






# SETTLEMENT ASSESSMENT PROFORMA

Surveyors(s): Rosemary Naish, Sophie Piddock, Harry Marsland.. Character Area: ...Clutton Upper village west.....

## 1. PATTERN

Character Element	Photo(s)
<p><b>A. Topography:</b> Flat Hilly Steep Shallow Plateau Valley                      Linear valley Several valleys</p> <p>A steep east facing ridge which runs downs into a wide shallow valley.</p>	
<p><b>B: Layout:</b></p> <p>Historic settlement is centered around Cooks Hill and its junction with the Upper Bristol Rd. Later development has taken place in the north east quadrant.</p> <p>Cooks Hill and Upper Bristol Rd are linear, while the newer estate of Rogers Close and The Mead are set out on a regular grid.</p> <p>Most houses have front gardens bounded by low walls, fences and hedges. Older buildings tend to front onto the road and have irregular plots, while newer houses are set back with front gardens.</p> <p>The photo shows the regular grid set out of Rogers Close</p>	
<p><b>C: Spaces:</b></p> <p>There is a football pitch to the west of the Upper Bristol Rd, which is well used and supported.</p> <p>To the southeast of Cooks Hill is a field known as Gastons. Through this runs "The Avenue", an avenue of 40 trees, originally planted two hundred years ago. This is situated along an ancient track( footpath CL6/5) leading from the Iron Age hill fort on Highbury Hill (a scheduled ancient monument) to Stowey. These track and fields are well used by walkers. In the past this was used for public events like flower shows.</p>	
<p><b>D: Green and Natural Features:</b></p> <p>The Avenue (see above) is set in open parkland, mainly bounded by hedges, mature trees and stone walls.</p>	
<p><b>E: Wildlife and Ecology:</b></p>	

<p>The fields are used for grazing, and as such also are home to insects, bats and birds.</p>	
<p><b>F: Roads, Streets and other Movement Routes:</b></p> <p>Cooks Hill is bounded on the south side by a high stone wall which retains the field beyond it. There is limited amount of pavements on this through road, where as the newer development of The Mead and Rogers Close has pavements with some grass verges. These roads however are narrow and parking can be a problem. There is very limited off street parking.</p> <p>The Upper Bristol Road is wider and was straighten in the 1960's. It has some pavements on both sides but this is very narrow in some stretches.</p>	
<p><b>G. Landmarks:</b></p> <p>Important features are the trees of the Avenue. On the Upper Bristol Rd is the Warwick Arms, the Methodist Chapel (listed building) The Manse, the Old Rectory, The Old School, no 29 Upper Bristol Rd (Listed) and a number of large houses for gentlemen dating from 250 years onwards. The stone wall on the south side of Cooks Hill.</p> <p>These photos show the Old Methodist Chapel and the Manse</p>	
<p><b>H: Views Out:</b> Are there places (often, occasional) where one can see out to other areas or to the landscape?</p> <p>The most notable views out those from the field called Gastons across "The Avenue" to Highbury Hill, southwards to Temple Cloud and across the rest of the village.</p> <p>This photo shows the views out from the top of Cooks Hill, across Gastosn towards Highbury Hill (directly behind the church tower).</p>	
<p><b>I: Views In:</b></p> <p>From the southern top of the valley, delineate by King Lane, Clutton Hill and Cuckoo Lane this area of the village stands out.</p>	

