with a slate roof.

It was bought by the Methodists in 1909 and continued as a Chapel until 2003.

The alteration to a family dwelling in 2003 did not alter the shape of the outside of the Chapel.

The only outside alteration was to the slate roof with the introduction of large roof lights to create a living area on a newly internally constructed first floor.

However, the Chapel is located on a 'Y' Junction with a lot of heavy traffic passing on both sides of the junction.



The Chapel, Chapel Hill

# BRIZE NORTON VILLAGE CHARACTERISTIC SURVEY

**STREET/ROAD NAME:** Clumbers, Four Winds & Mijeshe, Elm Grove

**MAP Ref:** HDO4 **AREA:** D3

**DATE:** 4<sup>th</sup> July 2018

**TIME:** 7:00 PM

## 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	Open spaces between each bungalow, all with large front gardens	+1
BUILDINGS	Three large, detached bungalows, 2 of which are in very good condition. The middle bungalow however needs some maintenance.	+1
VIEWS	'Clumber' has long views to the side and rear. However, with 'Mijeshe' and 'Four Winds' bungalows, the views are more limited at the sides, but they do have long views at the rear.	+2
LIGHT/DARK	Very open areas surround each bungalow, therefore very light	+1
SURFACES	No footpaths, just green verges.	0
GREENERY & LANDSCAPE	A great deal of planting within the front areas of each bungalow, thereby creating a lot of greenery around their landscape	+1
NOISES AND SMELLS	Very busy road, creating a lot of traffic noise	-2
GENERAL COMMENTS	All three bungalows are very attractive, large, detached bungalows sitting in large plots.	+2

## 2: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	Formally designed with open spaces between the bungalows	+1
GAPS BETWEEN BUILDINGS	Relatively large open gaps between each of the bungalows	+1
MEANS OF ENCLOSURE	Cotswold stone walls and wooden fencing enclosing each bungalow	+1
WIDE/OPEN SPACES NARROW /ENCLOSED SPACES	Open spaces due to large front garden areas	+1
RELATIONSHIP OF THE SPACE TO BUILDINGS AND STRUCTURES	Large, detached bungalows that are set well situated back from the road with open land at the rear.	+2
PAVING MATERIALS STREET FURNITURE	No footpath, verges only. Power lines and pole. Bus stop and signposts nearby	-1
IMPACT OF VEHICLES AND TRAFFIC	A lot of noisy and fast traffic coming into Elm Grove from Witney towards the mini roundabout at the top of Chapel Hill	-2
PARKING OFF ROAD / ON ROAD	All properties have off-road parking areas	0

### 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	Each detached bungalow sits nicely low down in the surrounding space	+1
SIZE/SCALE/HEIGHT	Large single storey bungalows	+1
AGE	<div> <div></div> <div></div> <div></div> </div> <div>Pre 1926      1926 – 1971      1972 - Present</div>	0
MATERIALS Eg Brick/Stone/Other	Reconstituted Stone	0
WINDOWS/LINTELS Eg Brick/Stone/Concrete	Combination of wood and upvc double glazing	0
DOORS Eg Wood/UPVC/Other	Wood	0
ROOFS -Eg Stone/Tile CHIMNEYS GABLES	Cement roof tiles and reconstituted stone chimneys	0
USES PAST AND PRESENT	Dwellings.	0
CAN YOU TELL IF A BUILDING HAS BEEN ALTERED?	Some additional alterations have been carried out on each bungalow	+1
CONDITION	Both Clumber and Mijeshe bungalows are in very good condition. The Four Winds bungalow is in need of some maintenance and upkeep.	0

#### 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	None	0
FORM OF VIEW: SHORT OR LONG, UNFOLDING, GLIMPSED, CHANNELLED OR WIDE AND OPEN	Clumber has long open views to the side and rear of the property. The other two bungalows have open views to the rear, but the views to the sides are restricted.	+1
FOCAL POINTS	None	0
STREETSCAPE	No footpath and grass verges gives a very rural appearance.	+1
ROOFSCAPE	All of the bungalow roofs appear quite attractive lying low in the landscape along with their reconstituted stone chimneys	0



## 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	Many trees and shrubs surround each of the properties providing them with a very leafy and green image	+1
PUBLIC/PRIVATE GREENERY	All private	0
DOES WATER FORM A KEY FEATURE OF THE AREA	No	0

## 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 7 (LOW)*

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

Three nicely situated detached bungalows, built of reconstituted stone in the late 60's and set in large plots.

Although the bungalows are set back from the road, it can be quite noisy at times. However, a lot of trees, green hedges and planting around each of the bungalows make the area a lot more attractive.

Each bungalow has a large front garden area, so as a result, the rear of the properties are somewhat quieter.

'Clumber' bungalow has long far-reaching views to the side, front, and rear of the property across the adjacent fields. The front and side views of the other two bungalows are more restricted, but the rear views are more open with long views across open farmland.



Four Winds Bungalow



Mijeshi Bungalow



Climber Bungalow

# BRIZE NORTON VILLAGE CHARACTERISTIC SURVEY

**STREET/ROAD NAME:** House Nos 1 to 10, Elm Grove

**MAP Ref:** HDO4 **AREA:** D4

**DATE:** 4<sup>th</sup> July 2018 **TIME:** 7:20 PM

## 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	Open spaces between each group of houses, all with small front gardens but large rear gardens.	+2
BUILDINGS	Large, rendered houses, originally council owned but the majority now privately owned. The remaining dwellings are owned by a housing association.	+1
VIEWS	Some have limited front and rear views, but those at the east end have long views both front and rear.	+2
LIGHT/DARK	Due to spacious plots, area looks light.	+1
SURFACES	Some concrete drives and paths.	0
GREENERY & LANDSCAPE	Some planting of trees and shrubs within the front gardens of each house	0
NOISES AND SMELLS	Very busy road, creating a lot of traffic noise	-2
GENERAL COMMENTS	Large ex-council owned properties that have a rendered finish. One corner property has been completely updated and extended. The other properties are in reasonable condition.	0

## 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	Formally designed large spaces	+1
GAPS BETWEEN BUILDINGS	Relatively large open gaps between each of the groups of houses	+1
MEANS OF ENCLOSURE	Cotswold stone walls	+1
WIDE/OPEN SPACES NARROW /ENCLOSED SPACES	Open spaces to the rear, but smaller spaces to the front	0
RELATIONSHIP OF THE SPACE TO BUILDINGS AND STRUCTURES	The houses lay back a small distance from the road and give the appearance of being sited on large plots.	+1
PAVING MATERIALS STREET FURNITURE	Tarmac paving material in need of some maintenance. Power lines and pole. Bus stop, build-out and signposts nearby	-1
IMPACT OF VEHICLES AND TRAFFIC	A lot of noisy and fast traffic coming into Elm Grove from Witney towards the mini roundabout at the top of Chapel Hill	-2
PARKING OFF ROAD / ON ROAD	All properties have some off-road parking areas including garages to the rear.	0

### 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	Mixture of rendered detached and terraced houses on large plots of land.	+1
SIZE/SCALE/HEIGHT	Proportionate large two storey properties	0
AGE	<div> <div></div> <div></div> <div></div> </div> <div>Pre 1926      1926 – 1971      1972 - Present</div>	0
MATERIALS Eg Brick/Stone/Other	Painted rendered brickwork.	0
WINDOWS/LINTELS Eg Brick/Stone/Concrete	Combination of wood and UVPC double glazing	0
DOORS Eg Wood/UVPC/Other	Painted wooden doors	0
ROOFS -Eg Stone/Tile CHIMNEYS GABLES	Cement roof tiles and brick chimneys	0
USES PAST AND PRESENT	Present	0
CAN YOU TELL IF A BUILDING HAS BEEN ALTERED?	One property completely updated and extended to the side. Also, some additional alterations have been carried out to each house	+1
CONDITION	Apart from the property that has been updated, some of the other properties need some tidying up.	-1

#### 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	None	0
FORM OF VIEW: SHORT OR LONG, UNFOLDING, GLIMPSED, CHANNELLED OR WIDE AND OPEN	Glimpsed long views to the front and rear of some of the properties whereas some have long views both rear and front.	+1
FOCAL POINTS	None	0
STREETSCAPE	Tarmac footpath with small grass verges, Street lights and power lines.	0
ROOFSCAPE	Linear roofscape with cement tiles and brick chimneys.	0

## 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	Some trees and shrubs surround each of the properties but in need of some tidying up	-1
PUBLIC/PRIVATE GREENERY	All private	0
DOES WATER FORM A KEY FEATURE OF THE AREA	No	0

## 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 7 (LOW)*

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

Large two storey ex-council houses which are well constructed with a rendered painted finish. Small front garden plots and long narrow gardens at the rear.

One house on the corner completely updated and extended, therefore in very good condition.

Very busy noisy road with lots of heavy traffic to and from Witney.

Some properties have glimpsed long views across open fields to the east. However, the houses towards the east end of Elm Grove have long views at the front and rear.



Nos. 1 & 2 Elm Grove.



Nos 6 to 10, Elm Grove

# BRIZE NORTON VILLAGE CHARACTERISTIC SURVEY

**STREET/ROAD NAME:** House Nos. 1 to 9 Minster Road

**MAP Ref:** HD04 **AREA:** D5

**DATE:** 4<sup>TH</sup> JULY 2018

**TIME:** 7:45 PM

## 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	Houses well spaced out but with some interconnecting outbuildings between the houses.	+1
BUILDINGS	Quite large houses, originally council houses, but now private. Some properties in need of maintenance and upkeep. Also some of the front areas need tidying up	-1
VIEWS	Long views at the front to open fields and trees. But mainly from the second storey windows.	+2
LIGHT/DARK	Very light open properties facing west across open fields	+1
SURFACES	Poor surfaces in the front of the properties in need of some improvement.	+1
GREENERY & LANDSCAPE	Very green with trees at the front and open landscape across farmland. But some areas of the greenery require tidying up	0
NOISES AND SMELLS	Noisy road with fast traffic	-2
GENERAL COMMENTS	Two storey ex council houses, constructed of reconstituted stone that are rendered on the outside. The area around the front of the houses is in need of some tidying up and better maintenance	

## 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	Formally designed and constructed	0
GAPS BETWEEN BUILDINGS	Detached properties with large open gap to neighbouring property, but with some interconnecting outbuildings	+1
MEANS OF ENCLOSURE	Some low level Cotswold stone walling with trees and shrubs. But needs to be tidied up	-1
WIDE/OPEN SPACES NARROW /ENCLOSED SPACES	Wide open spaces to farmland across the busy road	+1
RELATIONSHIP OF THE SPACE TO BUILDINGS AND STRUCTURES	Good open spaces at the front. The buildings lay back at some distance from the busy road	+1
PAVING MATERIALS STREET FURNITURE	Poor tarmac pavements, with a long concreted layby. Power lines on poles and street lamps	-2
IMPACT OF VEHICLES AND TRAFFIC	Noisy road with a lot of traffic	-2
PARKING OFF ROAD / ON ROAD	Mainly parking off-road with some parking in the layby	0

### 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	Properties layback from the road so have space at the front. But the front area is in need of tidying up	=1
SIZE/SCALE/HEIGHT	Large 2 storey houses, some with loft extensions	0
AGE	<div> <div></div> <div></div> <div></div> </div> <div> <div>Pre 1926</div> <div>1926 – 1971</div> <div>1972 - Present</div> </div>	
MATERIALS Eg Brick/Stone/Other	Reconstituted Rendered Stone	-1
WINDOWS/LINTELS Eg Brick/Stone/Concrete	Some double glazed, upvc windows	-1
DOORS Eg Wood/UPVC/Other	Mainly wooden painted doors	-1
ROOFS -Eg Stone/Tile CHIMNEYS GABLES	Cement tiles with brick chimneys	-1
USES PAST AND PRESENT	Present	0
CAN YOU TELL IF A BUILDING HAS BEEN ALTERED?	Some of the properties have had some alterations to improve their buildings. Some with loft extensions	0
CONDITION	Many properties in poor condition and therefore in need of improvements	-1

#### 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	None	0
FORM OF VIEW: SHORT OR LONG, UNFOLDING, GLIMPSED, CHANNELLED OR WIDE AND OPEN	Long views at the front to open farmland. But some views restricted due to the surrounding trees	+2
FOCAL POINTS	None	0
STREETSCAPE	Poor tarmac pavements, with a long concreted layby in need of maintenance. Some areas impassable on foot. But fenced farm fields all along the opposite side of the road.	-2
ROOFSCAPE	Pitched cement tiled roofs with brick chimneys	0

## 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	Leafy green image due to the many trees and shrubs at the front of the properties and the open green fields along the opposite side of the road	+1
PUBLIC/PRIVATE GREENERY	Private	0
DOES WATER FORM A KEY FEATURE OF THE AREA	No	0

## 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 7 (LOW)*

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

Large ex-council houses, well constructed of reconstituted stone blocks that are rendered with cement tiled pitched roofs and brick chimneys. The upper storey's lookout onto open fields at the front of the properties.

The front area's of some properties are in need of tidying up and the pavements need better maintenance.

Although the properties layback from the road, it is rather noisy due to the fast traffic travelling along this busy road.



