

W H I T C H U R C H V I L L A G E

C H A R A C T E R A P P R A I S A L

2015

Introduction

Acknowledgements

This project would not have been possible without the constant feedback and support of the Whitchurch Village Neighbourhood Plan Steering Group and Cleo Newcombe-Jones from Bath & North East Somerset council. With out their input and enthusiasm for protecting and restoring the character of Whitchurch Village our efforts would have pointless.

Our special thanks go out to Cleo Newcombe Jones, Paul May, Alyson Lampard, Jill Britten, Mary Walsh and Barrie Hartshorne.

Authors

This character appraisal has been put together by Grant Warner, William Millest, and Matthew Andrews: Architecture and Planning students at the University of the West of England.

CONTENTS

INTRODUCTION

| | |
|------------------------------------|--------|
| 1.1 WHITCHURCH VILLAGE | P. 4-5 |
| 1.2 AIMS OF DOCUMENT | P. 4-5 |
| 1.3 STRUCTURE OF DOCUMENT | P. 4-5 |
| 1.4 METHODOLOGY | P. 4-5 |
| 1.5 TRANSPORT | P 6-7 |
| 1.6 GREENBELT | P. 6-7 |
| 1.7 HISTORY- SUMMARY OF WHITCHURCH | P. 8-9 |

CHARACTER AREAS

P. 10-11

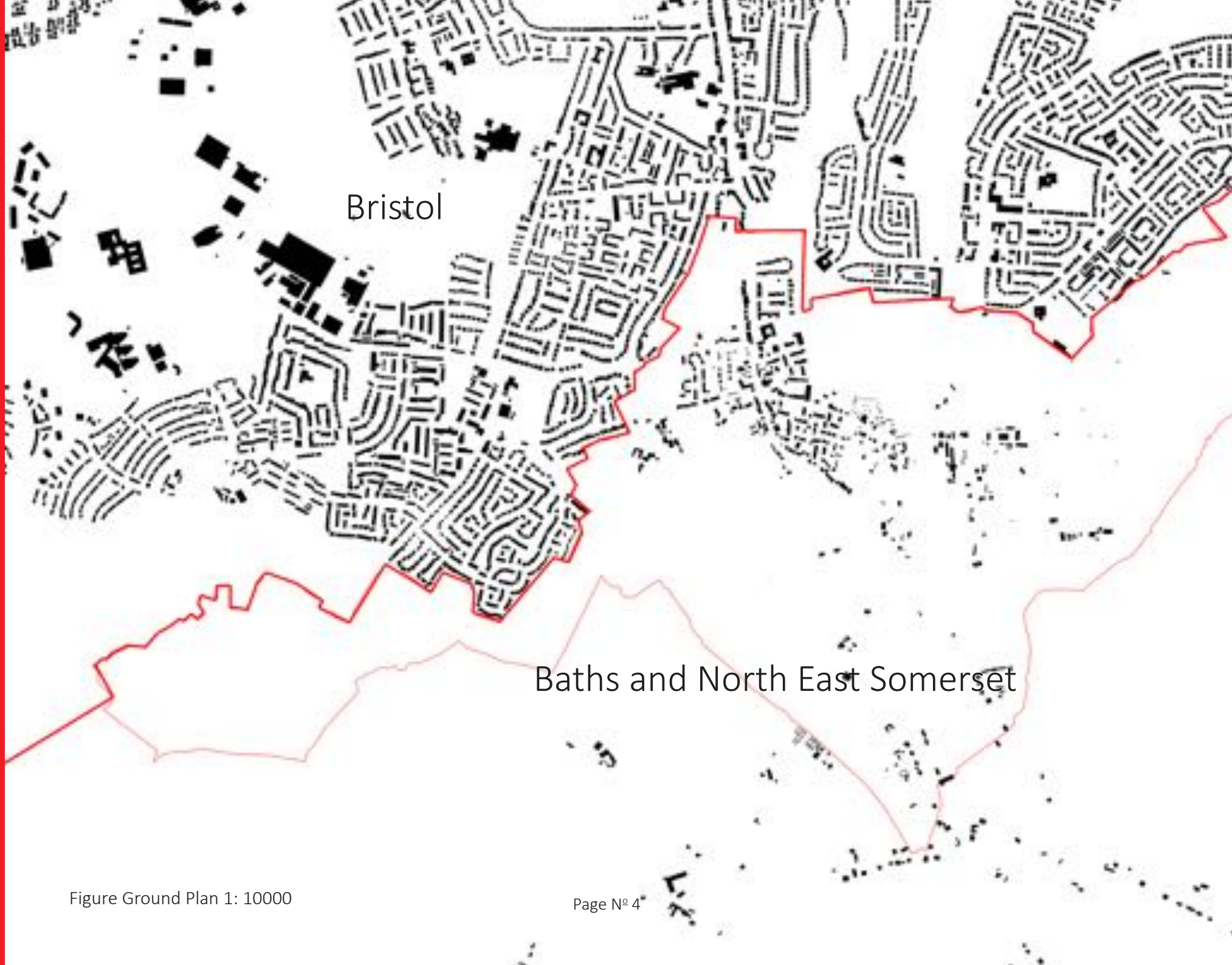
| | |
|-----------------------------------|------------|
| 1. HORSEWORLD | P. 12-31 |
| 2. STAUNTON LANE | P. 32-55 |
| 3. STAUNTON FIELDS/IMPERIAL COURT | P. 56-71 |
| 4. CHURCHWAYS | P. 72-85 |
| 5. A37 BRISTOL ROAD | P. 86-101 |
| 6. DENE RD/SALTWELL AVENUE | P. 102-121 |

RURAL FRINGES

| | |
|----------------------------|-------------|
| 1. RURAL FRINGE SOUTH | P. 122-125 |
| 2. RURAL FRINGE NORTH EAST | P. 126- 131 |
| 3. RURAL FRINGE SOUTH WEST | P. 132-135 |

1

INTRODUCTION



Bristol

Baths and North East Somerset

1.1 Whitchurch Village

Whitchurch Village is a small rural settlement located in Bath and North East Somerset on the outer fringes of South Bristol. Due to its prime position outside a busy urban environment, Whitchurch is constantly under enormous pressure from development and change.