**2. BUILDINGS AND DETAILS**

<p><b>A: Predominant Building Shape and Heights:</b></p> <p><i>Along the Upper Bristol Road there are some old people's bungalows, some single chalet-type dwellings. The Historic houses along the Upper Bristol are of various designs and styles, mainly arranged in terraces, with some larger detached and semidetached properties. The houses in Rogers Close/The Mead are mainly two storey, semi detached of regular design typical of local 1950's authority development. There is only one dwelling of more than 2 storeys – the old shop on the Upper Bristol Road. The photos show The Manse in contrast to the newer "council stock" houses in the Mead and Rogers Close.</i></p>	
<p><b>B: Roofs:</b></p> <p><i>All pitched roofs with gable ends, mainly of single and double roman clay &amp; concrete tiles. Some of the larger older properties such as the old Methodist chapel are slate. Pitches vary according to period of construction, with historic dwelling having steeper pitches than the newer houses. This photo shows diversity of roof heights in the original &amp; older houses. It also shows the only 3 storey house in this part of the village.</i></p>	
<p><b>C. Predominant Materials:</b></p> <p><i>Cement render, with some rubble stone building and occasional concrete block and reconstitute stone. Boundaries are mainly fences, low stone walls and occasional hedges. Most ground is set to garden.</i></p>	
<p><b>D: Details:</b></p> <p><i>Older properties tend to have narrow casement, with some sash windows. Modern properties tend to have larger windows with some "picture" windows in 1960's developments. There are a number of properties with porches. Chimneys are universal.</i></p>	

**3. SUMMARY**

<p><b>A: In a few words or a sentence or two, what are for your group the key <u>positive</u> features about this area? What makes it special?</b></p> <p><i>The close proximity of the open fields to the buildings give it a rural character, the extensive views from higher ground, the presence of so many historic dwellings and the line and structure of Cooks Hill which is a typically deep cut Somerset Lane.</i></p>
<p><b>B: In a few words or a sentence or two, what are for your group the key <u>negative</u> features about this area? What detracts from it?</b></p>

The volume and speed of traffic using the Upper Bristol Rd and to some extent Cooks Hill.

## LANDSCAPE ASSESSMENT PROFORMA

### 1. DESCRIPTION

Character Element	Photo(s)
<p><b>A. Landform:</b> Flat    Gently undulating    Strongly undulating    <b>Steep valley side</b>                      Valley side/floor    Plateau</p>	
<p><b>B. Landcover:</b> Open farmland    <b>Farmland with trees/woods</b>    Woodland  <b>Parkland</b>    Wetland</p>	
<p><b>C. Landuse:</b> Arable farmland    Grassland    <b>Grazing</b>    Mixed    Forestry                      Industrial    Brownfield    Orchards</p>	
<p><b>D. Field Boundaries:</b> Tall    Clipped    Intermittent    <b>Hedgerow</b>  <b>With/without trees</b>    Fences    Walls</p>	

<p><b>E. Field Sizes and Patterns:</b> Small <b>Medium</b> Large Regular Angular                  Linear <b>Irregular</b></p>	
<p><b>F. Routeways:</b> <b>Few roads</b> Dense road network Tracks                  Straight <b>Winding /Narrow</b></p> <p>Staggered road junction of Upper Bristol Road, Stowey Road and Cooks Hill</p>	
<p><b>G. Buildings and Structures:</b> What manmade elements are in the landscape?  <b>Village(s)/Town</b> <b>Isolated Farms</b> <b>Barns</b> Groups of dwellings Pylons                  Masts Wires. How do they 'sit' and what natural features influence that?</p>	
<p><b>H. Water and Drainage:</b> <b>Stream</b> River Reservoir Wet ditches                  Ponds Lake                  Several stream rise in this part of the village and run down into the Cam, from Cholwell, across Cooks Hill between Gastons and the old orchard, and join the Cam tributary at Bendalls Bridge.</p>	
<p><b>I. Enclosure and Scale:</b> Tight Enclosed <b>Open</b> <b>Exposed/Intimate</b>                  Small <b>Large</b> Vast</p>	

**2. VIEWS AND LANDMARKS** (mark on the map)

<p><b>A. Views:</b> <b>Sweeping</b> Channeled Long Short Glimpsed                  Across/to a place or landmark.                  Sweeping views from the top of Cooks Hill, to the south across Gastons ,to Highbury Hill with Paulton in the far distance, to the east across the valley of the lower village. In the distance the three wind turbines at Timsbury can be clearly seen.</p>	
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<p><b>B. Landmarks:</b> Buildings Structures Natural features History Archaeology</p>	
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**3. SUMMARY**