No 1 Minster Road



No 2 Minster Road



Nos. 3 to 9 Minster Road

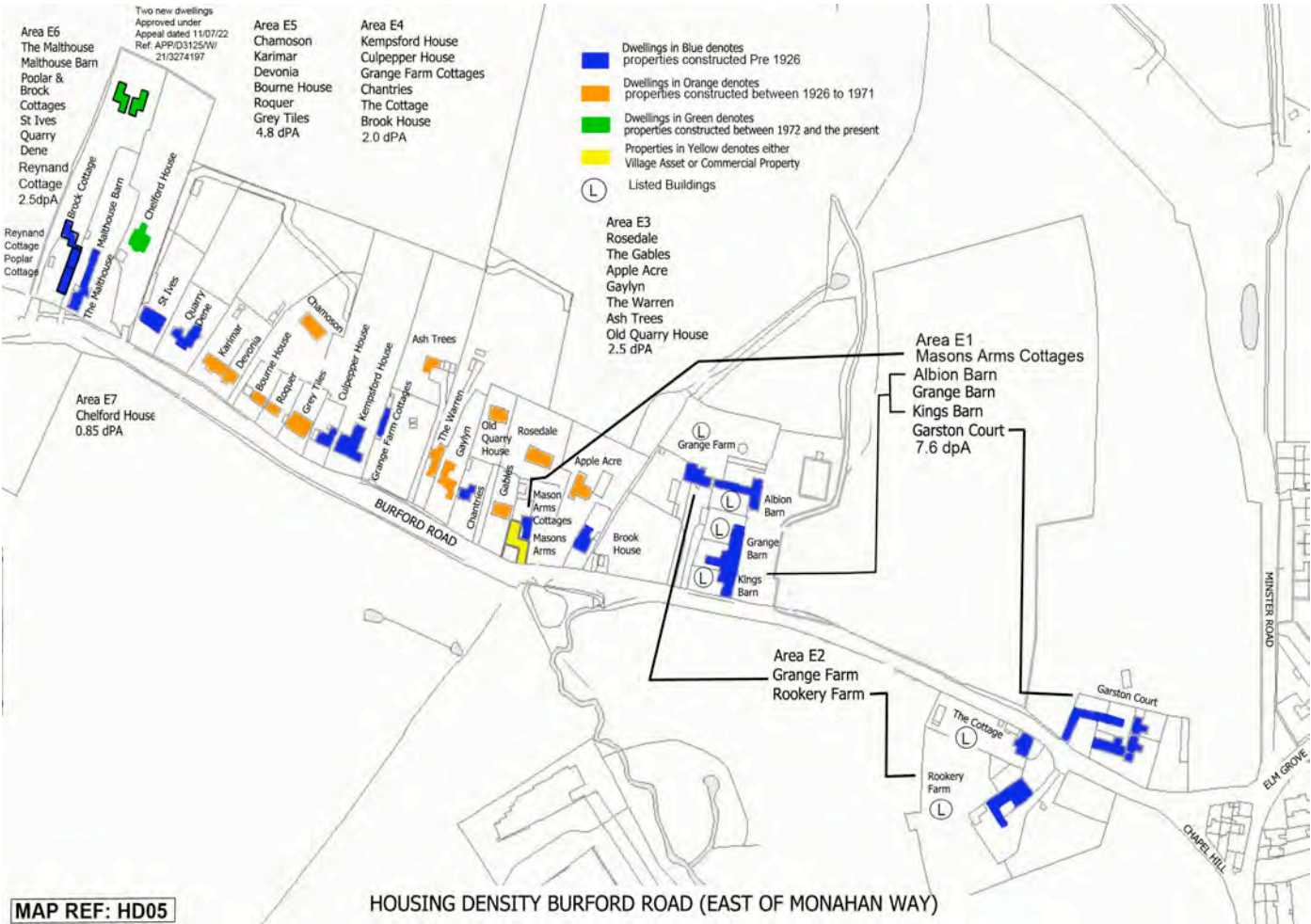


AREA

E

Burford Road-east  
E1 – E7

# BRIZE NORTON BUILDING CHARACTERISTIC ASSESSMENT



# BRIZE NORTON VILLAGE CHARACTERISTIC SURVEY

**STREET/ROAD NAME:** Garston Court, Burford Road

**MAP Ref:** HD05 **AREA:** E1

**DATE:** 6<sup>TH</sup> JULY 2018

**TIME:** 8:00PM

## 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	Large open court yard spaces with open fields to the rear.	+2
BUILDINGS	A large farmhouse surrounded by a mix of different sized dwellings all of which have been converted from the outbuildings that were located within an old farm courtyard. Adjacent barns also converted into dwellings.	+2
VIEWS	Limited views at the front but long views to sides and rear.	+1
LIGHT/DARK	Very light open spacious courtyard areas	+1
SURFACES	Good, paved and gravelled areas within the courtyards.	0
GREENERY & LANDSCAPE	Some trees and shrubs within the courtyard areas	+1
NOISES AND SMELLS	As all dwellings (apart from one) lie back from the road, not too much road noise. RAF base.	0
GENERAL COMMENTS	A good use of farmhouse and adjacent converted farm buildings to form a spacious and well-presented housing units that were located around the old farm courtyards.	+2




## 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	Developed informally from the old farmhouse and conversion of farm outbuildings.	+1
GAPS BETWEEN BUILDINGS	All of the dwellings are linked together	0
MEANS OF ENCLOSURE	Cotswold Stone walls	+1
WIDE/OPEN SPACES NARROW /ENCLOSED SPACES	Wide open space within the courtyard areas.	+1
RELATIONSHIP OF THE SPACE TO BUILDINGS AND STRUCTURES	Quite well laid out around the courtyards so the buildings have a good relationship with the surrounding space.	+2
PAVING MATERIALS STREET FURNITURE	Grass verge and tarmac footpath. Power lines on poles	0
IMPACT OF VEHICLES AND TRAFFIC	Some noise from road but all dwellings (apart from one) are set back from the road.	-1
PARKING OFF ROAD / ON ROAD	Parking off-road within the courtyard area	0

### 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	Good use of old farm outbuildings into new dwellings that are nicely positioned within the courtyard settings.	+2
SIZE/SCALE/HEIGHT	Many 2 storey properties	+1
AGE	<div>    </div> <div> Pre 1926                      1926 – 1971                      1972 – Present </div>	
MATERIALS Eg Brick/Stone/Other	Cotswold Stone	+1
WINDOWS/LINTELS Eg Brick/Stone/Concrete	Mix of stone lintels with wooden windows	0
DOORS Eg Wood/UPVC/Other	Mix of wood and upvc doors	0
ROOFS -Eg Stone/Tile CHIMNEYS GABLES	Mix of red tiles and Cotswold stone tiles	+2
USES PAST AND PRESENT	Past use as a farmhouse with surrounding storage barns and sheds. Situated around a central courtyard and adjacent barns.	0
CAN YOU TELL IF A BUILDING HAS BEEN ALTERED?	The outbuildings have all been converted over time to dwellings	0
CONDITION	Good condition for the age and type of properties but could do with some tidying up in certain areas	-1

#### 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	None	0
FORM OF VIEW: SHORT OR LONG, UNFOLDING, GLIMPSED, CHANNELLED OR WIDE AND OPEN	Long views to front and rear across fields.	+1
FOCAL POINTS	None	0
STREETSCAPE	Tarmac footpath paving along a busy road in need of maintenance	-2
ROOFSCAPE	Roof lines are in-keeping with the different farm buildings which adds unique character.	+1

## 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	Some greenery planted within the courtyard areas.	0
PUBLIC/PRIVATE GREENERY	Private	0
DOES WATER FORM A KEY FEATURE OF THE AREA	No	0

## 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 7 (LOW)*

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

Farmhouse and converted old farm outbuildings originally part of the farmstead. Nicely converted in Cotswold stone with a good, paved courtyard areas. The courtyards are open and spacious and the properties have views of the surrounding open farmland.

Some of the areas around the courtyard could do with some tidying up.

Garston Court is located beside a busy road, but most of the properties lie back at some distance from the road.



Garston Court Properties, Burford Road

# BRIZE NORTON VILLAGE CHARACTERISTIC SURVEY

**STREET/ROAD NAME:** Kings, Grange and Albion Barns, Burford Road (All Listed Properties)

**MAP Ref:** HD05 **AREA:** E1

**DATE:** 6<sup>TH</sup> AUGUST 2018

**TIME:** 8:15PM

## 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	Very large spacious plots with a large semi-detached converted barn and a smaller detached converted barn behind.	+4
BUILDINGS	Kings and Grange Barn dwellings are semi-detached and were converted from a very large Cotswold stone barn. The Albion Barn dwelling, located on the same plot, was converted from a smaller L-shaped detached Cotswold stone barn	+3
VIEWS	Long views at the front to open fields	+2
LIGHT/DARK	Very light, located on a large open plot	+2
SURFACES	Tarmac and gravelled driveways	+1
GREENERY & LANDSCAPE	A limited amount of greenery at the front of the properties, but the views at the front look out onto a landscape of open farmlands. However, there is more greenery at the rear of the Barns	+1
NOISES AND SMELLS	Noisy road with traffic. RAF base.	-1
GENERAL COMMENTS	Kings and Grange Barns were converted from a very large Cotswold stone barn and are therefore very imposing. Albion Barn is located at the rear of the plot and was converted from a smaller detached L-shaped Cotswold stone barn. The barns have long views at the front to open farm fields beyond.	+4




## 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	Informally developed properties that were converted from old Cotswold stone barns which were originally part of the Grange Farm Estate	+4
GAPS BETWEEN BUILDINGS	Kings and Grange Barn dwellings are semi-detached and the Albion Barn is detached at some distance from the these two semi detached dwellings	+3
MEANS OF ENCLOSURE	Cotswold stone walls and wooden fencing enclose the properties	+1
WIDE/OPEN SPACES NARROW /ENCLOSED SPACES	Wide open space on very large spacious plot	+3
RELATIONSHIP OF THE SPACE TO BUILDINGS AND STRUCTURES	Large open spacious plots to the front but small rear gardens. The buildings have a good relationship with the large open space.	+3
PAVING MATERIALS STREET FURNITURE	Narrow tarmac footpath with narrow grass verges. Power lines with poles.	-1
IMPACT OF VEHICLES AND TRAFFIC	Negative impact of traffic noise coming from the Burford Road	-1
PARKING OFF ROAD / ON ROAD	Parking off-road	0

### 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	All three converted barn buildings contribute well to the surrounding space	+3
SIZE/SCALE/HEIGHT	Large 2 storey barns	+2
AGE	<div>    </div> <div> Pre 1926                      1926 – 1971                      1972 – Present </div>	
MATERIALS Eg Brick/Stone/Other	Cotswold stone	+2
WINDOWS/LINTELS Eg Brick/Stone/Concrete	Double glazed wood windows	+2
DOORS Eg Wood/UPVC/Other	Double glazed wood doors	+2
ROOFS -Eg Stone/Tile CHIMNEYS GABLES	Cotswold stone slate tiles on the large barn with terracotta tiles on the small barn	+3
USES PAST AND PRESENT	Barns converted into dwellings.	+1
CAN YOU TELL IF A BUILDING HAS BEEN ALTERED?	Yes, all three barns have been converted into large family Dwellings.	+2
CONDITION	The barns are in very good condition.	+1

#### 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	None	0
FORM OF VIEW: SHORT OR LONG, UNFOLDING, GLIMPSED, CHANNELLED OR WIDE AND OPEN	Long views at the front to open fields with short views at the rear	+2
FOCAL POINTS	None	0
STREETSCAPE	Grass verges with low Cotswold stone walling and tarmac footpath. .	0
ROOFSCAPE	Large, pitched roof with Cotswold stone slate tiles on the larger barn with a pitched roof with terracotta tiles on the smaller barn.	+2

## 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	Minimal green image to front with trees, at the rear.	0
PUBLIC/PRIVATE GREENERY	Private	0
DOES WATER FORM A KEY FEATURE OF THE AREA	No	0

## 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 7 (LOW)*

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

Very large, detached Cotswold stone barn converted into two semi-detached dwellings (Kings Barn and Grange Barn) located on large open spacious plot with gardens at the rear.

Also located at the far end of the plot is the smaller L-shaped detached Cotswold stone barn converted into a single 2 storey dwelling (Albion Barn).

All three barns look out onto open farmlands at the front of the properties, but the open spacious area at the front and the entrance from the road could do with some improvement to further enhance these old Cotswold stone buildings.



Kings Barn & Grange Barn, Burford Road



Albion Barn, Burford Road



# BRIZE NORTON VILLAGE CHARACTERISTIC SURVEY

**STREET/ROAD NAME:** Mason Arms Public House and Attached Cottages, Burford Road

**MAP Ref:** HD05 **AREA:** E1

**DATE:** 10<sup>th</sup> July 2018

**TIME:** 7:05PM

## 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	Mason Arms public house has a small patio area to the west and small garden to the east. The three cottages have small gardens to the front.	+1
BUILDINGS	Public house is a substantial building, and the three terraced cottages are rather small but constructed of Cotswold stone that is in-keeping with similar cottages around the village	+1
VIEWS	Glimpsed short views at the front and sides.	0
LIGHT/DARK	Quite light, open properties at the front	+1
SURFACES	Gravelled driveway in the front of the cottages.	+1
GREENERY & LANDSCAPE	A small amount of greenery in front of the public house and cottages.	0
NOISES AND SMELLS	Noisy traffic on Burford Road. Some cooking smells from the public house.	-2
GENERAL COMMENTS	The public house and the attached terraced cottages are constructed from Cotswold stone form a small group of attached properties. The cottages are reached from a long driveway to the east side the properties.	+1

## 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	In-formally developed over time	+2
GAPS BETWEEN BUILDINGS	The public house and the terraced cottages are all linked together, so there are no gaps between the properties.	-1
MEANS OF ENCLOSURE	Cotswold stone wall to front, west side of public house. Concrete blocks and wire fence to east side of public house. Wire fence all along in front of the terraced cottages garden area.	-1
WIDE/OPEN SPACES NARROW /ENCLOSED SPACES	Open space to the front of the terraced properties but with limited views.	-1
RELATIONSHIP OF THE SPACE TO BUILDINGS AND STRUCTURES	Public house is attached to the three terraced cottages, and all fill the available plots with little open space.	-1
PAVING MATERIALS STREET FURNITURE	Tarmac paving outside the Public House with a gravelled driveway in front of the cottages	-1
IMPACT OF VEHICLES AND TRAFFIC	Noisy traffic noise from adjacent road to public house. Three cottages set well back from road so minimal traffic noise.	-2
PARKING OFF ROAD / ON ROAD	Parking off-road	0

### 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	Public House is attached to three terraced cottages and they utilise the majority of the available space.	0
SIZE/SCALE/HEIGHT	Two storey Public House and cottages which are proportionate to their size and height.	0
AGE	<div> <div></div> <div></div> <div></div> </div> <div>Pre 1926      1926 – 1971      1972 - Present</div>	
MATERIALS Eg Brick/Stone/Other	Cotswold stone	+2
WINDOWS/LINTELS Eg Brick/Stone/Concrete	Double glazed upvc	0
DOORS Eg Wood/UPVC/Other	Some wood and some upvc doors	0
ROOFS -Eg Stone/Tile Chimneys & Gables	Cotswold stone tiles on two of the cottages. One cottage and public house has reconstituted stone tiles. All have brick chimneys.	0
USES PAST AND PRESENT	Public house was originally a bakery before being converted into a public house. Cottages have always been dwellings.	0
CAN YOU TELL IF A BUILDING HAS BEEN ALTERED?	Difficult to determine as alterations occurred a long time ago.	0
CONDITION	Reasonable condition for their age	-1

#### 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	None	0
FORM OF VIEW: SHORT OR LONG, UNFOLDING, GLIMPSED, CHANNELLED OR WIDE AND OPEN	Limited short views at the front and sides of the properties	0
FOCAL POINTS	None	0
STREETSCAPE	Tarmac footpath to Burford Road with electricity poles.	0
ROOFSCAPE	The roofs are in reasonable condition, nicely tiled, with brick chimneys.	0

## 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	Small amount of greenery by the side of the driveway and cottage gardens.	0
PUBLIC/PRIVATE GREENERY	Private	0
DOES WATER FORM A KEY FEATURE OF THE AREA	Village pond on opposite side of public house which acts as an attenuation pond for the water flowing down from the A40 down to the south of the village.	+1

## 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 7 (LOW)*

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

The Mason Arms is one of the two Public Houses that serve the village. The Public House is rather large and constructed of Cotswold stone. It has a small patio area to one side at the front with limited seating. The other side is a narrow grassed garden area with some table and chairs that are located in front of the 3 attached terraced cottages.

Although the properties are quite pleasant in that setting and constructed of Cotswold stone the surrounding area is in need of some tidying up and improvements need to be made.