An understanding of the character of the village is fundamental to informing any new development, ensuring it is in keeping with the village's current style.

1.2 Aims Of The Document

This is a supplementary document used to aid the village in the preparation of their neighbourhood plan. The main aim is to provide a clear evidence based, drafting policies from its contents. A secondary aim is to describe the key characteristics of the area to residents in a clear and easy to understand format.

1.3 Structure Of The Document

The structure of the document has been put together to make it as clear as possible to those tasked with its interpretation.

The document is split into distinct character areas in order for the full site to be fully described and discussed.

The character areas were chosen due to their distinctive and specific nature, collectively they

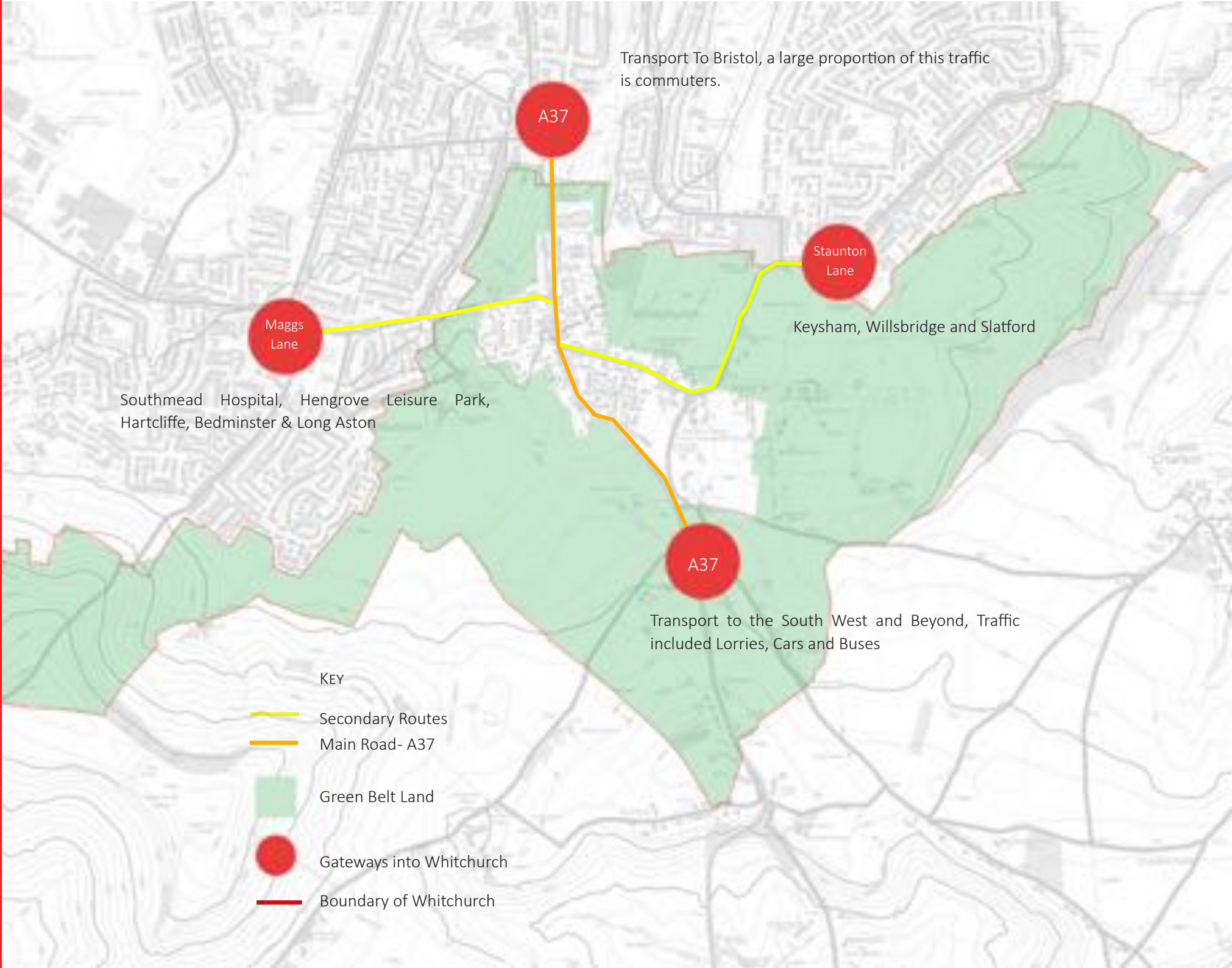
describe the area of Whitchurch in its entirety. In total there are 9 character areas, 6 specific urban locations and 3 rural fringes.

Each character area will have similar headings which describe the entirety of that area. Topics including building heights and materials, green spaces, roads and also wildlife give an indication as to the nature of Whitchurch and how it differs from other villages.