**A. Scenic Quality:** *Think about sounds, smells and colours, how it makes you feel, does it feel tranquil? Think about balance (harmonious - chaotic) and diversity (uniform – complex) Seasonal features can also be important.*

*Highly scenic, regularly appears in local pictorial calendars, tranquil. Normal rural smell and sounds associated with pig and dairy farming.*

**B. Activities and Associations:** *What do people do in this landscape? Work and/or leisure? Do people paint or photograph it? Are there local poems or stories? What makes you identify with it or value it?*

*Popular for photography ( including commercial photography) walking, dog exercising, games playing, including tobogganning when it snows.*

**C: In a few words or a sentence or two, what are for you the key positive features about this area? What makes it special?**

*Intimate mix of the small settlement in the greater unspoiled rural setting.*





**D: In a few words or a sentence or two, what are for you the key negative features about this area? What detracts from it?**






*Noise and speed of traffic on the main road.*

# SETTLEMENT ASSESSMENT PROFORMA

Surveyors(s): .....Vic Adie, Kit Kettle..... Character Area: ...Clutton Lower village.....

## 1. PATTERN

Character Element	Photo(s)
<p><b>A. Topography:</b>  <i>A broad valley, bounded by steep hill sides to the west and north east, the axis of the valley runs from the north west descending to the south east, and contains tributaries to the river Cam.</i></p>	
<p><b>B: Layout:</b> <i>Ribbon development off lower village through road. New estates (1970-80's) to the north and south, with older houses along the through road itself. These new estates are Burchill Close, Maypole Close, Kings Oak Meadow, Valley View, Carlton Close, Greenridge Close and The Sidings. The newer houses are set back form the road, with small regular plots. Older houses have larger plots and may or may not be set back.</i>  <i>Photo 1 with Carlton Close in the foreground shows the small regular plots of the new developments and the cul de sacs layout</i>  <i>Photo 2 has the "pinchpoint" divide of Church Lane and Broomhill Lane in the foreground and again shows how the new estates laid out in cul de sacs.</i></p>	<p>Photo 1  </p> <p>Photo 2  </p>
<p><b>C: Spaces:</b>  <i>Green and opens spaces consist of the allotments, the recreation ground, the village green – a square area in front of the church, a children's playground at Burchill Close and the leisure area. The leisure area is on the route of the old railway and is home to the scouts hut and "The Cabin" All these areas are well used.</i>  <i>The aerial photo shows the allotment gardens, the playground and the playing field behind the Village Hall,</i></p>	
<p><b>D: Green and Natural Features:</b>  <i>The old railway line, which runs north – south has reverted to dense undergrowth and trees, and is a corridor and sanctuary for wildlife. The railway line bounds the development east with only Maynard Terrace and the Greensbrook houses beyond it.</i>  <i>A small stream, a tributary of the River Cam, runs under the lower Bristol road at its narrowest part, and through to the bottom of Clutton Hill.</i>  <i>This area is compact and no house is more than 250m from open fields, so there is an open green backdrop to the whole area. There is a green corridor, which runs along the line of</i></p>	