Front Patio Area, West side of the Masons Arms Public House



Side Garden Area, East side of the Masons Arms Public House



Terraced Cottages at the rear of The Masons Arms Public House

# BRIZE NORTON VILLAGE CHARACTERISTIC SURVEY

**STREET/ROAD NAME:** Grange Farm, Burford Road (Listed Property)

**MAP Ref:** HD05 **AREA:** E2

**DATE:** 9<sup>th</sup> July 2018

**TIME:** 7:20PM

## 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	Large open spacious plot with detached Cotswold stone Property.	+4
BUILDINGS	Elegant, large, detached Cotswold stone house set in its own large plot with outbuildings and Dovecot behind (both listed).	+4
VIEWS	ong views of the open farm fields that surround the property	+3
LIGHT/DARK	Very light open spacious property	+3
SURFACES	Long gravelled driveway to property.	+1
GREENERY & LANDSCAPE	Green area with lots of trees and hedgerows surrounding the property with open fields beyond. Property has a well-maintained grassed area to the front.	+2
NOISES AND SMELLS	Minimal noise from traffic as set well back from road. RAF base.	0
GENERAL COMMENTS	Large, elegant, detached house, constructed of Cotswold stone on a large plot with a long gravel driveway leading up to the front of the house It has long views of the surrounding open farmlands.	+3






## 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	Formally developed property as an original farm house	+4
GAPS BETWEEN BUILDINGS	Large, detached house, on separate open plot at some distance from any neighbours.	+3
MEANS OF ENCLOSURE	Cotswold stone walls and open wooden fencing	+2
WIDE/OPEN SPACES NARROW /ENCLOSED SPACES	Wide open space surround the property.	+4
RELATIONSHIP OF THE SPACE TO BUILDINGS AND STRUCTURES	Large open space with elegant Cotswold stone house forming an excellent well-proportioned relationship.	+4
PAVING MATERIALS STREET FURNITURE	Tarmac footpath with narrow grass verge	0
IMPACT OF VEHICLES AND TRAFFIC	Noisy road with traffic, but property lies well back from road so minimal impact.	0
PARKING OFF ROAD / ON ROAD	Of road parking.	0

### 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	An elegant Cotswold stone house, located on a large plot that does contribute extremely well to the space	+5
SIZE/SCALE/HEIGHT	Large 3 storey house	+2
AGE	<div>    </div> <div> Pre 1926                      1926 – 1971                      1972 - Present </div>	
MATERIALS Eg Brick/Stone/Other	Cotswold stone	+4
WINDOWS/LINTELS Eg Brick/Stone/Concrete	Wood windows with stone lintels	+2
DOORS Eg Wood/UPVC/Other	Wood door	+2
ROOFS -Eg Stone/Tile CHIMNEYS GABLES	Cotswold stone tiles with brick chimney	+4
USES PAST AND PRESENT	Farmhouse now used as a substantial detached dwelling.	+2
CAN YOU TELL IF A BUILDING HAS BEEN ALTERED?	Appears to be the original building and outbuildings with no apparent signs of any alterations.	0
CONDITION	Very good condition for its age	+3

#### 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	None	0
FORM OF VIEW: SHORT OR LONG, UNFOLDING, GLIMPSED, CHANNELLED OR WIDE AND OPEN	Long views of the open farm fields that surround the property	+4
FOCAL POINTS	None	0
STREETSCAPE	Narrow grass verges, with tarmac footpath.	0
ROOFSCAPE	Elegant, pitched Cotswold stone tiled roof with a brick chimney	+3

## 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	Leafy green image with many trees, shrubs, and hedges that surround the property. Large grassed area to front with trees.	+4
PUBLIC/PRIVATE GREENERY	Private	0
DOES WATER FORM A KEY FEATURE OF THE AREA	Spring fed pond with a stream that runs down the side of the property.	+2

## 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 7 (LOW)*

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

An original, elegant, Cotswold stone farmhouse, set in its own grounds, constructed of Cotswold stone.

The property is detached and is on a large separate, well-maintained plot that is located at quite some distance from any neighbouring properties. The property has views to the open fields beyond.

This property reflects the status of the famers that had large areas of land in the past.



Grange Farm, Burford Road.

## BRIZE NORTON VILLAGE CHARACTERISTIC SURVEY

**STREET/ROAD NAME:** Rookery Farm, Burford Road (Listed Property)

**MAP Ref:** HD05 **AREA:** E2

**DATE:** 22<sup>nd</sup> August 2018

**TIME:** 8:00PM

### 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	Large spacious plot with detached Cotswold stone property, with long open views at the side and rear.	+4
BUILDINGS	Large, detached Cotswold stone house Grade II listed, house built in the 18c and had new front and rear added in early 19c.	+4
VIEWS	Long views of the open farm fields at the rear and to one side of the property	+4
LIGHT/DARK	Very light open spacious property	+4
SURFACES	Long gravelled driveway	+2
GREENERY & LANDSCAPE	Green area with lots of trees and hedgerows surrounding the property with landscape views to the side and the rear	+4
NOISES AND SMELLS	Noise from Burford Road but house set well back from road.	0
GENERAL COMMENTS	Large, detached house, constructed of Cotswold stone, Grade II listed with a long driveway on a very spacious plot. It has long views at the rear and to one side of the property to the surrounding open farmlands	+4

## 2.0 SPACE:


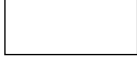

A 'space' is normally the gap between buildings and other features. They may be formally designed or develop informally over time. They may be enclosed by surrounding buildings, trees and foliage, have structure created by the alignment and spacing of surrounding buildings or property boundaries, and 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	In-formally developed property in the 18c and again in the early 19c	+3
GAPS BETWEEN BUILDINGS	Large, detached house, on separate open plot at some distance from any neighbours.	+4
MEANS OF ENCLOSURE	Cotswold stone walls and high hedgerows enclose the property	+3
WIDE/OPEN SPACES NARROW /ENCLOSED SPACES	Wide open space surrounding the property with far reaching views across open farmland.	+4
RELATIONSHIP OF THE SPACE TO BUILDINGS AND STRUCTURES	Large open space with Cotswold stone house, Grade II listed, forming a well-proportioned relationship.	+3
PAVING MATERIALS STREET FURNITURE	No footpath outside property, just grass verge. Power lines with poles	0
IMPACT OF VEHICLES AND TRAFFIC	Noisy road with traffic but property lies back at some distance from the road, so the impact is negligible.	0
PARKING OFF ROAD / ON ROAD	Parking off-road	+1



### 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	A large Cotswold stone house, located on a spacious plot that does contribute very well to the space	+4
SIZE/SCALE/HEIGHT	Large 2 storey house	+2
AGE	<div>    </div> <div> Pre 1926                      1926 – 1971                      1972 - Present </div>	
MATERIALS Eg Brick/Stone/Other	Cotswold stone	+4
WINDOWS/LINTELS Eg Brick/Stone/Concrete	Wood windows and lintels	+4
DOORS Eg Wood/UPVC/Other	Wood door	+4
ROOFS -Eg Stone/Tile CHIMNEYS GABLES	Cotswold stone tiles with dressed stone chimney	+4
USES PAST AND PRESENT	Dwelling	0
CAN YOU TELL IF A BUILDING HAS BEEN ALTERED?	Yes, the original farmhouse was updated in the early 19c with the addition of a new frontage and a large extension at the rear.	+2
CONDITION	Very good condition for its age	+3

#### 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	None	0
FORM OF VIEW: SHORT OR LONG, UNFOLDING, GLIMPSED, CHANNELLED OR WIDE AND OPEN	Long views of the open farm fields at the rear and to one side of the property. The front views are limited due to the tall trees and high hedgerows.	+3
FOCAL POINTS	None	0
STREETSCAPE	Narrow grass verges.	0
ROOFSCAPE	Pitched Cotswold slate tiled roof with a dressed stone chimney.	+3

## 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	Very leafy green image with many trees, shrubs, and tall hedges that surround the property.	+4
PUBLIC/PRIVATE GREENERY	Private	0
DOES WATER FORM A KEY FEATURE OF THE AREA	No	0

## 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 7 (LOW)*

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

An original Cotswold stone farmhouse Grade II listed, set in its own spacious grounds.

The farm has its origins way back to the 16/17c. The farmhouse itself was built in the 18c and then updated with a new frontage and extended at the rear in the early 19c.

The farmhouse was constructed of squared and coursed stone at the front with a gabled stone slate roof with stone ashlar moulded end stacks. It has an L-Shaped layout with a 2-storey right wing and attic.

The rear wing is constructed of a similar material with old timber lintels and a stone coped gable end.



Rookery Farm, Burford Road.

# BRIZE NORTON VILLAGE CHARACTERISTIC SURVEY

**STREET/ROAD NAME:** Apple Acre, Burford Road

**MAP Ref:** HD05 **AREA:** E3

**DATE:** 9<sup>th</sup> July 2018 **TIME:** 7:20PM

## 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	Detached Chalet Bungalow with a large open space at the front	+2
BUILDINGS	Large Chalet Bungalow constructed of reconstituted stone with cement tiled roof with dormer windows.	+1
VIEWS	Somewhat limited views	0
LIGHT/DARK	Light, and spacious at the front of the property	+1
SURFACES	Gravelled driveway	0
GREENERY & LANDSCAPE	Trees and green shrubs at the front of the properties with restricted views of the farm fields beyond	+1
NOISES AND SMELLS	Traffic noise along Burford Road. RAF base.	-2
GENERAL COMMENTS	Large Chalet Bungalow constructed of reconstituted stone with cement tiled roof with dormer windows. Located at the end of a long driveway,	+2

## 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	Formally developed.	0
GAPS BETWEEN BUILDINGS	Detached property at some distance away from neighbouring properties	+1
MEANS OF ENCLOSURE	Cotswold stone walls	+1
WIDE/OPEN SPACES NARROW /ENCLOSED SPACES	Wide open space at the front and large space at the rear of the property	+2
RELATIONSHIP OF THE SPACE TO BUILDINGS AND STRUCTURES	The property lies back from the road at the end of a long driveway on a large plot surrounded by trees, so has a good relationship to the space.	+2
PAVING MATERIALS STREET FURNITURE	Tarmac paving, grass verge.	0
IMPACT OF VEHICLES AND TRAFFIC	Some impact of traffic noise coming from the front on Burford Road.	-1
PARKING OFF ROAD / ON ROAD	Off-road parking.	0

### 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	The property sits in a reasonable space on back-land and utilises the space well.	+1
SIZE/SCALE/HEIGHT	Large 2 storey chalet bungalow	0
AGE	<div> <div></div> <div></div> <div></div> </div> <div> <div>Pre 1926</div> <div>1926 – 1971</div> <div>1972 - Present</div> </div>	
MATERIALS Eg Brick/Stone/Other	Reconstituted stone	+1
WINDOWS/LINTELS Eg Brick/Stone/Concrete	Metal windows	0
DOORS Eg Wood/UPVC/Other	Wood doors	0
ROOFS -Eg Stone/Tile CHIMNEYS GABLES	Cement tiled roofs.	0
USES PAST AND PRESENT	Dwelling	0
CAN YOU TELL IF A BUILDING HAS BEEN ALTERED?	Yes, the property has been extended at some time.	0
CONDITION	Reasonable condition.	0



#### 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	None	0
FORM OF VIEW: SHORT OR LONG, UNFOLDING, GLIMPSED, CHANNELLED OR WIDE AND OPEN	Short views due to the many tall trees surrounding the property.	0
FOCAL POINTS	None	0
STREETSCAPE	Grass verges and tarmac footpath.	0
ROOFSCAPE	Cement tiled roofs with dormer windows.	+1

## 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	Lots of greenery with trees, shrubs, and hedges at the front.	+2
PUBLIC/PRIVATE GREENERY	Private	0
DOES WATER FORM A KEY FEATURE OF THE AREA	No	0

## 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 7 (LOW)*

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

Large Chalet Bungalow 1970's style, constructed of reconstituted stone with cement tiled roof with dormer windows, located at the end of a long driveway.

Lots of greenery with trees, shrubs and hedges at the front, which restricts the views to the open fields across the road.



Apple Acre, Burford Road

# BRIZE NORTON VILLAGE CHARACTERISTIC SURVEY

**STREET/ROAD NAME:** Gaylyn House, Burford Road

**MAP Ref:** HD05 **AREA:** E3

**DATE:** 10<sup>th</sup> July 2018

**TIME:** 7:50PM

## 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	Large open space with separate detached property and large garden at the rear.	+2
BUILDINGS	Original house built in 1937, updated and extended at the front to appear as a 1970's Chalet type Bungalow.	+2
VIEWS	Glimpsed views at the front to silver birch tree lined roadside with open field beyond.	+2
LIGHT/DARK	Very light open property	+2
SURFACES	Tarmac driveway, well maintained	+2
GREENERY & LANDSCAPE	Some trees at the front with glimpsed landscape views.	+1
NOISES AND SMELLS	Traffic noise.	-2
GENERAL COMMENTS	Well-maintained house and driveway. Gives the appearance of being a 1970's Chalet Bungalow but is much larger at the rear.	+2

## 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	Developed in-formally over time to a much larger property.	+2
GAPS BETWEEN BUILDINGS	Detached property on own large separate plot with large open gaps to neighbouring properties	+3
MEANS OF ENCLOSURE	Cotswold Stone walls	+1
WIDE/OPEN SPACES NARROW /ENCLOSED SPACES	Wide open space at the front and rear of the property	+2
RELATIONSHIP OF THE SPACE TO BUILDINGS AND STRUCTURES	Large self-contained plot with open space at the front and rear of the building. Appears very elegant within the space that surrounds it.	+2
PAVING MATERIALS STREET FURNITURE	Grass verge and tarmac pavement. Power lines on poles.	0
IMPACT OF VEHICLES AND TRAFFIC	Some traffic noise.	-1
PARKING OFF ROAD / ON ROAD	Off-road parking.	0

### 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	Contributes very well to the open space. A well-maintained property	+2
SIZE/SCALE/HEIGHT	Large two storey detached house.	+1
AGE	<div> <div></div> <div></div> <div></div> </div> <div>Pre 1926      1926 – 1971      1972 - Present</div>	
MATERIALS Eg Brick/Stone/Other	Reconstituted Stone with wood cladding	+1
WINDOWS/LINTELS Eg Brick/Stone/Concrete	Double glazed, upvc windows	0
DOORS Eg Wood/UPVC/Other	upvc doors	0
ROOFS -Eg Stone/Tile CHIMNEYS GABLES	Cement tiles with brick chimney	0
USES PAST AND PRESENT	Dwelling.	0
CAN YOU TELL IF A BUILDING HAS BEEN ALTERED?	Yes, it has been extensively modified over time.	0
CONDITION	Excellent condition for the age and type of property	+2

#### 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	None	0
FORM OF VIEW: SHORT OR LONG, UNFOLDING, GLIMPSED, CHANNELLED OR WIDE AND OPEN	Long glimpsed views at the front between silver birch trees that line the road to open field beyond.	+2
FOCAL POINTS	None	0
STREETSCAPE	Tarmac footpath with grass verges. Silver Birch trees and grass verges line the road on the opposite side.	+1
ROOFSCAPE	Pitched cement tiled roof with brick chimney.	0



## 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	Very leafy green image due to the many trees and shrubs surrounding the property	+1
PUBLIC/PRIVATE GREENERY	Private	0
DOES WATER FORM A KEY FEATURE OF THE AREA	No	0

## 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 7 (LOW)*

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

Original house built in 1937, updated and extended at the front to appear as a 1970's house.

Well maintained property with driveway and single garage. Nicely planted trees and shrubs at the front of the property.

Good outlook at the front across the road to the silver birch trees that are planted along the roadside, offering glimpsed views of the open farm fields beyond.