1.4 Methodology

The Whitchurch character appraisal process included the following steps

- A detailed meeting with the steering group whereby the outline proposal for the character appraisal was considered and clarified.
- A detailed site visit with Barry (local resident) who contextualised the historic features of Whitchurch Village.
- Consultation between the authors of this document and Cleo Newcome Jones of Bath & North East Somerset council. Her guidance included a character appraisal tool-kit and examples of successful character appraisals.
- Consistent discussion with the steering group either in person or via email.



Transport To Bristol, a large proportion of this traffic is commuters.

Maggs Lane

Southmead Hospital, Hengrove Leisure Park, Hartcliffe, Bedminster & Long Aston

A37

Staunton Lane

Keysham, Willsbridge and Slatford

A37

Transport to the South West and Beyond, Traffic included Lorries, Cars and Buses

KEY

Secondary Routes

Main Road- A37

Green Belt Land

Gateways into Whitchurch

Boundary of Whitchurch

1.5 Transport

There is heavy amounts of traffic in the area, a large proportion of this is due to Whitchurch village and how it sits just outside of Bristol. Large amounts of commuters and passing trade use the roads on a daily basis. Making some of the smaller streets in Whitchurch run for large amount of cars and lorries. The A37 is a major road cutting straight through the village, regular buses take people from the south west to Bristol.

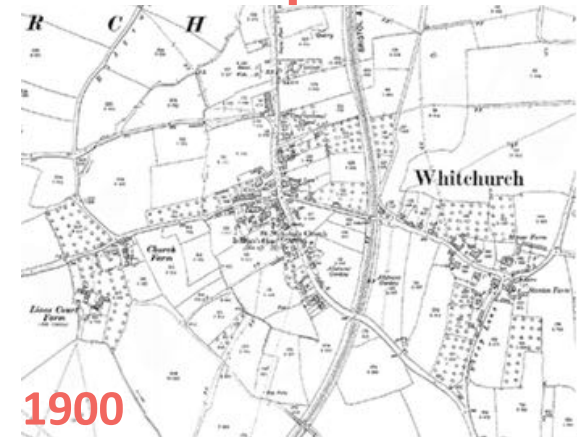
1.6 Green Belt

The green belt is a vital part of any rural community. Without its protection mass development in the area would be likely. 21st planning laws place high priority on protecting the rural areas in England. Nevertheless, due to dramatic housing needs national policy has placed high priority on delivering homes.

The community of Whitchurch encourages the protection of the green belt, and strives to keep it a non-development zone.

1.7 History- Summary of Whitchurch

- The village has increased in size in the last 20 years partly due to the pressure of growth from its northern neighbour Bristol and national demand for housing. The greenbelt has restricted further more growth.
- Current population around 1200.
- Evidence of Iron Age settlement as well as a Roman villa.
- The original Saxon village which was known as Filton (or perhaps Fylwood or Felton).
- Current populated area was first settled upon the start of the 12th century, with the church being built at this time.
- The church stands on the site of St. White, an ancient British saint and was originally known as St. Whites Church, thus the village name of Whitchurch.
- The church was later expanded to its current state in the 15th century.
- Sleep Lane and Washing Pound Lane, both share historical importance in character and name, reflecting past activities in Whitchurch.
- In addition to the Anglican Church there is a United Reform Church originally founded in 1830, a primary school (which when it was established replaced a national school founded in 1837).
- A community centre that houses various clubs and activities
- A branch of the Royal British Legion



1880-1900

- Train track in use
- Small amounts of development around A37 and church areas
- Vast amounts of green space



- 1930-1960
- New development to the north and by the church
 - Dene road and St Nicolas development
 - Saltwell avenue developed from viaduct in 1960s

- 1970-1980
- Churchways
 - British legion building by the train track
 - Sports grounds

- 1990
- Staunton fields development
 - Rail track taken away
 - Caravan – designated area
 - More houses behind the legion
 - Extension of the Witheys