<p><i>Broomhill Lane and Church lane, which separates the lower village from the upper village. The roads are narrow and twisty, bounded by steep banks with hedges of native species. In this photo the old railway runs through the centre as a green band, with Maynard Terrace and Greensbrook above it.</i></p>	
<p><b>E: Wildlife and Ecology:</b> <i>Many of the fields here have not been actively cultivated for living memory and are original unimproved grassland with its associated flora &amp; fauna. Mammals seen here include roe deer, minkjac and fallow deer, badgers, foxes, hares. The stream and its edges are home to newts and toad. Also seen here are grass snakes, slow worms and other reptiles. Birds nest in the hedgerows, and buzzards are seen almost every day.</i></p>	
<p><b>F: Roads, Streets and other Movement Routes:</b> <i>Roads are narrow. Short stretches of narrow discontinuous pavement along station Road. Otherwise pavement is only found on the newer estate roads of Burchill Close, Maypole Close, Carlton Close etc. In the new estates parking is a mix between off road and on road. In the older areas parking is on road. The new estates are all curving multi branched cul-de-sacs. Photo 1 shows the wide pavements (&amp; pavement parking) in Burchill Cloase, photo 2 shows the pavement in the centre outside the Post Office.</i></p>	
<p><b>G. Landmarks:</b> <i>The Church and the main village pub, The Railway Inn, is at the center, together with the Post Office and Clutton County School (the primary school). The church is highly visible from the high ridge to the north east of the village. None of the others are visible from a distance. The eastern most part of this area is Maynard Terrace, which is highly visible and distinctive from south west of the parish. Photo 1 shows the Church Tower and Church Farm building from Gastons by the A37. Photo 2 shows Maynard Terrace from the South of the settlement.</i></p>	
<p><b>H: Views Out:</b> <i>From Maynard Terrace the views are open towards Temple Cloud.</i></p>	



<p><b>I: Views In:</b>  <i>Because this area is in a bowl at the bottom of the valley it is visible from most of the high ground around it.                  The Church of St Augustine of Hippo, with its neighbouring farm (listed buildings) are landmarks visible from the ridge to the north west and from the Mead, and from the southern boundary of the parish at Cholwell and Marsh Lane.                  The photo here was taken from Cuckoo Lane and clearly shows the lower village, with Temple Cloud beyond it. The Avenue can just be seen in the top right with the upper village off the photo.</i></p>	
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**2. BUILDINGS AND DETAILS**

<p><b>A: Predominant Building Shape and Heights:</b>  <i>In the older parts the houses are mainly two storey terraces and semidetached cottages. The newer estates are two storey semi-detached and detached houses. Some single storey dwellings in Carlton Close and Greensbrook. There are only 4 houses of more than 2 storeys – these are all recently build. Unfortunately these are visible from important green spaces.</i></p>	
<p><b>B: Roofs:</b>  <i>Varied pitch roofs – red tiles and some some slate.</i></p>	
<p><b>C. Predominant Materials:</b>  <i>Maynard Terrace is brick built using local brick- generally rendered nowadays.                  New estates are brick built, with reconstituted stone and render.                  The older cottages are a mix of brick and stone build.</i></p>	
<p><b>D: Details:</b>  <i>Chimneys on all older houses, original windows are sash. Modern houses have a mix of “mock sash” type and casement windows.</i></p>	


**3. SUMMARY**



<p><b>A: In a few words or a sentence or two, what are for your group the key <u>positive</u> features about this area? What makes it special?</b></p> <p><i>An attractive group of old building centered around the village pub. Close bound area with wide range of building styles, and open country side close.</i></p>
<p><b>B: In a few words or a sentence or two, what are for your group the key <u>negative</u> features about this area? What detracts from it?</b></p> <p><i>Lack of footpaths making it unpleasant to be a pedestrian, frequent flooding at the bottom of Clutton Hill. The sewage pumping station is situated beside the railway embankment and is often unable to cope with the increased load.</i></p>

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## LANDSCAPE ASSESSMENT PROFORMA

### 1. DESCRIPTION

Character Element	Photo(s)
<p><b>A. Landform:</b> Flat    Gently undulating    Strongly undulating    Steep valley</p> <p><b>Valley side/floor</b>    Plateau</p>	
<p><b>B. Landcover:</b> Open farmland    <b>Farmland with trees/woods</b>                      Woodland    Parkland    Wetland</p> <p><i>In the photo here, taken from Cuckoo Lane on the ridge to the North east of the village, the village is almost hidden by the dense trees and hedges around the fields.</i></p>	
<p><b>C. Landuse:</b> Arable farmland    <b>Grassland</b>    <b>Grazing</b>    Mixed    Forestry                      Industrial    Brownfield    Orchards</p> <p><i>Most land use on the fields to the south of the village are used for livestock grazing, while on Clutton Hill the land is cultivated for fodder crops. To the east of the village is Greyfield Wood – an old woodland site now owned by the Woodland Trust. The farms to the north, along the Lower Bristol Road are livestock- dairy, sheep and pigs.</i></p>	
<p><b>D. Field Boundaries:</b> Tall    Clipped    Intermittent    <b>Hedgerow</b>                      With/without trees    Fences    Walls</p> <p><i>See the photo in section E below</i></p>	