Gaylyn House, Burford Road

# BRIZE NORTON VILLAGE CHARACTERISTIC SURVEY

**STREET/ROAD NAME:** Old Quarry House and The Gables, Burford Road

**MAP Ref:** HD05 **AREA:** E3

**DATE:** 17<sup>th</sup> July 2018

**TIME:** 7:05PM

## 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	Two large dwellings of similar construction on separate large open plots. One set back off road, the other set in the back-land.	+3
BUILDINGS	Both properties are similar detached Chalet Bungalows built around the same time with reconstituted stone and with cement tiled roofs.	+2
VIEWS	Glimpsed views at the front to the open farm fields opposite, across the road from the properties	+1
LIGHT/DARK	Very light, spacious properties	+2
SURFACES	Gravel driveways.	0
GREENERY & LANDSCAPE	Lots of greenery due to trees and a high hedge along the front of the property with glimpsed views of the landscape from the front to open fields	+2
NOISES AND SMELLS	Some noise from traffic along Burford Road. Also, some traffic noise from Monahan Way at the rear of the properties	-2
GENERAL COMMENTS	Two large dwellings of similar construction on separate large open plots, built around the same time with reconstituted stone and with cement tiled roofs.	+2

## 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	Formally designed.	0
GAPS BETWEEN BUILDINGS	Reasonably large gaps from adjacent neighbouring properties	+2
MEANS OF ENCLOSURE	Part Cotswold stone walls and wooden fencing	+2
WIDE/OPEN SPACES NARROW /ENCLOSED SPACES	Wide open space at the front and rear.	+2
RELATIONSHIP OF THE SPACE TO BUILDINGS AND STRUCTURES	Both attractive detached dwellings of reconstituted stone forming a good relationship to the surrounding area.	+1
PAVING MATERIALS STREET FURNITURE	Tarmac footpath with grass verges.	0
IMPACT OF VEHICLES AND TRAFFIC	Some impact of traffic noise coming from the front on Burford Road. Also, some traffic noise from Monahan Way at the rear of the properties.	-2
PARKING OFF ROAD / ON ROAD	Parking off-road	0

### 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	Both buildings contribute very well to the surrounding space being attractive, well-presented dwellings.	+2
SIZE/SCALE/HEIGHT	Both two storey dwellings of good proportion.	+2
AGE	<div> <div></div> <div></div> <div></div> </div> <div>Pre 1926      1926 – 1971      1972 - Present</div>	
MATERIALS Eg Brick/Stone/Other	Reconstituted stone	0
WINDOWS/LINTELS Eg Brick/Stone/Concrete	Double glazed upvc	0
DOORS Eg Wood/UPVC/Other	Double glazed upvc	0
ROOFS -Eg Stone/Tile CHIMNEYS GABLES	Cement tiled roofs, brick chimney.	0
USES PAST AND PRESENT	Dwellings.	0
CAN YOU TELL IF A BUILDING HAS BEEN ALTERED?	No	0
CONDITION	Very good condition to both properties	+2

#### 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	None	0
FORM OF VIEW: SHORT OR LONG, UNFOLDING, GLIMPSED, CHANNELLED OR WIDE AND OPEN	Mainly glimpsed views at the front to open fields. Old Quarry House is located further back at the end of a long driveway	+1
FOCAL POINTS	None	0
STREETSCAPE	Quite pleasant with narrow grass verges and long hedgerows with silver birch trees on grass verges opposite.	+2
ROOFSCAPE	Both properties with pitched roofs with cement tiles and dormer windows.	+1

## 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	Lots of greenery at the front of the property due to the high hedge and the trees that surround the properties.	+2
PUBLIC/PRIVATE GREENERY	Private	0
DOES WATER FORM A KEY FEATURE OF THE AREA	No	0

## 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 7 (LOW)*

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

Two substantial separate dwellings of similar construction on individual large open plots, built around the same time with reconstituted stone and cement tiled roofs with dormer windows.

The Old Quarry House is located further back at the end of a long, shared driveway in the old quarry area.

The Gables property has a large open driveway at the front close to the road.



The Gables Chalet Bungalow, Burford Road

# BRIZE NORTON VILLAGE CHARACTERISTIC SURVEY

**STREET/ROAD NAME:** Rosedale, Burford Road

**MAP Ref:** HD05 **AREA:** E3

**DATE:** 9<sup>th</sup> July 2018

**TIME:** 8:05PM

## 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	Large, detached house on a spacious plot with long drive to property.	+4
BUILDINGS	Large, detached house built with reconstituted stone.	+3
VIEWS	Long views down the driveway to open fields	+2
LIGHT/DARK	Very light, spacious property	+2
SURFACES	Gravelled long driveway	+2
GREENERY & LANDSCAPE	Large garden area with lots of trees and shrubs	+2
NOISES AND SMELLS	The property is set back from Burford Road so minimal traffic noise from this road. However, you can hear the traffic that is travelling along Monahan Way to the rear of the property.	-1
GENERAL COMMENTS	Large, detached house built with reconstituted stone, on a large spacious plot with a long-gravelled driveway. The property has a large garden area planted with lots of trees and shrubs.	+3

## 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	In-formally developed property with a new extension	+2
GAPS BETWEEN BUILDINGS	Large, detached house, on separate open plot at some distance from any neighbours	+3
MEANS OF ENCLOSURE	Cotswold stone walls and wooden fencing enclose the property.	+2
WIDE/OPEN SPACES NARROW /ENCLOSED SPACES	Wide open space on large garden plot	+3
RELATIONSHIP OF THE SPACE TO BUILDINGS AND STRUCTURES	Large detached, well-maintained property, on spacious garden plot, forming a good relationship to the surrounding area	+3
PAVING MATERIALS STREET FURNITURE	Tarmac footpath with grass verges.	+1
IMPACT OF VEHICLES AND TRAFFIC	Minimal impact of traffic noise coming from the front along Burford Road but some at the rear from Monahan Way.	-2
PARKING OFF ROAD / ON ROAD	Parking off-road	0

### 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	Contributes well to the surrounding space being a large detached, well maintained, modern property.	+2
SIZE/SCALE/HEIGHT	Large two storey house of proportionate size.	+2
AGE	<div> <div></div> <div></div> <div></div> </div> <div>Pre 1926      1926 – 1971      1972 - Present</div>	
MATERIALS Eg Brick/Stone/Other	Reconstituted stone	+1
WINDOWS/LINTELS Eg Brick/Stone/Concrete	Double glazed	+1
DOORS Eg Wood/UPVC/Other	Wood door	+1
ROOFS -Eg Stone/Tile CHIMNEYS GABLES	Cement tiles	+1
USES PAST AND PRESENT	Present	0
CAN YOU TELL IF A BUILDING HAS BEEN ALTERED?	Yes, the house was extended with the addition of a large extension built on the rear of the property.	+2
CONDITION	Excellent condition	+4

#### 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	None	0
FORM OF VIEW: SHORT OR LONG, UNFOLDING, GLIMPSED, CHANNELLED OR WIDE AND OPEN	Short views at the rear due to the high stone wall to the old quarry. Long views at the front down the driveway to the fields on the opposite side of the road	+2
FOCAL POINTS	None	0
STREETSCAPE	Tarmac footpaths with grass verges.	0
ROOFSCAPE	Cement tiles on a pitched roof with dormer windows	+1

## 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	Leafy green image with trees, shrubs and plants planted in the large open garden that surrounds the property.	+2
PUBLIC/PRIVATE GREENERY	Private	0
DOES WATER FORM A KEY FEATURE OF THE AREA	No	0

## 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 7 (LOW)*

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

Large detached, modern house set in a large spacious back-land garden plot with many trees and shrubs planted around the property.

The house is very well maintained and has recently been extended at the rear that is in-keeping with the original building.

The house is located at some distance from the Burford Road at the end of a long-gravelled driveway.



Rosedale, Burford Road



# BRIZE NORTON VILLAGE CHARACTERISTIC SURVEY

**STREET/ROAD NAME:** The Warren, Burford Road

**MAP Ref:** HD05 **AREA:** E3

**DATE:** 10<sup>th</sup> July 2018

**TIME:** 8:05PM

## 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	Open to front and rear of the property which lies back from the road at the end of a wide and open driveway.	+2
BUILDINGS	An extended two storey house with a stone archway at the side. Partly rendered, partly reconstituted stone.	+2
VIEWS	Long views down the driveway to open fields and large garden at the rear	+3
LIGHT/DARK	Very light, spacious property	+2
SURFACES	Partly gravelled long driveway and partly with block pavers	+2
GREENERY & LANDSCAPE	Trees and shrubs at the front of the property with views onto the silver birch trees that line the road with fields beyond.	+3
NOISES AND SMELLS	Some traffic noise from Burford Road.	-1
GENERAL COMMENTS	An extended 2 storey house with a stone archway at the side. Partly rendered, partly reconstituted stone. Lies back from the road at the end of a long driveway.	+2

## 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	In-formally developed property with extensions at the front and rear.	+1
GAPS BETWEEN BUILDINGS	Narrow gaps between the buildings	0
MEANS OF ENCLOSURE	Cotswold stone walls	+2
WIDE/OPEN SPACES NARROW /ENCLOSED SPACES	Wide open space at the front and rear. Property built in the old stone quarry area	+2
RELATIONSHIP OF THE SPACE TO BUILDINGS AND STRUCTURES	Large detached, well-maintained property, but built out to boundary on each side. Good utilisation of a deep, narrow plot.	+2
PAVING MATERIALS STREET FURNITURE	Tarmac footpath with grass verges	+1
IMPACT OF VEHICLES AND TRAFFIC	Some impact of traffic noise coming from Burford Road.	-1
PARKING OFF ROAD / ON ROAD	Parking off-road	0

### 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	Contributes well to the surrounding space being a large detached, well-maintained property	+2
SIZE/SCALE/HEIGHT	Large 2 storey house	+2
AGE	<div> <div></div> <div></div> <div></div> </div> <div>Pre 1926      1926 – 1971      1972 - Present</div>	
MATERIALS Eg Brick/Stone/Other	Rendered blocks with reconstituted stone	0
WINDOWS/LINTELS Eg Brick/Stone/Concrete	Wood windows	0
DOORS Eg Wood/UPVC/Other	Wood door	0
ROOFS -Eg Stone/Tile CHIMNEYS GABLES	Cement tiled with reconstituted stone chimney.	0
USES PAST AND PRESENT	Dwelling.	0
CAN YOU TELL IF A BUILDING HAS BEEN ALTERED?	Yes, extensively altered at the front and rear of the property.	0
CONDITION	Very good condition	+2

#### 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	None	0
FORM OF VIEW: SHORT OR LONG, UNFOLDING, GLIMPSED, CHANNELLED OR WIDE AND OPEN	Long views down the driveway to open fields and large garden at the rear.	+2
FOCAL POINTS	None	0
STREETSCAPE	Tree lined road with tall hedgerows, nicely presented, with grass verges and tarmac footpath.	+2
ROOFSCAPE	Long sloping roof with cement tiles and reconstituted stone chimney.	0

## 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	Some greenery at the front in the garden and long views to the tree lined road with hedgerows to the fields beyond	+2
PUBLIC/PRIVATE GREENERY	Private	0
DOES WATER FORM A KEY FEATURE OF THE AREA	No	0

## 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 7 (LOW)*

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

An extended 2 storey house with a stone archway at the side. Partly rendered, partly reconstituted stone. Open spaces to the front and rear of the property which lies back from the road at the end of a wide and open driveway. The front of the property has long views down the driveway to the tree-lined road and to the open fields beyond.

The rear of the property extends back to where the old quarry was located. The property is well situated in the surrounding area and is well maintained and in very good condition.



The Warren, Burford Road

## BRIZE NORTON VILLAGE CHARACTERISTIC SURVEY

**STREET/ROAD NAME:** Brook House, Burford Road

**MAP Ref:** HD05 **AREA:** E4

**DATE:** 9<sup>th</sup> July 2018

**TIME:** 7:40PM

### 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	A reasonable sized plot with a stream down the east side of the property.	+3
BUILDINGS	A large two storey detached house with rooms in the roof space, constructed from Cotswold stone.	+3
VIEWS	Limited views at the front because of trees opposite.	+1
LIGHT/DARK	Very light, spacious property	+2
SURFACES	Flagstone paths and grassed lawns.	+1
GREENERY & LANDSCAPE	Trees and shrubs at the front of the property	+2
NOISES AND SMELLS	Noise from traffic on Burford Road.	-2
GENERAL COMMENTS	An imposing house with the addition of a stream on the east side of the property.	+2



## 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	Formally designed gardens.	+1
GAPS BETWEEN BUILDINGS	Reasonable gaps to adjacent properties	0
MEANS OF ENCLOSURE	Cotswold stone walls	+1
WIDE/OPEN SPACES NARROW /ENCLOSED SPACES	Wide open space at the front and rear.	+1
RELATIONSHIP OF THE SPACE TO BUILDINGS AND STRUCTURES	Nice original detached property in Cotswold stone forming a good relationship to the surrounding area.	+3
PAVING MATERIALS STREET FURNITURE	Tarmac paving with the surface in need of improvement	-1
IMPACT OF VEHICLES AND TRAFFIC	Impact of traffic noise coming from the front on Burford road	-2
PARKING OFF ROAD / ON ROAD	Parking off-road	0

### 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	Contributes well to the surrounding space being an old large detached well-presented property	+2
SIZE/SCALE/HEIGHT	Large two storey house	+2
AGE	<div> <div></div> <div></div> <div></div> </div> <div> <div>Pre 1926</div> <div>1926 – 1971</div> <div>1972 - Present</div> </div>	
MATERIALS Eg Brick/Stone/Other	Cotswold stone	+2
WINDOWS/LINTELS Eg Brick/Stone/Concrete	Wood windows	+1
DOORS Eg Wood/UPVC/Other	Wood doors	+1
ROOFS -Eg Stone/Tile CHIMNEYS GABLES	Cotswold stone slate tiles, brick chimney	+2
USES PAST AND PRESENT	Present	0
CAN YOU TELL IF A BUILDING HAS BEEN ALTERED?	Yes, extension to rear.	0
CONDITION	Excellent condition having been fully refurbished.	+4

#### 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	None	0
FORM OF VIEW: SHORT OR LONG, UNFOLDING, GLIMPSED, CHANNELLED OR WIDE AND OPEN	Short, limited views due to the trees in the front garden and car park opposite.	+1
FOCAL POINTS	None	0
STREETSCAPE	Tarmac paving and narrow grass verges.	+1
ROOFSCAPE	High pitched roof constructed of Cotswold stone slate tiles with brick chimneys	+2

## 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	Lots of greenery at the front and around the property	+2
PUBLIC/PRIVATE GREENERY	Private	0
DOES WATER FORM A KEY FEATURE OF THE AREA	No	0

## 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 7 (LOW)*

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

A large old two storey detached house with rooms in the roof, constructed from Cotswold stone with a small stream flowing from the right side of the property. It has a high-pitched roof constructed of Cotswold stone slate tiles with a brick chimney.

This property adds to the character of the original village.



Brook House, Burford Road

# BRIZE NORTON VILLAGE CHARACTERISTIC SURVEY

**STREET/ROAD NAME:** Chantries, Burford Road

**MAP Ref:** HD05 **AREA:** E4

**DATE:** 10<sup>th</sup> July 2018

**TIME:** 7:30PM

## 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	Open space due to long driveway that is shared with other properties. Nice sized secluded front garden.	+2
BUILDINGS	A good sized detached cottage which has recently been extended, located on a shared driveway	+2
VIEWS	Glimpsed views at the front from the upper storey windows to the surrounding open fields.	0
LIGHT/DARK	Quite a shaded property due to the planting at the side and front of the property	0
SURFACES	Gravel driveway	+1
GREENERY & LANDSCAPE	Lots of greenery at the front and the side of the property	+2
NOISES AND SMELLS	Noise from traffic along Burford Road.	-2
GENERAL COMMENTS	A good sized detached cottage with new rear extension, constructed from Cotswold stone and located on a shared driveway. A secluded property due to the planting at the side and front of the property.	+2

## 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	Formally designed.	0
GAPS BETWEEN BUILDINGS	Large gaps from adjacent neighbouring properties	+3
MEANS OF ENCLOSURE	Cotswold stone walls, high hedges to front and high wood fencing at the rear	+2
WIDE/OPEN SPACES NARROW /ENCLOSED SPACES	Open space at the front and side.	+1
RELATIONSHIP OF THE SPACE TO BUILDINGS AND STRUCTURES	Detached property originally built in Cotswold stone forming a good relationship to the surrounding area.	+2
PAVING MATERIALS STREET FURNITURE	Tarmac paving with grass verges	0
IMPACT OF VEHICLES AND TRAFFIC	Impact of traffic noise from Burford Road but mitigated by high hedge.	-1
PARKING OFF ROAD / ON ROAD	Parking off-road	0



### 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	Contributes well to the surrounding space being a detached Cotswold stone cottage that sits well within the plot.	+2
SIZE/SCALE/HEIGHT	Medium sized two story cottage.	+2
AGE	<div> <div></div> <div></div> <div></div> </div> <div>Pre 1926      1926 – 1971      1972 - Present</div>	
MATERIALS Eg Brick/Stone/Other	Cotswold stone	+2
WINDOWS/LINTELS Eg Brick/Stone/Concrete	Double glazed upvc windows	+1
DOORS Eg Wood/UPVC/Other	Wood doors	+1
ROOFS -Eg Stone/Tile CHIMNEYS GABLES	Cement roof tiles	+1
USES PAST AND PRESENT	Dwelling.	0
CAN YOU TELL IF A BUILDING HAS BEEN ALTERED?	Yes, large extension to rear.	0
CONDITION	Excellent condition, for old property	+3

#### 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	None	0
FORM OF VIEW: SHORT OR LONG, UNFOLDING, GLIMPSED, CHANNELLED OR WIDE AND OPEN	Long views at the front from the upper storey windows to the open fields opposite. Glimpsed views to front due to the high hedgerow at the front.	0
FOCAL POINTS	None	0
STREETSCAPE	Tarmac footpath with grass verges.	0
ROOFSCAPE	Pitched roof with cement tiles and dormer windows	+1

## 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	Lots of greenery at the front of the property and along the shared driveway with trees at the rear	+1
PUBLIC/PRIVATE GREENERY	Private	0
DOES WATER FORM A KEY FEATURE OF THE AREA	An original well, no longer in use	+1

## 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 7 (LOW)*

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

A good-sized detached two storey cottage which has recently been extended and is located on the west side of a shared driveway. The cottage reflects the style and character of the old cottages in the village by having dormer windows in the roof with rendered front and sides. The dormer windows allow for additional rooms in the roof space.