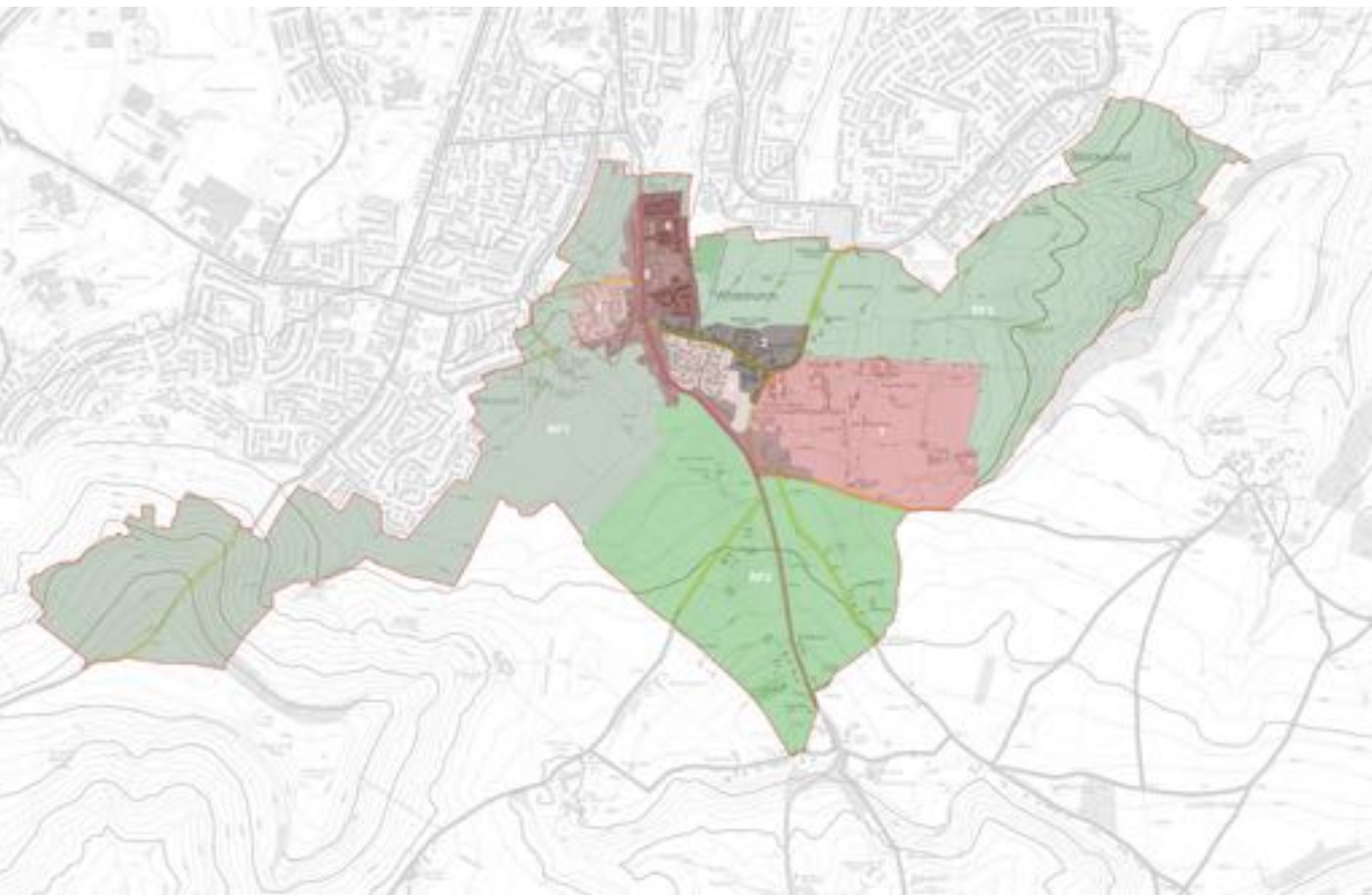
CHARACTER AREAS & RURAL FRINGES

CHARACTER AREAS

1. HORSEWORLD
2. STAUNTON LANE
3. STAUNTON FIELDS//IMPERIAL COURT
4. CHURCHWAYS
5. A37
6. DENE RD // SALTWELL AVE.

RURAL FRINGES

- RA1 - SOUTH WEST
- RA2 - SOUTH
- RA3 - NORTH EAST



No 1

HORSEWORLD

SETTLEMENT ASSESSMENT PROFORMA

1. PATTERN

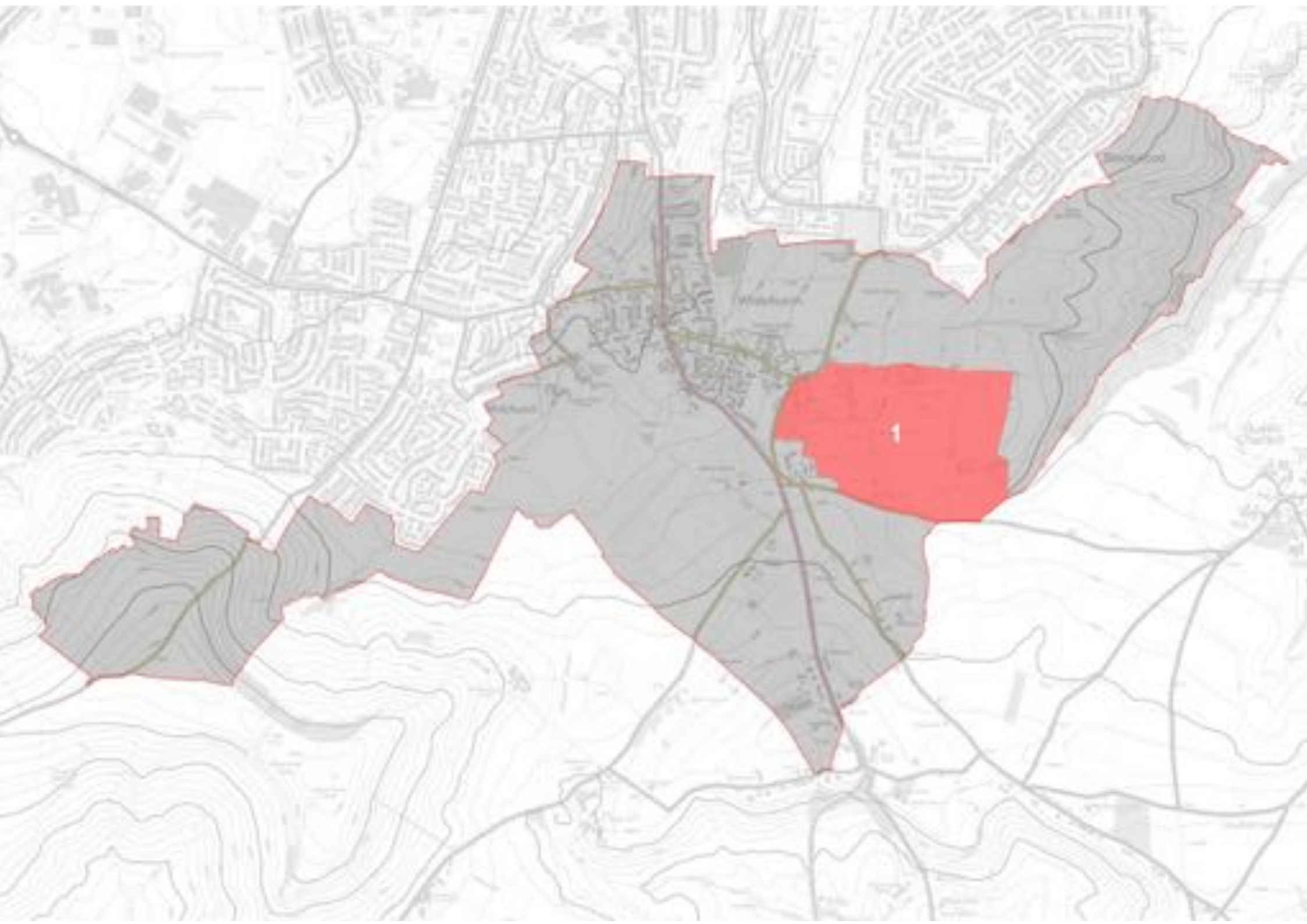
- 1.1 TOPOGRAPHY
- 1.2 LAYOUT
- 1.3 SPACES
- 1.4 GREEN AND NATURAL FEATURES
- 1.5 WILDLIFE AND ECOLOGY
- 1.6 ROADS, STREET, AND OTHER MOVEMENT ROUTES
- 1.7 LANDMARKS
- 1.8 VIEWS OUT
- 1.9 VIEWS IN