<p><b>E. Field Sizes and Patterns:</b> Small <b>Medium</b> Large Regular Angular Linear <b>Irregular</b></p> <p>This aerial photo clearly shows the irregular fields, small to medium, with hedges and trees as boundaries.</p>	
<p><b>F. Routeways:</b> <b>Few roads</b> Dense road network <b>Tracks</b> Straight/<b>Winding /Narrow</b></p> <p>In the photo above (section E) the only road that is really noticeable is the dog leg of Marsh Lane. The other roads leading out of the village, the Lower Bristol Road and Clutton Hill as due to their narrowness and high banks with hedges , they just disappear into the landscape.</p>	
<p><b>G. Buildings and Structures:</b> What manmade elements are in the landscape? Village(s)/Town <b>Isolated Farms</b> <b>Barns</b> Groups of dwellings Pylons Masts <b>Wires</b>. How do they 'sit' and what natural features influence that?</p>	
<p><b>H. Water and Drainage:</b> <b>Stream</b> River Reservoir Wet ditches Ponds <b>Lake</b></p> <p>Numerous small streamlets rise on the slopes down from the ridge of hills in the north and west, and eventually all join the stream that runs south east along valley bottom towards Highbury Hill and the waterfall in Greyfield Woods, which is a tributary of the river Cam. Some of these streamlets in the northern part of the parish have been damned to form fishing lakes as farmers seek to diversify.</p>	
<p><b>I. Enclosure and Scale:</b> Tight <b>Enclosed</b> Open Exposed/Intimate <b>Small</b> Large Vast</p>	

**2. VIEWS AND LANDMARKS** (mark on the map)

<p><b>A. Views:</b> Sweeping Channeled <b>Long</b> Short <b>Glimpsed</b> Across/to a place or landmark. Views across fields to Temple Cloud and to Greyfield Wood</p>	
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<p><b>B. Landmarks:</b> Buildings Structures Natural features History Archaeology</p> <p>Remains of Medieval Dovecot in Gastons          Old Brickwork chimney          St Augustines Church          Post Office          Railway Inn</p>	
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**3. SUMMARY**

<p><b>A. Scenic Quality:</b> <i>Think about sounds, smells and colours, how it makes you feel, does it feel tranquil? Think about balance (harmonious - chaotic) and diversity (uniform – complex) Seasonal features can also be important.</i></p> <p><i>Traditional rural views of grazing meadows and woodland</i></p>
<p><b>B. Activities and Associations:</b> <i>What do people do in this landscape? Work and/or leisure? Do people paint or photograph it? Are there local poems or stories? What makes you identify with it or value it?</i></p> <p><i>Popular walking area and leisure riding area. This part of the village has the allotments, two play grounds with play equipment, a recreation for ball games and village open events, the cycle routes, Rudes Field where the annual Flower show is held, fishing lakes. In all a very popular leisure area for the village. These are all important as open and green spaces for the village.</i></p>
<p><b>C: In a few words or a sentence or two, what are for you the key <u>positive</u> features about this area? What makes it special?</b></p> <p><i>A good community area centred around the village hall, the social club and the skittle alleys, but never more than 500m from open fields.</i></p>
<p><b>D: In a few words or a sentence or two, what are for you the key <u>negative</u> features about this area? What detracts from it?</b></p> <p><i>The sewage pumping area which is not up to the current loading; narrow roads no pavements and no parking facilities, making it difficult to negotiate the roads. Remote from public transport and shops.</i></p>