Chantries, Burford Road

# BRIZE NORTON VILLAGE CHARACTERISTIC SURVEY

**STREET/ROAD NAME:** Culpepper House, Burford Road

**MAP Ref:** HD05 **AREA:** E4

**DATE:** 17<sup>th</sup> July 2018

**TIME:** 7:40PM

## 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	A very large plot, which goes back into the old quarry.	+2
BUILDINGS	A large elegant, detached house constructed of dressed cut Cotswold stone. The windows are very large, Georgian in style. The roof is of slate with stone chimneys	+3
VIEWS	Long views at the front to the surrounding open fields	+2
LIGHT/DARK	Very light, spacious property	+2
SURFACES	Gravel driveway	+1
GREENERY & LANDSCAPE	Some greenery along the front of the property and large rear gardens.	+2
NOISES AND SMELLS	Noise from traffic on Burford Road.	-2
GENERAL COMMENTS	A large imposing detached property alongside similar properties.	+3




## 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	Formally designed gardens front and rear.	+1
GAPS BETWEEN BUILDINGS	Small gaps to adjacent neighbouring properties on each side.	0
MEANS OF ENCLOSURE	Cotswold stone walls	+2
WIDE/OPEN SPACES NARROW /ENCLOSED SPACES	Wide open space to front and rear with views to fields opposite.	+2
RELATIONSHIP OF THE SPACE TO BUILDINGS AND STRUCTURES	The detached property fills the space side to side with other properties but has ample space front and rear.	+2
PAVING MATERIALS STREET FURNITURE	Tarmac footpath with grass verges.	0
IMPACT OF VEHICLES AND TRAFFIC	Impact of traffic noise coming from the front on Burford road	-2
PARKING OFF ROAD / ON ROAD	Parking off-road	0

### 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	Contributes well to the surrounding space being an elegant large detached, well-presented property	+2
SIZE/SCALE/HEIGHT	Large 2 storey house	0
AGE	<div>    </div> <div> Pre 1926                      1926 – 1971                      1972 - Present </div>	
MATERIALS Eg Brick/Stone/Other	Cut dressed Cotswold stone	+2
WINDOWS/LINTELS Eg Brick/Stone/Concrete	Wood windows, stone lintels	+2
DOORS Eg Wood/UPVC/Other	Wood doors	+2
ROOFS -Eg Stone/Tile CHIMNEYS GABLES	Slate tiles, stone chimney	+2
USES PAST AND PRESENT	Dwelling	0
CAN YOU TELL IF A BUILDING HAS BEEN ALTERED?	New roof lights and upper storey extension to the rear	0
CONDITION	Excellent condition considering its age	+2



#### 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	None	0
FORM OF VIEW: SHORT OR LONG, UNFOLDING, GLIMPSED, CHANNELLED OR WIDE AND OPEN	Long views out across open fields, from the large Georgian windows	+3
FOCAL POINTS	None	0
STREETSCAPE	Quite pleasant with narrow grass verges and long hedgerows with trees opposite.	+2
ROOFSCAPE	Low pitched roof with slate tiles with roof lights and stone chimney	0

## 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	Some greenery at the front of the property but well established garden to rear.	+2
PUBLIC/PRIVATE GREENERY	Private	0
DOES WATER FORM A KEY FEATURE OF THE AREA	No	0

## 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 7 (LOW)*

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

A large elegant, detached house constructed of dressed cut Cotswold stone. The windows are very large, Georgian in style. The roof is of slate with stone chimneys.

The house was originally the servant's quarters to the owners of the neighbouring Kempsford House, both being built at the same time in 1870.

There are long views out across open farm fields, from the large Georgian windows at the front.



Culpepper House, Burford Road

# BRIZE NORTON VILLAGE CHARACTERISTIC SURVEY

**STREET/ROAD NAME:** Grange Farm Cottage, Burford Road

**MAP Ref:** HD05 **AREA:** E4

**DATE:** 10<sup>th</sup> July 2018

**TIME:** 8:20PM

## 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	Open space with long driveway. Garden to the east has outline planning permission for a detached house to be built on it.	+2
BUILDINGS	A pair of original style Cotswold stone cottages which have been converted into one property. New extension to side under construction.	+1
VIEWS	Long views at the front to the open farm fields across the road	+2
LIGHT/DARK	Appears to be quite light property due to the planting at the front of the property	0
SURFACES	Gravel driveway	0
GREENERY & LANDSCAPE	Lots of greenery at the front with many fruit trees and shrubs	+2
NOISES AND SMELLS	Noise from traffic along Burford Road.	-2
GENERAL COMMENTS	Dwelling set in a large plot which has permission to be sub divided to allow for a new detached house to be built.	+2

## 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	Formally designed area adjacent to cottage with informal area to the east.	0
GAPS BETWEEN BUILDINGS	Large gaps to adjacent neighbouring properties	+2
MEANS OF ENCLOSURE	Cotswold stone walls	+2
WIDE/OPEN SPACES NARROW /ENCLOSED SPACES	Wide open space at the front	+2
RELATIONSHIP OF THE SPACE TO BUILDINGS AND STRUCTURES	Cottages sit in a very large plot which is disproportionate to the land actually required for them.	+1
PAVING MATERIALS STREET FURNITURE	Tarmac footpath with grass verges. Metal seat, village notice board and Post Box	0
IMPACT OF VEHICLES AND TRAFFIC	Impact of traffic noise coming from the front on Burford road	-2
PARKING OFF ROAD / ON ROAD	Parking off-road	0

### 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	The space is far too large for the cottages hence why it has permission to be sub-divided.	+1
SIZE/SCALE/HEIGHT	A two storey cottage which corresponds to similar cottages in the village.	0
AGE	<div> <div></div> <div></div> <div></div> </div> <div> <div>Pre 1926</div> <div>1926 – 1971</div> <div>1972 - Present</div> </div>	
MATERIALS Eg Brick/Stone/Other	Cotswold stone	+2
WINDOWS/LINTELS Eg Brick/Stone/Concrete	Wood	0
DOORS Eg Wood/UPVC/Other	Wood	0
ROOFS -Eg Stone/Tile CHIMNEYS GABLES	Tiles roof with brick chimneys.	+1
USES PAST AND PRESENT	Dwelling.	0
CAN YOU TELL IF A BUILDING HAS BEEN ALTERED?	Yes, two cottages converted into one with new side extension under construction.	0
CONDITION	Fair.	0

#### 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	None	0
FORM OF VIEW: SHORT OR LONG, UNFOLDING, GLIMPSED, CHANNELLED OR WIDE AND OPEN	Long views to open fields across the road, but restricted due to the many fruit trees at the front of the property	+1
FOCAL POINTS	None	0
STREETSCAPE	Tarmac footpath with grass verges. Nicely planted silver birch trees line the opposite side of the road with grass verges.	+1
ROOFSCAPE	Linear roof line.	+1



## 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	Lots of greenery at the front due to the many fruit trees at the front of the property	+1
PUBLIC/PRIVATE GREENERY	Private	0
DOES WATER FORM A KEY FEATURE OF THE AREA	No	+1

## 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 7 (LOW)*

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

The cottages reflect the style and character of the farmworkers cottages in the village. The front of the property is nicely planted with several fruit trees and has long glimpsed views out across the road to open fields beyond, because they are somewhat restricted due to the number of leafy green trees at the front along the driveway. The new extension has remained unfinished for many years now and detracts from the overall image of the plot.



Grange Farm Cottage, Burford Road

# BRIZE NORTON VILLAGE CHARACTERISTIC SURVEY

**STREET/ROAD NAME:** Kempsford House, Burford Road

**MAP Ref:** HD05 **AREA:** E4

**DATE:** 17<sup>th</sup> July 2018

**TIME:** 7:05PM

## 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	Large, detached property on a very large open plot, especially to the rear.	+3
BUILDINGS	A large elegant, imposing detached house constructed of dressed cut Cotswold stone with a high-pitched slate roof. The windows are very large, Georgian in style	+3
VIEWS	Glimpsed views at the front to the surrounding open farm fields due to the high laurel hedge along the front of the property	+1
LIGHT/DARK	Very light, spacious property	+3
SURFACES	Gravel driveway	+1
GREENERY & LANDSCAPE	Lots of greenery due to high laurel hedge along the front of the property and views of the landscape from the front to open fields	+2
NOISES AND SMELLS	Noise from traffic along Burford Road.	-2
GENERAL COMMENTS	An imposing property that stands in a large plot of land, especially to the rear.	+3




## 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	Formally designed spaces.	0
GAPS BETWEEN BUILDINGS	Reasonable gaps to adjacent neighbouring properties	+2
MEANS OF ENCLOSURE	Cotswold stone walls and Laurel Hedgerow	+2
WIDE/OPEN SPACES NARROW /ENCLOSED SPACES	Wide open space at the front and rear.	+2
RELATIONSHIP OF THE SPACE TO BUILDINGS AND STRUCTURES	Nice, elegant, detached property in dressed Cotswold stone forming a good relationship to the surrounding area.	+3
PAVING MATERIALS STREET FURNITURE	Tarmac footpath with grass verges	0
IMPACT OF VEHICLES AND TRAFFIC	Impact of traffic noise coming from the front on Burford road	-2
PARKING OFF ROAD / ON ROAD	Parking off-road	0

### 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	Contributes well to the surrounding space being an elegant large detached, well-presented property	+3
SIZE/SCALE/HEIGHT	Large two storey house	+2
AGE	<div>    </div> <div> Pre 1926                      1926 – 1971                      1972 - Present </div>	
MATERIALS Eg Brick/Stone/Other	Cut straight limestone stone	+2
WINDOWS/LINTELS Eg Brick/Stone/Concrete	Wood windows, stone lintels	+2
DOORS Eg Wood/UVPC/Other	Wood doors	+2
ROOFS -Eg Stone/Tile CHIMNEYS GABLES	Slate tiles, stone chimney	+2
USES PAST AND PRESENT	Present	0
CAN YOU TELL IF A BUILDING HAS BEEN ALTERED?	Yes, modified garage at the front and new tall gate posts	0
CONDITION	Excellent condition considering its age	+3

#### 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	None	0
FORM OF VIEW: SHORT OR LONG, UNFOLDING, GLIMPSED, CHANNELLED OR WIDE AND OPEN	Limited views at ground level due to the high laurel hedgerow planted along the front of the house. However, long views out across open fields from the second storey Georgian windows	+2
FOCAL POINTS	None	0
STREETSCAPE	Narrow grass verges and tarmac footpath with silver birch trees opposite.	+2
ROOFSCAPE	High pitched roof with slate tiles and stone chimney	+2

## 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	Lots of greenery at the front of the property due to the high laurel hedge and the trees and shrubs that surround the property.	+2
PUBLIC/PRIVATE GREENERY	Private	0
DOES WATER FORM A KEY FEATURE OF THE AREA	No	0

## 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 7 (LOW)*

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

A large, imposing detached house, which was built in 1870 and constructed of dressed cut Cotswold stone with a very high-pitched slate roof. The windows are very large, Georgian in style and the corners of the property have stone quoins giving the property a very elegant, grand finish.

The rear of the property has a very long garden area, with much planting and greenery, which goes across the back of the neighbouring property (Culpeper House).



Kempsford House, Burford Road

# BRIZE NORTON VILLAGE CHARACTERISTIC SURVEY

**STREET/ROAD NAME:** The Cottage, Burford Road (Listed Property)

**MAP Ref:** HD05 **AREA:** E4

**DATE:** 9<sup>th</sup> July 2018

**TIME:** 7:00PM

## 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	Spacious plot with detached Cotswold stone cottage and long garden to new garage building.	+3
BUILDINGS	Detached Cotswold stone cottage, Grade II listed, with recently built garage at the west end of the garden plot.	+2
VIEWS	Long views of the open farm fields at the side of the property	+2
LIGHT/DARK	Very light, open spacious property	+3
SURFACES	Gravelled driveway.	+1
GREENERY & LANDSCAPE	Green area with lots of shrubs, trees, and hedgerows	+3
NOISES AND SMELLS	Noise from traffic on Burford Road, RAF base.	-2
GENERAL COMMENTS	Detached, Grade II listed, Cotswold stone cottage and new build garage at the far end of the plot. Well planted garden area with long views at the front and side to open farmland	+3


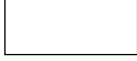

## 2.0 SPACE:

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	In-formally developed property with new build garage	+2
GAPS BETWEEN BUILDINGS	Large, detached cottage, on separate open plot at some distance from any neighbours.	+4
MEANS OF ENCLOSURE	Cotswold stone walls enclose the property	+2
WIDE/OPEN SPACES NARROW /ENCLOSED SPACES	Wide open space to the front of the property with views across open farmland	+3
RELATIONSHIP OF THE SPACE TO BUILDINGS AND STRUCTURES	Traditional Cotswold stone cottage, on open large garden area forming a well-proportioned relationship	+3
PAVING MATERIALS STREET FURNITURE	No footpath, grass verges only.	-1
IMPACT OF VEHICLES AND TRAFFIC	Noisy road with traffic that has a negative impact on the property as it's so close to the road.	-2
PARKING OFF ROAD / ON ROAD	Parking off-road	0

### 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	A large Cotswold stone cottage, located on a spacious garden plot that does contribute very well to the space	+3
SIZE/SCALE/HEIGHT	Large two storey cottage	+1
AGE	<div>    </div> <div> Pre 1926                      1926 – 1971                      1972 - Present </div>	
MATERIALS Eg Brick/Stone/Other	Cotswold stone	+2
WINDOWS/LINTELS Eg Brick/Stone/Concrete	Wood windows and lintels	+1
DOORS Eg Wood/UPVC/Other	Wood door	+1
ROOFS -Eg Stone/Tile CHIMNEYS GABLES	Cotswold stone tiles on one side with slate tiles on the other side. Brick chimney	0
USES PAST AND PRESENT	Dwelling.	0
CAN YOU TELL IF A BUILDING HAS BEEN ALTERED?	Yes, the cottage was extended with the addition of a large conservatory	+1
CONDITION	Very good condition for its age	+1

#### 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	None	0
FORM OF VIEW: SHORT OR LONG, UNFOLDING, GLIMPSED, CHANNELLED OR WIDE AND OPEN	Long views of the open farm fields at the front and to one side of the property.	+3
FOCAL POINTS	None	0
STREETSCAPE	Very narrow grass verge, with no paving near the cottage along the road.	0
ROOFSCAPE	Mix of stone and slate tiles on the roof with a brick chimney	0

## 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	Leafy green garden image with some trees, shrubs and plants.	+2
PUBLIC/PRIVATE GREENERY	Private	0
DOES WATER FORM A KEY FEATURE OF THE AREA	No	0

## 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 7 (LOW)*

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

Large detached, Grade II listed, Cotswold stone cottage set in a large, long garden area. At the far end of the garden there is a large new garage block.