2. BUILDINGS AND DETAILS

- 2.1 PREDOMINANT BUILDING SHAPE AND HEIGHTS
- 2.2 ROOFS
- 2.3 PREDOMINANT MATERIALS
- 2.4 DETAILS

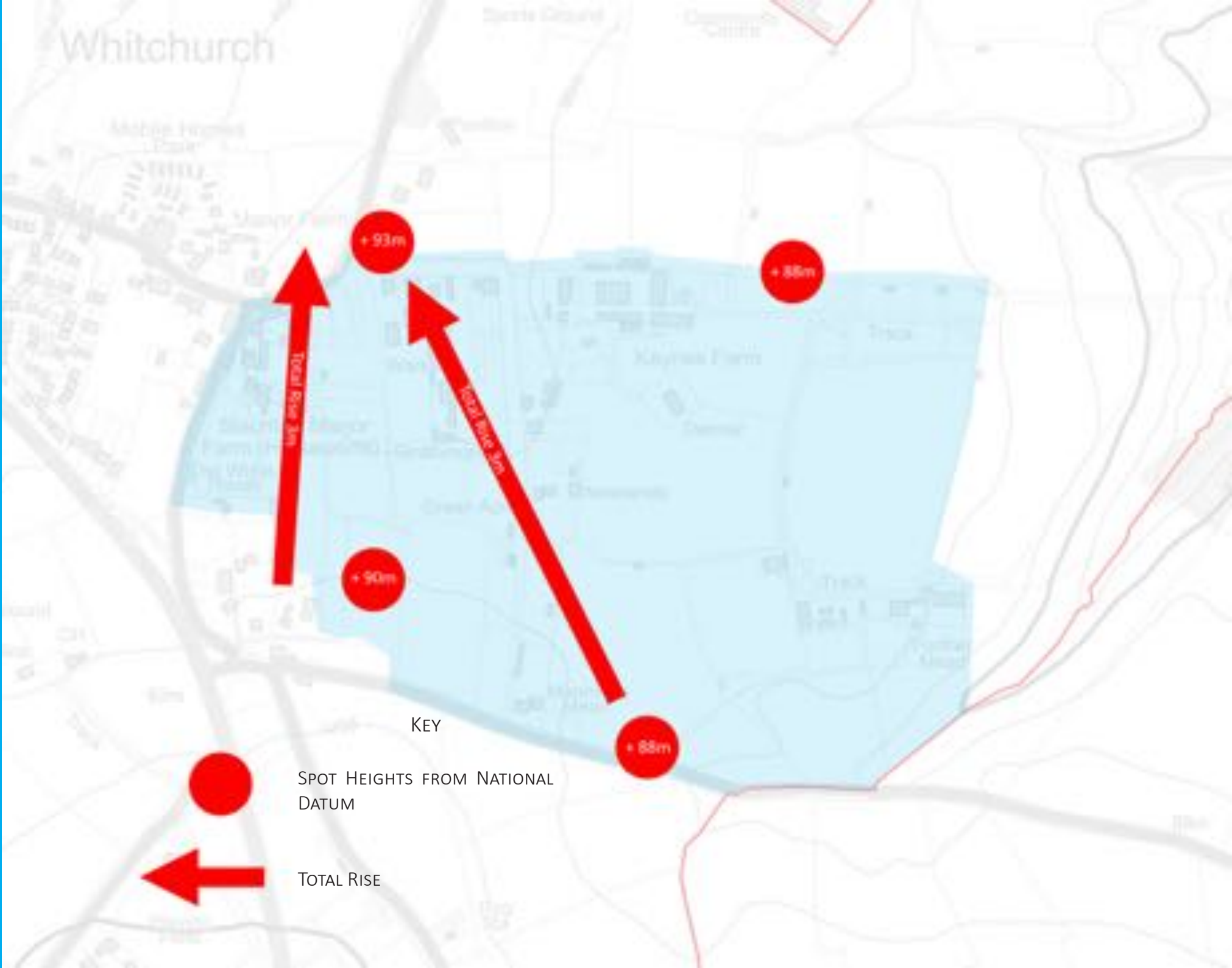
3. SUMMARY

- 3.1 KEY POSITIVE FEATURES / WHAT MAKES IT SPECIAL
- 3.2 KEY NEGATIVE FEATURES / WHAT DETRACTS FROM IT



1

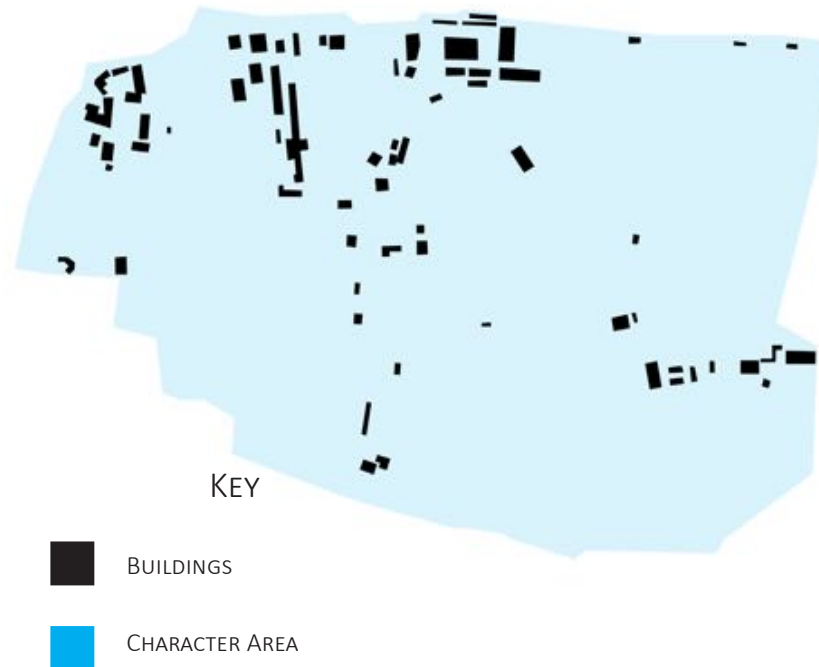
1.1 TOPOGRAPHY



1.1 Topography