A typical cottage built close to the road which was usual in rural settings.



The Cottage, Burford Road.



# BRIZE NORTON VILLAGE CHARACTERISTIC SURVEY

**STREET/ROAD NAME:** Devonian and Karimar, Burford Road

**MAP Ref:** HD05 **AREA:** E5

**DATE:** 19<sup>th</sup> July 2018

**TIME:** 7:15PM

## 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	Small spaces to front and sides but large rear gardens.	+2
BUILDINGS	A pair of semi-detached bungalows rendered and pebble dashed with cement tiled roofs. They are of unequal size because Karimar is much larger than Devonian.	0
VIEWS	Long views to open fields opposite, but somewhat limited by the privet hedge along the front of each property	+2
LIGHT/DARK	Properties look fairly dark due to size and greenery at front.	+1
SURFACES	Cement and tarmac driveways.	0
GREENERY & LANDSCAPE	Privet hedge along the front of each property with glimpsed views to the fields beyond.	+1
NOISES AND SMELLS	Noise from traffic along Burford Road.	-2
GENERAL COMMENTS	Semi detached bungalows, rendered with cement tiled roofs. One property with a loft extension the other with an extension at the side of the property	0

## 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	Formally developed with some modifications added over time	0
GAPS BETWEEN BUILDINGS	Reasonable gaps to adjacent properties but no gap between them as semi-detached.	+2
MEANS OF ENCLOSURE	Cotswold stone walls with a privet hedge along the front	+1
WIDE/OPEN SPACES NARROW /ENCLOSED SPACES	Small open space at the front, much larger to the rear.	+2
RELATIONSHIP OF THE SPACE TO BUILDINGS AND STRUCTURES	Semi detached rendered properties. Karimar sits well within the plot but Devonian fills the space on each side.	-1
PAVING MATERIALS STREET FURNITURE	Tarmac footpath with grass verges.	-1
IMPACT OF VEHICLES AND TRAFFIC	Impact of traffic noise coming from the front on Burford Road.	-2
PARKING OFF ROAD / ON ROAD	Parking off-road	0

### 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	Karimar utilises its plot size very well but Devonian is disproportionate in size to adjacent properties and gives the appearance of being crammed into the space.	-1
SIZE/SCALE/HEIGHT	Two single storey bungalows.	0
AGE	<div> <div></div> <div></div> <div></div> </div> <div> <div>Pre 1926</div> <div>1926 – 1971</div> <div>1972 - Present</div> </div>	
MATERIALS Eg Brick/Stone/Other	Rendered and pebble dashed	0
WINDOWS/LINTELS Eg Brick/Stone/Concrete	Devonian has wood windows. Karimar has double glazed upvc windows	0
DOORS Eg Wood/UPVC/Other	Wood doors	0
ROOFS -Eg Stone/Tile CHIMNEYS GABLES	Cement roof tiles, brick chimneys	0
USES PAST AND PRESENT	Dwellings.	0
CAN YOU TELL IF A BUILDING HAS BEEN ALTERED?	Karimar property has a loft extension Devonian has an extension at the side of the property and is in the process of being modernised.	+1
CONDITION	Karimar is in very good condition, but Devonian is in need of some updating which is being undertaken by new owner.	+1

#### 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	None	0
FORM OF VIEW: SHORT OR LONG, UNFOLDING, GLIMPSED, CHANNELLED OR WIDE AND OPEN	Glimpsed views to open fields from the front of the property due to the privet hedges.	+1
FOCAL POINTS	None	0
STREETSCAPE	Grass verges and tarmac footpath.	0
ROOFSCAPE	Cement roof tiles, brick chimneys. Karimar also has roof lights.	0

## 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	Lots of greenery at the front and glimpsed long views to the fields beyond	+2
PUBLIC/PRIVATE GREENERY	Private	0
DOES WATER FORM A KEY FEATURE OF THE AREA	No	0

## 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 7 (LOW)*

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

Semi detached bungalows, rendered with cement tiled roofs. Karimar property has a loft extension, Devonian has an extension at the side of the property.

Karimar is the larger and more attractive property, which is rendered, pebble dashed and painted white. It has a long driveway located at the side of the property.

Devonian is smaller property and has a brown pebbledash finish with terracotta coloured roof tiles. The property is much smaller than surrounding properties on Burford Road. It is in the process of being modernised.



Karimar, Burford Road



Devonian, Burford Road

# BRIZE NORTON VILLAGE CHARACTERISTIC SURVEY

**STREET/ROAD NAME:** Grey Tiles, Roquer, and Bourne House, Burford Road

**MAP Ref:** HD05 **AREA:** E5

**DATE:** 17<sup>th</sup> July 2018

**TIME:** 8:30PM

## 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	All three properties have medium sized open gardens at the front and small rear gardens.	+2
BUILDINGS	Three large, detached houses on individual plots, constructed of reconstituted stone with cement tiled roofs and leaded glass, double glazed windows.	+1
VIEWS	Open views to the fields opposite the properties but some views are restricted due to the line of trees across the front of some of the properties.	+2
LIGHT/DARK	Light, spacious properties with long views to the front.	+2
SURFACES	Gravelled driveways	0
GREENERY & LANDSCAPE	Trees and green hedges at the front of the properties.	+2
NOISES AND SMELLS	Noise from traffic along Burford Road.	-2
GENERAL COMMENTS	Three large, detached houses which take up the full width of each plot.	+1



## 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	Formally developed.	0
GAPS BETWEEN BUILDINGS	Different sizes of plots but small gaps between properties.	+1
MEANS OF ENCLOSURE	Cotswold stone walls with a mix of shrubs and hedges.	+1
WIDE/OPEN SPACES NARROW /ENCLOSED SPACES	Wide open spaces at the front of each property.	+2
RELATIONSHIP OF THE SPACE TO BUILDINGS AND STRUCTURES	Each property is detached and nicely presented forming a pleasant relationship to the surrounding area.	+2
PAVING MATERIALS STREET FURNITURE	Tarmac footpath and grass verges	0
IMPACT OF VEHICLES AND TRAFFIC	Impact of traffic noise from Burford Road.	-2
PARKING OFF ROAD / ON ROAD	Parking off-road	0

### 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	They contribute well to the surrounding space, all three being large, detached houses presented in very good condition.	+2
SIZE/SCALE/HEIGHT	Large two storey houses which are proportionate to their size.	0
AGE	<div> <div></div> <div></div> <div></div> </div> <div> <div>Pre 1926</div> <div>1926 – 1971</div> <div>1972 - Present</div> </div>	
MATERIALS Eg Brick/Stone/Other	Reconstituted stone	0
WINDOWS/LINTELS Eg Brick/Stone/Concrete	Double glazed, leaded	0
DOORS Eg Wood/UPVC/Other	Double glazed upvc	0
ROOFS -Eg Stone/Tile CHIMNEYS GABLES	Cement tiled roofs. Reconstituted stone chimneys.	0
USES PAST AND PRESENT	Dwellings.	0
CAN YOU TELL IF A BUILDING HAS BEEN ALTERED?	Each property has been extended to the front.	+1
CONDITION	Good condition, well maintained properties.	0

#### 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	None	0
FORM OF VIEW: SHORT OR LONG, UNFOLDING, GLIMPSED, CHANNELLED OR WIDE AND OPEN	Long views to open fields from the front of the properties. However, some of properties have glimpsed views due to the trees and shrubs planted at the front of some of them.	+2
FOCAL POINTS	None	0
STREETSCAPE	Grass verges and tarmac footpath.	0
ROOFSCAPE	Cement tiled roofs with reconstituted stone chimneys.	0

## 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	Lots of greenery with trees, shrubs, and hedges at the front with long views to the fields beyond.	+2
PUBLIC/PRIVATE GREENERY	Private	0
DOES WATER FORM A KEY FEATURE OF THE AREA	No	0

## 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 7 (LOW)*

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

Three large, detached houses on separate plots constructed of reconstituted stone with cement tiled roofs and leaded glass double glazed windows.

All three are commensurate in size with adjoining older properties.



Grey Tiles, Burford Road.



Roquers, Burford Road.



Bourne House, Burford Road.

# BRIZE NORTON VILLAGE CHARACTERISTIC SURVEY

**STREET/ROAD NAME:** Brock Cottage, Burford Road

**MAP Ref:** HD05 **AREA:** E6

**DATE:** 31st July 2018

**TIME:** 7:05PM

## 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	Although cottage fills space on the west side, there are large gardens to the side and rear.	+2
BUILDINGS	Cotswold stone two storey cottage with detached garage to the rear.	+2
VIEWS	Short views to side and rear.	0
LIGHT/DARK	Very light open property	+2
SURFACES	Gravel driveway, well maintained	+1
GREENERY & LANDSCAPE	Very green area, with trees and hedgerows.	+2
NOISES AND SMELLS	Limited noise from Burford Road but noise from Monahan Way behind.	-2
GENERAL COMMENTS	Large Cotswold stone two storey cottage with good sized gardens to side and rear.	+3

## 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	Formal spaces to side and rear, abuts driveway to old nursesey behind.	0
GAPS BETWEEN BUILDINGS	Detached cottage with no gap to the adjacent cottage on the south side.	0
MEANS OF ENCLOSURE	Stone walls with tall hedge	+1
WIDE/OPEN SPACES NARROW /ENCLOSED SPACES	Wide open space	+2
RELATIONSHIP OF THE SPACE TO BUILDINGS AND STRUCTURES	Traditional Cotswold stone cottage with extensions, situated on large plot.	+2
PAVING MATERIALS STREET FURNITURE	Grass verge and tarmac drive to entrance to cottages.	+1
IMPACT OF VEHICLES AND TRAFFIC	Minimal traffic noise from Burford Road as the property is set well back from the road. However, traffic noise from Monahan Way to west side and rear.	-2
PARKING OFF ROAD / ON ROAD	Parking off-road	0



### 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	Uses all the space on the west side of the plot but has well maintained gardens on the east side and rear.	+2
SIZE/SCALE/HEIGHT	Large two storey cottage	0
AGE	<div>    </div> <div> Pre 1926                      1926 – 1971                      1972 - Present </div>	
MATERIALS Eg Brick/Stone/Other	Cotswold stone	+1
WINDOWS/LINTELS Eg Brick/Stone/Concrete	Double glazed, upvc windows	0
DOORS Eg Wood/UPVC/Other	Wooden doors	0
ROOFS -Eg Stone/Tile CHIMNEYS GABLES	Reconstituted, artificial stone tiles with stone chimney	0
USES PAST AND PRESENT	Dwelling.	0
CAN YOU TELL IF A BUILDING HAS BEEN ALTERED?	Yes, has been modified and extended over time.	0
CONDITION	Excellent condition for the age and type of property.	+3

#### 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	None	0
FORM OF VIEW: SHORT OR LONG, UNFOLDING, GLIMPSED, CHANNELLED OR WIDE AND OPEN	Short views only as site is surrounded by trees.	0
FOCAL POINTS	None	0
STREETSCAPE	Grass verges with tall hedgerows	0
ROOFSCAPE	Steep pitched roof with differing heights which adds to the interest. Reproduction roof tiles and stone chimney.	+2

## 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	Very leafy green image due to the many trees and hedgerows that surround the property.	+2
PUBLIC/PRIVATE GREENERY	Private	0
DOES WATER FORM A KEY FEATURE OF THE AREA	No	0

## 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 7 (LOW)*

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

Large Cotswold stone cottage that reflects the style and character of the old village. The interesting roof lines adds to its character.

It has a long gravel driveway and therefore it is at some distance from Burford Road.



Brock Cottage, Burford Road

# BRIZE NORTON VILLAGE CHARACTERISTIC SURVEY

**STREET/ROAD NAME:** Malt House and Malt House Barn, Burford Road

**MAP Ref:** HD05 **AREA:** E6

**DATE:** 19<sup>th</sup> July 2018

**TIME:** 9:15 PM

## 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	The properties are set on small plots.	-1
BUILDINGS	Cotswold stone semi-detached cottages. Malt House Barn has been extensively updated.	+1
VIEWS	Short and glimpsed views to the trees on other side of road at the front.	0
LIGHT/DARK	Quite light	0
SURFACES	Gravel driveways.	0
GREENERY & LANDSCAPE	Limited greenery around the property	-1
NOISES AND SMELLS	Noise from Burford Road, less so for Malt House Barn as its set back from the road.	-1
GENERAL COMMENTS	Original semi-detached properties constructed of Cotswold stone set in small plots. Malt House Barn has received extensive alterations.	+2

## 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	Formally designed and constructed	0
GAPS BETWEEN BUILDINGS	No gaps between buildings and short spaces to buildings to the west, more open to the east.	0
MEANS OF ENCLOSURE	Cotswold stone walls and fences.	0
WIDE/OPEN SPACES NARROW /ENCLOSED SPACES	Narrow enclosed spaces on small plots.	-1
RELATIONSHIP OF THE SPACE TO BUILDINGS AND STRUCTURES	The spaces are fully utilised to accommodate the dwellings.	-1
PAVING MATERIALS STREET FURNITURE	Tarmac footpath with grass verges.	+1
IMPACT OF VEHICLES AND TRAFFIC	Noise from traffic passing down Burford Road. Also noise from traffic on Monahan Way to the rear.	-2
PARKING OFF ROAD / ON ROAD	Parking off-road	0

### 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	Small spaces, dwellings fill plots so little space for gardens.	-1
SIZE/SCALE/HEIGHT	Medium sized two storey semi-detached cottage linked to a single storey cottage at the rear. Size proportionate to height.	0
AGE	<div> <div></div> <div></div> <div></div> </div> <div> <div>Pre 1926</div> <div>1926 – 1971</div> <div>1972 - Present</div> </div>	
MATERIALS Eg Brick/Stone/Other	Cotswold stone	+1
WINDOWS/LINTELS Eg Brick/Stone/Concrete	Wood double glazed windows	+1
DOORS Eg Wood/UPVC/Other	Wood	0
ROOFS -Eg Stone/Tile CHIMNEYS GABLES	Both have slate roof with stone chimneys.	0
USES PAST AND PRESENT	Malt House was a dwelling but as name implies, Malt House Barn was a storage barn.	0
CAN YOU TELL IF A BUILDING HAS BEEN ALTERED?	Yes, major alterations to both properties. side	0
CONDITION	Good condition for the age and type of property	0



#### 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	None	0
FORM OF VIEW: SHORT OR LONG, UNFOLDING, GLIMPSED, CHANNELLED OR WIDE AND OPEN	Short views at the front to the trees and fields on the opposite side of the road.	0
FOCAL POINTS	None	0
STREETSCAPE	Tarmac footpath with grass verges.	+1
ROOFSCAPE	Varying height slate roofs with stone chimneys.	+1

## 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	Limited green image on the properties but many large trees at the front on the opposite side of the road.	0
PUBLIC/PRIVATE GREENERY	Private	0
DOES WATER FORM A KEY FEATURE OF THE AREA	No	0

## 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 7 (LOW)*

FEATURE	EXAMPLE	YOUR HIERARCHY
BUILDINGS	1	1
SPACES	5	4
LONG/SHORT VIEWS	2	2
LIGHT/DARK	4	5
SURFACES	3	6
GREENERY & LANDSCAPE FEATURES	6	3
NOISE, SMELL AND TRAFFIC	7	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. Good sized Cotswold stone house, which is semi-detached to a converted, single-story barn behind. Both properties have been extended and updated. The character of the properties sits well with the style and character of the old village.