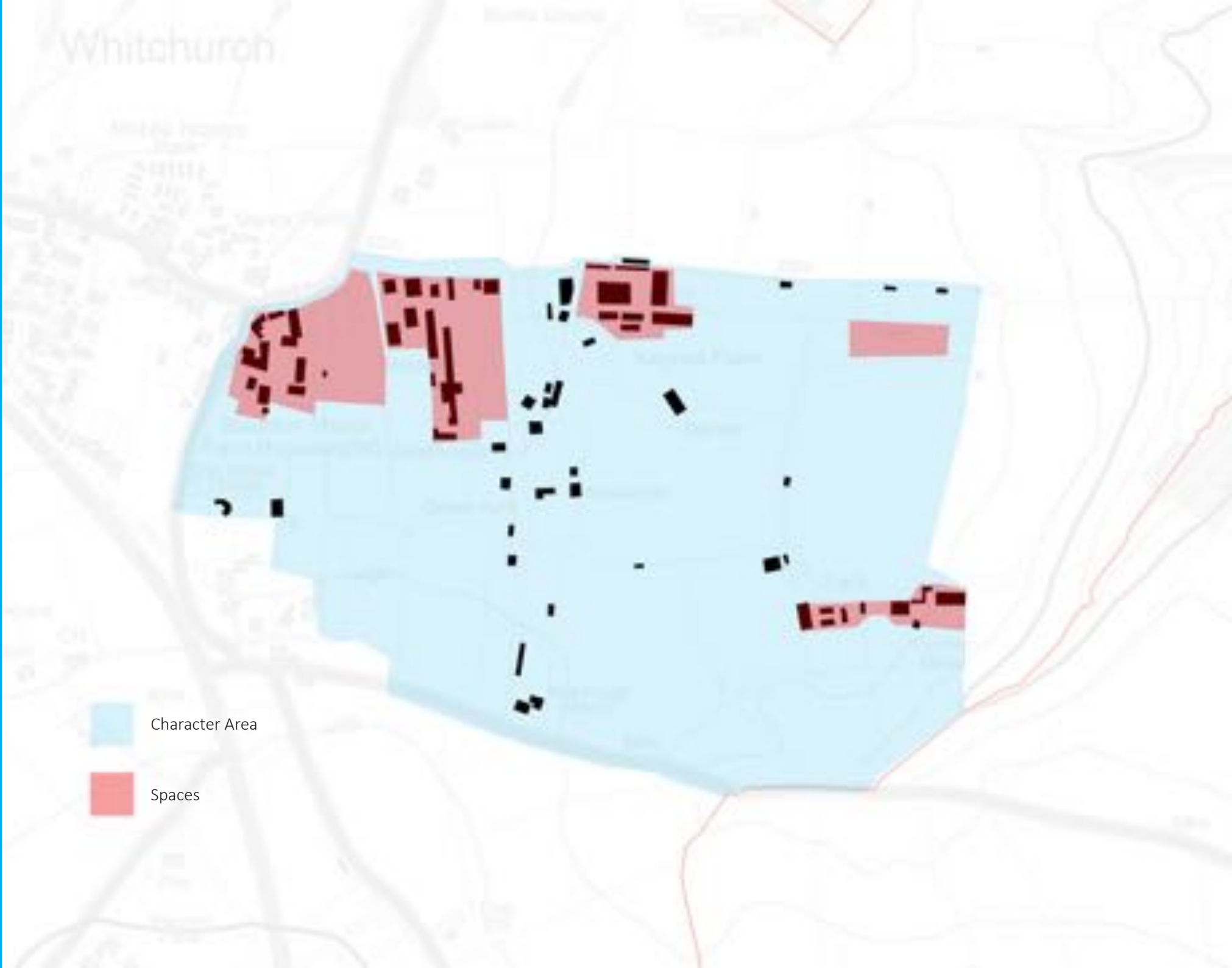
With only a 2-meter slope covering the entire area. Which ranges from 88m to 90m. The typography is seemingly flat, offering open farmland that has minimal interference from buildings in the area. It is one of the greenest spaces within Whitchurch village, outside of the rural fringes defined in this document.

BUILT LAYOUT MAP



1.2 Layout

Most development is centred towards Staunton lane, with a few small businesses to the north of the boundary. Buildings are then grouped in what seems to be land ownership division of space. Creating clusters of development scattered across a larger green area of farmland and fields.



1.3 Spaces

Most open spaces relate to clusters of buildings, for example access to the storage facilities and the small businesses. Other than that its mainly farm land and open greens space, emphasising the end of the village and the beginning of the greenbelt area.

1.4 GREEN & NATURAL SPACES



1.4.1 Wildlife and ecology - nature trail - includes bats and butterflies

1.4 Green and natural features (green spaces) – boundary treatment

By far the largest type of space in this area is farmland, field upon field. Each one is divided by a selection of shrubs and trees, helping to define boundaries of land and ownership.

1.5 Wildlife and ecology – nature trail – includes bats and butterflies



1.6 MOVEMENT ROUTES



1.6 Roads, street, and other movement routes

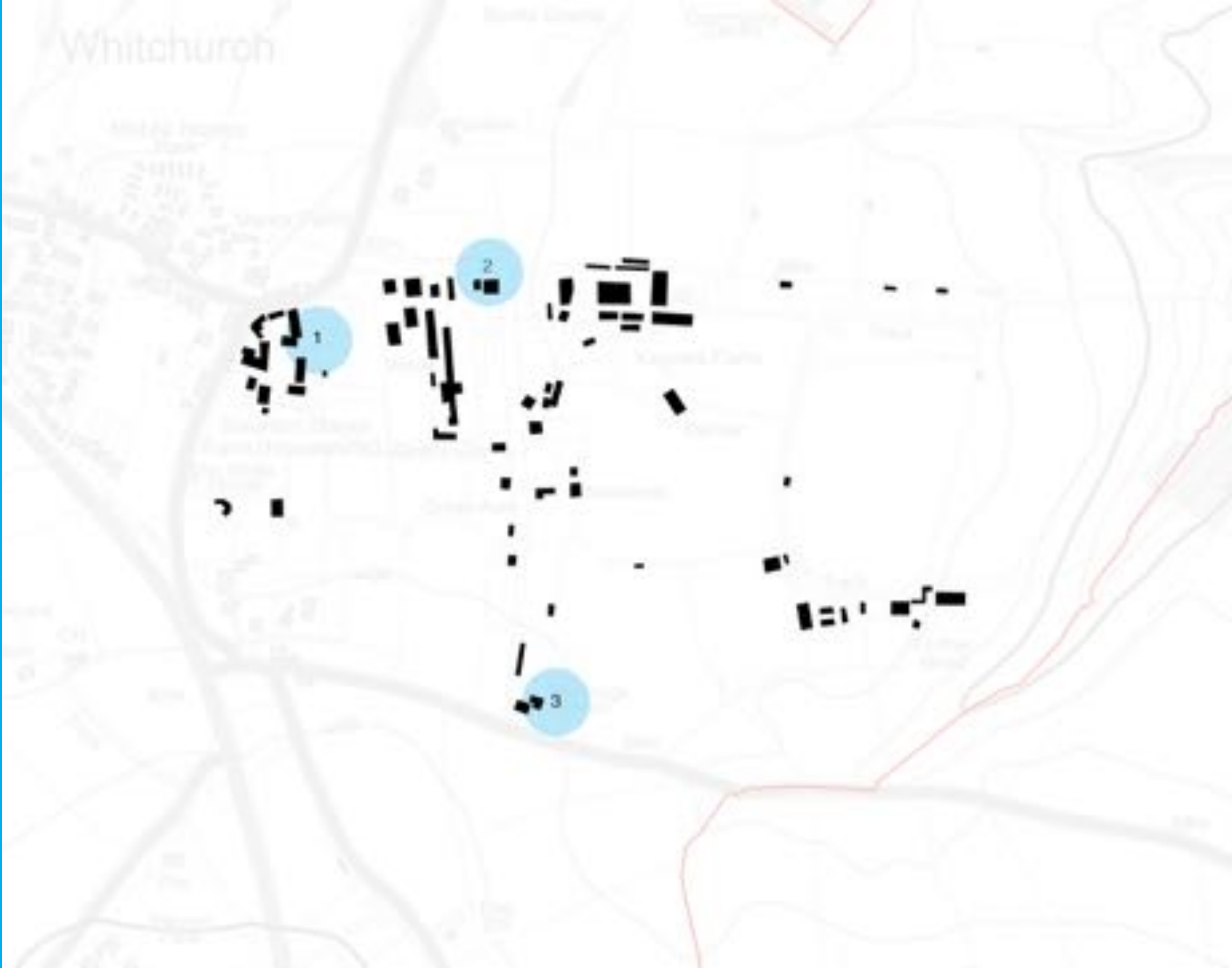
Footpath (blue)
Road (orange)

Again the A37 is the major spine through the area. To gain access to development in the north of this character area requires movement through Sleep Lane, though it is unsuitable for large volumes of traffic. Staunton lane offers the other route through to the businesses and farm land. Staunton lane is the main link from Whitchurch village to Stockwood.