Malt House, Burford Road



Malt House Barn, Burford Road

# BRIZE NORTON VILLAGE CHARACTERISTIC SURVEY

**STREET/ROAD NAME:** Quarry Dene, Burford Road

**MAP Ref:** HD05 **AREA:** E6

**DATE:** 19<sup>th</sup> July 2018

**TIME:** 7:45PM

## 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	Large open plot to the front with long garden into old quarry at the rear.	+2
BUILDINGS	A large, detached chalet bungalow, rendered and painted crème with dormer windows and a large front garden and driveway with detached garage.	+2
VIEWS	Open views to the fields at the front of the property.	+3
LIGHT/DARK	Very light, spacious property with long views	+3
SURFACES	Gravelled driveway	0
GREENERY & LANDSCAPE	Evergreen Trees and shrubs at the front with views onto the fields beyond.	+2
NOISES AND SMELLS	Noise from traffic along Burford Road to the front and Monahan Way behind.	-2
GENERAL COMMENTS	A large, detached chalet bungalow, befitting its place on Burford Road.	+2

## 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	Formally developed over time.	0
GAPS BETWEEN BUILDINGS	Large gaps from adjacent properties	+3
MEANS OF ENCLOSURE	Cotswold stone wall with a mix of shrubs and trees that enclose the property.	+2
WIDE/OPEN SPACES NARROW /ENCLOSED SPACES	Wide open space at the front and very long garden to the rear.	+2
RELATIONSHIP OF THE SPACE TO BUILDINGS AND STRUCTURES	Large detached chalet bungalow forming a pleasant relationship to the surrounding area.	+4
PAVING MATERIALS STREET FURNITURE	Tarmac footpath with grass verges.	-1
IMPACT OF VEHICLES AND TRAFFIC	Impact of traffic noise coming from the front on Burford road and rear from Monahan Way.	-2
PARKING OFF ROAD / ON ROAD	Parking off-road	0

### 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	Contributes well to the surrounding space being a large detached well presented chalet bungalow in excellent condition.	+4
SIZE/SCALE/HEIGHT	A well proportioned chalet bungalow	+2
AGE	<div> <div></div> <div></div> <div></div> </div> <div>Pre 19261926 – 19711972 - Present</div>	
MATERIALS Eg Brick/Stone/Other	Rendered property	+1
WINDOWS/LINTELS Eg Brick/Stone/Concrete	Double glazed upvc	+1
DOORS Eg Wood/UPVC/Other	Double glazed upvc	+1
ROOFS -Eg Stone/Tile CHIMNEYS GABLES	Cement tiles, no chimney.	0
USES PAST AND PRESENT	Dwelling.	0
CAN YOU TELL IF A BUILDING HAS BEEN ALTERED?	Yes, altered and extended over time.	+1
CONDITION	Excellent condition, well maintained property.	+4

#### 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	None	0
FORM OF VIEW: SHORT OR LONG, UNFOLDING, GLIMPSED, CHANNELLED OR WIDE AND OPEN	Long views to open fields opposite from the front of the property.	+3
FOCAL POINTS	None	0
STREETSCAPE	Grass verges and tarmac footpath.	0
ROOFSCAPE	Cement tiled roof, with dormer windows.	+1



## 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	Lots of greenery with short evergreen trees and shrubs at the front.	+3
PUBLIC/PRIVATE GREENERY	Private	0
DOES WATER FORM A KEY FEATURE OF THE AREA	No	0

## 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 7 (LOW)*

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

A large, detached chalet bungalow, originally built in the 1920's, now rendered and painted crème with a large front garden, driveway, and garage. The property has been extensively altered and modified over time and is now in excellent condition.

A well-proportioned dwelling that sits well on Burford Road.



Quarry Dene, Burford Road

# BRIZE NORTON VILLAGE CHARACTERISTIC SURVEY

**STREET/ROAD NAME:** St Ives, Burford Road

**MAP Ref:** HD05 **AREA:** E6

**DATE:** 19<sup>th</sup> July 2018

**TIME:** 8:05PM

## 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	Large open fronted plot with very long rear garden into the old quarry.	+2
BUILDINGS	A large, detached bungalow with stone cladding and a cement tiled roof.	+1
VIEWS	Long views across the road to open fields.	+2
LIGHT/DARK	Very light, spacious property with long views.	+2
SURFACES	Gravel driveway.	0
GREENERY & LANDSCAPE	Trees and shrubs at the front.	+2
NOISES AND SMELLS	Noise from traffic along Burford Road and Monahan Way behind.	-2
GENERAL COMMENTS	A well-proportioned detached bungalow with an open area to the front.	+2

## 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	In-formally developed over time.	0
GAPS BETWEEN BUILDINGS	Large gaps from adjacent properties	+2
MEANS OF ENCLOSURE	Cladded stone laid on block work wall with shrubs along the wall.	+1
WIDE/OPEN SPACES NARROW /ENCLOSED SPACES	Wide open space at the front.	+2
RELATIONSHIP OF THE SPACE TO BUILDINGS AND STRUCTURES	Large, detached bungalow and garage forming a good relationship to the surrounding area.	+2
PAVING MATERIALS STREET FURNITURE	Tarmac paving, with grass verges	0
IMPACT OF VEHICLES AND TRAFFIC	Impact of traffic noise coming from the front on Burford Road and Monahan Way at the rear.	-2
PARKING OFF ROAD / ON ROAD	Parking off-road	0

### 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	Contributes well to the surrounding space being a large detached well-presented bungalow and garage.	+2
SIZE/SCALE/HEIGHT	A well-proportioned single storey bungalow.	0
AGE	<div> <div></div> <div></div> <div></div> </div> <div> <div>Pre 1926</div> <div>1926 – 1971</div> <div>1972 - Present</div> </div>	
MATERIALS Eg Brick/Stone/Other	Stone clad onto cement blocks	0
WINDOWS/LINTELS Eg Brick/Stone/Concrete	Double glazed upvc	+1
DOORS Eg Wood/UPVC/Other	Double glazed upvc	+1
ROOFS -Eg Stone/Tile CHIMNEYS GABLES	Cement tiles, with stone clad chimney.	0
USES PAST AND PRESENT	Dwelling.	0
CAN YOU TELL IF A BUILDING HAS BEEN ALTERED?	Yes, extensively altered over time with extensions at the front and rear of the property.	+1
CONDITION	Good condition well maintained property	+2

#### 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	None	0
FORM OF VIEW: SHORT OR LONG, UNFOLDING, GLIMPSED, CHANNELLED OR WIDE AND OPEN	Long views to open fields from the front of the property	+2
FOCAL POINTS	None	0
STREETSCAPE	Grass verges and tarmac footpath.	0
ROOFSCAPE	Single pitched roof with gable to front and stone clad chimney.	0

## 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	Lots of greenery with evergreen trees and shrubs at the front and long views to the fields beyond	+3
PUBLIC/PRIVATE GREENERY	Private	0
DOES WATER FORM A KEY FEATURE OF THE AREA	No	0

## 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 7 (LOW)*

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

A large, detached bungalow and garage with stone cladding and a cement-tiled roof located on large open fronted plot with trees. The bungalow is partially enclosed at the front with a low wall constructed of cladded stones laid on block work with shrubs along the wall.

The original property is relatively old but has been extensively modified with a large extension at the rear and a completely new frontage. Also, the loft area above the garage has been altered and roof lights have been installed.



St Ives, Burford Road

# BRIZE NORTON VILLAGE CHARACTERISTIC SURVEY

**STREET/ROAD NAME:** Chelford House, Burford Road

**MAP Ref:** HD05 **AREA:** E7

**DATE:** 19<sup>th</sup> July 2018

**TIME:** 8:55PM

## 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	A large back land plot with a long driveway.	+3
BUILDINGS	A large secluded two storey detached house, recently constructed on a large open plot.	+4
VIEWS	Long views to open fields.	+2
LIGHT/DARK	Very light, spacious property with long views.	+2
SURFACES	Gravelled driveway	+1
GREENERY & LANDSCAPE	Trees and shrubs around the property allows the property to be secluded.	+2
NOISES AND SMELLS	Noise from Burford road not noticeable due to being set back from the road. However, traffic noise from Monahan Way which runs behind the property.	-2
GENERAL COMMENTS	An imposing detached property on a large, raised plot with a long driveway. It has been recently constructed from Cotswold stone with a stone slate roof	+4

## 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	New built property, formally designed.	+4
GAPS BETWEEN BUILDINGS	Large gaps from adjacent properties	+4
MEANS OF ENCLOSURE	Cotswold stone walls with wood fencing	+3
WIDE/OPEN SPACES NARROW /ENCLOSED SPACES	Wide open space at the front and rear.	+3
RELATIONSHIP OF THE SPACE TO BUILDINGS AND STRUCTURES	Large detached, recently built property, in Cotswold stone forming a good relationship to the surrounding area.	+4
PAVING MATERIALS STREET FURNITURE	Tarmac paving, with grass verges	+1
IMPACT OF VEHICLES AND TRAFFIC	Minimal impact of traffic noise coming from the front on Burford Road. However, traffic noise from Monahan Way which is a bypass road on the north side of the property.	-2
PARKING OFF ROAD / ON ROAD	Parking off-road	0

### 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	Contributes well to the surrounding space being an elegant large detached, well-presented property.	+4
SIZE/SCALE/HEIGHT	Large 2 storey house with high pitched roof.	+3
AGE	<div> <div></div> <div></div> <div></div> </div> <div> <div>Pre 1926</div> <div>1926 – 1971</div> <div>1972 - Present</div> </div>	
MATERIALS Eg Brick/Stone/Other	Cotswold stone	+4
WINDOWS/LINTELS Eg Brick/Stone/Concrete	Double glazed upvc	+3
DOORS Eg Wood/UPVC/Other	Wood	+1
ROOFS -Eg Stone/Tile CHIMNEYS GABLES	Cotswold stone slate tiles, stone chimney	+4
USES PAST AND PRESENT	Dwelling.	0
CAN YOU TELL IF A BUILDING HAS BEEN ALTERED?	Newly constructed property	+4
CONDITION	Excellent condition	+5

#### 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	None	0
FORM OF VIEW: SHORT OR LONG, UNFOLDING, GLIMPSED, CHANNELLED OR WIDE AND OPEN	Long views to open fields from the front of the property	+3
FOCAL POINTS	None	0
STREETSCAPE	Grass verges and tarmac paving.	0
ROOFSCAPE	High pitched roof constructed of Cotswold stone slate tiles with a stone chimney.	0

## 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	Lots of greenery at the front and long views to the fields beyond	+3
PUBLIC/PRIVATE GREENERY	Private	0
DOES WATER FORM A KEY FEATURE OF THE AREA	No	0

## 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 7 (LOW)*

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

An elegant, large two storey detached house, recently constructed in Cotswold stone with a high-pitched roof with stone slate tiles and a stone chimney on a large open plot.

The gravelled driveway at the front is long and winding, pleasantly landscaped with lavender shrubs planted on both side of the driveway.



Chelford House, Burford Road

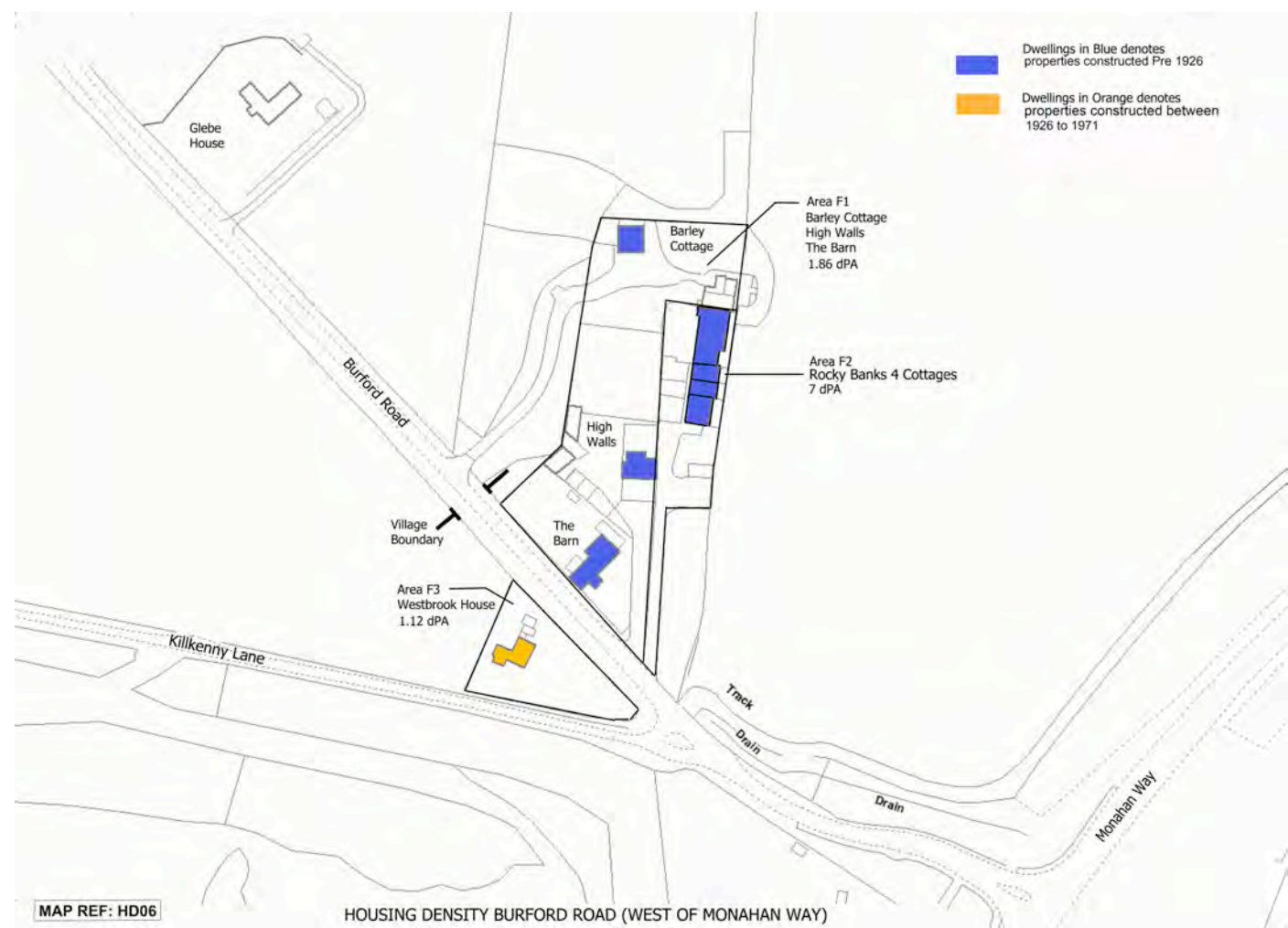
**AREA**

**F**

**Burford Road-west  
F1 – F3**



# BRIZE NORTON BUILDING CHARACTERISTIC ASSESSMENT



# BRIZE NORTON VILLAGE CHARACTERISTIC SURVEY

**STREET/ROAD NAME:** Barley Cottage, Burford Road

**MAP:** HD06 **AREA:** F1

**DATE:** 2<sup>ND</sup> AUGUST 2018 **TIME:** 9:00PM

## 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	A large plot with very wide open views across farmlands that surround the property.	+4
BUILDINGS	A large, detached house with a basement that is constructed of Cotswold stone with a reconstituted stone tiled roof and stone chimneys.	+3
VIEWES	Open views surrounding the property to farm fields beyond.	+4
LIGHT/DARK	Very light, spacious property.	+4
SURFACES	Gravel driveway.	+1
GREENERY & LANDSCAPE	Large trees and shrubs around the property with vast open landscape views across farm lands.	+4
NOISES AND SMELLS	Although there is noisy traffic along Burford Road, the property is located at some distance from the road at the end of a long driveway.	-1
GENERAL COMMENTS	A large, detached house set in a large plot with open views across farmland to the west, north and east..	+4

## 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	Informally developed over time with a major internal refurbishments.	+2
GAPS BETWEEN BUILDINGS	Large gaps to adjacent properties, located on an open plot above the old farmworkers terraced cottages.	+4
MEANS OF ENCLOSURE	Wood fencing and hedgerows.	+3
WIDE/OPEN SPACES NARROW /ENCLOSED SPACES	Large gardens and wide open space all around to farmlands.	+4
RELATIONSHIP OF THE SPACE TO BUILDINGS AND STRUCTURES	A nice old, detached property in Cotswold stone which sits well within the large plot.	+4
PAVING MATERIALS STREET FURNITURE	Grass verges with no footpath.	0
IMPACT OF VEHICLES AND TRAFFIC	Not too much noise impact of traffic on Burford Road. Some difficulty in getting out onto the road due to the speeding traffic.	-1
PARKING OFF ROAD / ON ROAD	Parking off-road	0

### 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	Contributes well to the surrounding space being a large detached, well-presented property that has been recently modified and improved.	+4
SIZE/SCALE/HEIGHT	Large 3 storey house with basement	+2
AGE	<div> <div></div> <div></div> <div></div> </div> <div>Pre 19261926 – 19711972 - Present</div>	
MATERIALS Eg Brick/Stone/Other	Cotswold stone	+3
WINDOWS/LINTELS Eg Brick/Stone/Concrete	Double glazed upvc	+1
DOORS Eg Wood/UPVC/Other	Wood doors	+1
ROOFS -Eg Stone/Tile CHIMNEYS GABLES	Reconstituted stone tiles, stone chimney.	0
USES PAST AND PRESENT	Dwelling.	0
CAN YOU TELL IF A BUILDING HAS BEEN ALTERED?	Yes, the dwelling has been extended at the front and a new conservatory added to one side.	+2
CONDITION	Very good condition, well maintained property.	+3

#### 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	None	0
FORM OF VIEW: SHORT OR LONG, UNFOLDING, GLIMPSED, CHANNELLED OR WIDE AND OPEN	Wide open views surrounding the property to farm fields beyond	+4
FOCAL POINTS	None	0
STREETSCAPE	Grass verges with tall hedgerows.	+1
ROOFSCAPE	Pitched roof, constructed of reconstituted stone tiles, with roof lights and two stone chimneys	+1

## 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	Lots of greenery around the property with trees and hedgerows.	+3
PUBLIC/PRIVATE GREENERY	Private	0
DOES WATER FORM A KEY FEATURE OF THE AREA	No	0

## 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 7 (LOW)*

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

A substantial dwelling that not only sits within a large plot, but also has wide open views across the open farmland that surrounds it.

The property is located at the end of a long tree-lined driveway therefore, the location is rather quiet being some distance from Burford Road.

It was originally owned by Christ Church College as part of Foxbury Farm estate and passed on to the present owners having undergone a major internal refurbishment and upgrade to a more modern family dwelling.

Its location is on the old quarry site above Rocky Banks terraced cottages that are located at some distance below the property.



Barley Cottage, Burford Road

# BRIZE NORTON VILLAGE CHARACTERISTIC SURVEY

**STREET/ROAD NAME:** Barn Cottage and High Walls, Burford Road

**MAP:** HD06 **AREA:** F1

**DATE:** 31ST JULY 2018

**TIME:** 8:15PM

## 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	Barn Cottage sits within a large open plot and High Walls sits on a smaller plot, both within the old quarry.	+2
BUILDINGS	Cotswold stone converted barn building, attached to a small cottage, now one large property. High Walls is a Cotswold Stone house with side extension	+2
VIEWS	Both have long views of the countryside at the rear of the properties.y	+2
LIGHT/DARK	Barn Cottage is quite dark and shaded property due to the many trees and hedgerows that surround the property. High Walls is much lighter and more open type of property.	+1
SURFACES	Barn Cottage has gravel driveway and grass verges. High Walls has a tarmac driveway.	+1
GREENERY & LANDSCAPE	Very green area, with many trees and hedgerows. Long landscape views of the countryside at the rear of the properties	+3
NOISES AND SMELLS	Noise from Burford Road traffic.	-2
GENERAL COMMENTS	Barn Cottage Cotswold stone converted barn building, attached to a small cottage which is now one large property. High Walls is a large 2 storey house with dormer windows and an extension to the side with a roof light in the converted loft area.	+2






## 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	Barn Cottage informally developed over time. It was originally a small Cotswold stone cottage with a large barn attached to it. It is now one large dwelling. High Walls is formally developed as a Cotswold stone house	+2
GAPS BETWEEN BUILDINGS	Both large properties with large gaps between them and to neighbouring properties.	+3
MEANS OF ENCLOSURE	Both with stone walls with wooden trellis above the wall	+1
WIDE/OPEN SPACES NARROW /ENCLOSED SPACES	Both have wide open spaces at the front and rear	+2
RELATIONSHIP OF THE SPACE TO BUILDINGS AND STRUCTURES	Barn Cottage sits in a large space so forms a good relationship with the space. High Walls sits in a smaller space but is well proportioned with the available space.	+2
PAVING MATERIALS STREET FURNITURE	Grass verge with 8 reflector posts, by the side of the property. Lamp post/Telegraph Pole	+1
IMPACT OF VEHICLES AND TRAFFIC	Noise from traffic that passes very close to Barn Cottage. Noise not so noticeable to High Walls as it sits well back from the road.	-1
PARKING OFF ROAD / ON ROAD	Parking Off-road	0

### 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	Both properties contribute very well to the open space being old traditional stone surrounded by Cotswold stone walls and in the old quarry.	+3
SIZE/SCALE/HEIGHT	Both large 2 storey properties	0
AGE	<div>    </div> <div> Pre 1926                      1926 – 1971                      1972 - Present </div>	
MATERIALS Eg Brick/Stone/Other	Cotswold stone	+1
WINDOWS/LINTELS Eg Brick/Stone/Concrete	Mixed some wood some double glazed, upvc windows	+1
DOORS Eg Wood/UPVC/Other	Wooden doors	+1
ROOFS -Eg Stone/Tile CHIMNEYS GABLES	Reconstituted stone tiles with stone and metal chimneys.	+1
USES PAST AND PRESENT	Barn and cottage, now one building. Cottage in adjacent plot.	+1
CAN YOU TELL IF A BUILDING HAS BEEN ALTERED?	Yes, Barn Cottage has been modified over time from a small cottage and attached barn to a single large cottage. High Walls is a Cotswold Stone cottage with side extension.	+2
CONDITION	Both in reasonable condition for the age and types of property.	+1

#### 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	None	0
FORM OF VIEW: SHORT OR LONG, UNFOLDING, GLIMPSED, CHANNELLED OR WIDE AND OPEN	Both with short views at the front with long views to the countryside at the rear.	+2
FOCAL POINTS	None	0
STREETSCAPE	Grass verges. Street light and telegraph poles. s	0
ROOFSCAPE	Both properties have reconstituted stone roof tiles. Barn Cottage has a steel chimney. High Walls has brick chimneys.	+1

## 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	Very leafy green image due to the many trees, shrubs and hedgerows that surround both properties.	+3
PUBLIC/PRIVATE GREENERY	Private	0
DOES WATER FORM A KEY FEATURE OF THE AREA	No	0

## 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 7 (LOW)*

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

Two well established properties that sit well in a landscaped area within the old quarry.  
Both properties are an excellent feature at the entrance to the village,  
However, both properties are rather close to the road, so that the noise from traffic has some detrimental impact to those living in these properties.



Barn Cottage, Burford Road



High Walls, Burford Road

# BRIZE NORTON VILLAGE CHARACTERISTIC SURVEY

**STREET/ROAD NAME:** Rocky Banks (4 Cottages) Burford Road

**MAP:** HD06 **AREA:** F2

**DATE:** 31ST JULY 2018

**TIME:** 7:35PM

## 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	A narrow long plot for the cottages but shared gardens to the south.	+1
BUILDINGS	Originally six farmworkers' cottages constructed of Cotswold stone. Now only four cottages as one of them incorporates two adjacent properties.	+1
VIEWS	Limited views only to the front garden area as properties sit in the back of the old quarry.	-1
LIGHT/DARK	Slightly dark due to the high stone walls and the tall hedges.	-1
SURFACES	Block pavers in front of the properties.	0
GREENERY & LANDSCAPE	Trees and green hedges at the front of the properties.	+2
NOISES AND SMELLS	Set well back from Burford Road so little impact from traffic noise.	0
GENERAL COMMENTS	Original farm workers terraced cottages built of Cotswold stone with limited views.	+1

## 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	Formally developed over time.	0
GAPS BETWEEN BUILDINGS	All four cottages are terraced, so no gaps between them.	-1
MEANS OF ENCLOSURE	Cotswold stone walls with a mix of shrubs and hedges that enclose the front of the cottages.	+1
WIDE/OPEN SPACES NARROW /ENCLOSED SPACES	Narrow space at the front and more open area to the south.	-1
RELATIONSHIP OF THE SPACE TO BUILDINGS AND STRUCTURES	A slightly dark space due to the high stone walls and the tall hedges therefore the relationship of the space to the buildings is rather cramped.	-1
PAVING MATERIALS STREET FURNITURE	Tarmac drive entrance to the cottages.	0
IMPACT OF VEHICLES AND TRAFFIC	The noise impact from the Burford Road is very limited due to the cottages being at a relatively long distance from the road.	0
PARKING OFF ROAD / ON ROAD	Parking off-road	0



### 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	Small space at the front of the terraced cottages, but they are quite pleasant so they do contribute to the limited space. Open area for gardens to the south.	+2
SIZE/SCALE/HEIGHT	Two storey terraced cottages.	0
AGE	<div> <div></div> <div></div> <div></div> </div> <div> <div>Pre 1926</div> <div>1926 – 1971</div> <div>1972 - Present</div> </div>	
MATERIALS Eg Brick/Stone/Other	Cotswold stone	0
WINDOWS/LINTELS Eg Brick/Stone/Concrete	Double glazed upvc	0
DOORS Eg Wood/UPVC/Other	Double glazed upvc	0
ROOFS -Eg Stone/Tile CHIMNEYS GABLES	Cotswold stone tiled roofs, with stone and brick chimneys.	+1
USES PAST AND PRESENT	Dwellings.	0
CAN YOU TELL IF A BUILDING HAS BEEN ALTERED?	Yes, each cottage has been extended at some time and one of them has been combined with two adjacent cottages.	+1
CONDITION	Good condition, well maintained cottages	+1



#### 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	None	0
FORM OF VIEW: SHORT OR LONG, UNFOLDING, GLIMPSED, CHANNELLED OR WIDE AND OPEN	Very short views to the short but long garden area along the front of the cottages that are enclosed by a high Cotswold stone wall at the rear.	-1
FOCAL POINTS	None	0
STREETSCAPE	Tarmac paving on a long private drive to the cottages.	0
ROOFSCAPE	Single pitched roof constructed from Cotswold stone tiles with stone and brick chimneys.	0

## 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	Lots of greenery with trees, shrubs, and hedges at the front and around the terraced cottages	+2
PUBLIC/PRIVATE GREENERY	Private	0
DOES WATER FORM A KEY FEATURE OF THE AREA	No	0

## 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 7 (LOW)*

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

## 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.

A terraced block of four, two-storey Cotswold stone cottages located down in the old disused quarry area. They were originally built for the farmworker's families working at Foxbury Farm. They have since been altered and updated and are all now separately privately owned properties, all nicely presented and well maintained.

There is limited space at the front of the terrace, with a high stonewall and hedging along the front, making the front area appear relatively dark. However, the rear of the cottages is much lighter, and the views are much longer and more open.



Rocky Banks Cottages, Burford Road

# BRIZE NORTON VILLAGE CHARACTERISTIC SURVEY

**STREET/ROAD NAME:** Westbrook House, Burford Road

**MAP:** HD06 **AREA:** F3

**DATE:** 31<sup>ST</sup> JULY 2018

**TIME:** 8:35PM

## 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	A substantial plot for a single dwelling.	+3
BUILDINGS	Large detached two storey building constructed in reconstituted stone	+2
VIEWS	Long open views to farmland at the front and rear of the property	+3
LIGHT/DARK	Very light open property	+3
SURFACES	Block cement driveway, well maintained	+2
GREENERY & LANDSCAPE	Very green area, with open fields to the front and rear of the property	+2
NOISES AND SMELLS	Noise from traffic on Burford Road. Very little traffic on Kilkenny Lane as it's a cul-de-sac.	-1
GENERAL COMMENTS	A large, detached house, located on large open plot to the front. Limited space to the rear	+1

## 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	Formally designed house	0
GAPS BETWEEN BUILDINGS	Large, detached house on its own open plot which is some distance from any neighbours.	+3
MEANS OF ENCLOSURE	Cotswold stone walls and fences.	+2
WIDE/OPEN SPACES NARROW /ENCLOSED SPACES	Wide open space, with long views at the front and rear of the property	+3
RELATIONSHIP OF THE SPACE TO BUILDINGS AND STRUCTURES	Very good relationship, large open plot with just a single detached house on it.	+3
PAVING MATERIALS STREET FURNITURE	Grass verge	0
IMPACT OF VEHICLES AND TRAFFIC	Noise from traffic on Burford Road.	-1
PARKING OFF ROAD / ON ROAD	Parking Off-road	0

### 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	Large house of reconstituted stone that contributes very well to the open space.	+3
SIZE/SCALE/HEIGHT	Large 2 storey house	0
AGE	<div> <div></div> <div></div> <div></div> </div> <div>Pre 1926      1926 – 1971      1972 - Present</div>	
MATERIALS Eg Brick/Stone/Other	Reconstituted stone	0
WINDOWS/LINTELS Eg Brick/Stone/Concrete	Double glazed, µpvc windows	0
DOORS Eg Wood/UVPC/Other	µpvc doors	0
ROOFS -Eg Stone/Tile CHIMNEYS GABLES	Cement tiles with reconstituted tiled and stainless-steel chimney	0
USES PAST AND PRESENT	Dwelling.	0
CAN YOU TELL IF A BUILDING HAS BEEN ALTERED?	Yes, Conservatory and outbuildings have been added at the rear.	+1
CONDITION	Very good condition	+2

#### 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	None	0
FORM OF VIEW: SHORT OR LONG, UNFOLDING, GLIMPSED, CHANNELLED OR WIDE AND OPEN	Long open views to farmland at the front and rear of the property.	+3
FOCAL POINTS	None	0
STREETSCAPE	Grass verges with tall hedgerows alongside the road.	+1
ROOFSCAPE	Pitched roof with cement tiles and stainless-steel chimney.	0

## 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	Very leafy green image due to the many trees, shrubs, and hedgerows that surround the property.	+2
PUBLIC/PRIVATE GREENERY	Private	0
DOES WATER FORM A KEY FEATURE OF THE AREA	Stream on the south side of the property.	+1

## 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 7 (LOW)*

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

A substantial detached house sitting on a large plot at the entrance to the village.

Although not an original style property, it looks well established in its own large plot and therefore adds to the village character.



Westbrook House, Burford Road