There aren't many roads aside from the access routes to the business and smaller roads to homes. Pedestrian routes are limited to Staunton lane, as sleep lane is rather narrow.

1.7 LANDMARKS

1



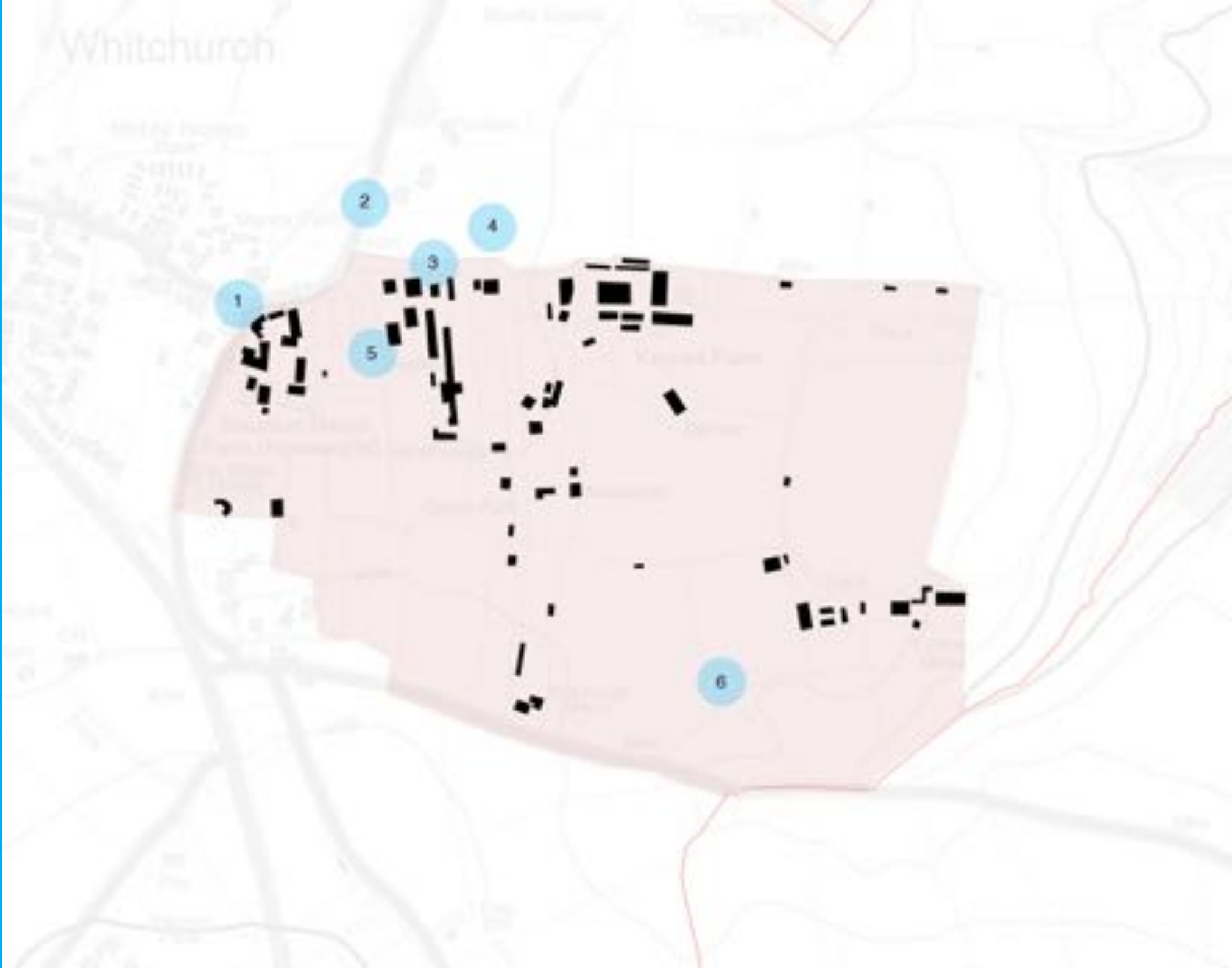
1.7 Landmarks

1. Horse world (closed) – under change of ownership
2. Avon accident auto repair centre
2. NRC fabrications
3. Manning's mead cattery (closed)

The majority of businesses in the area are fairly small, with horse world and Mannings Mead closed and land up for sale. There is a lack of economic power and tourist attraction to the area.



1.8 VIEWS OUT 1.9 VIEWS IN



1.8/1.9 Key views

1. Connection to Stockwood
2. View down sleep lane
3. Access roads to businesses
4. Horse world paddocks
5. Nature trail and public footpath start
6. End of footpath – connection to road



1. Connection to Stockwood



2. View down sleep lane



3. Access roads to businesses



4. Horse world paddocks

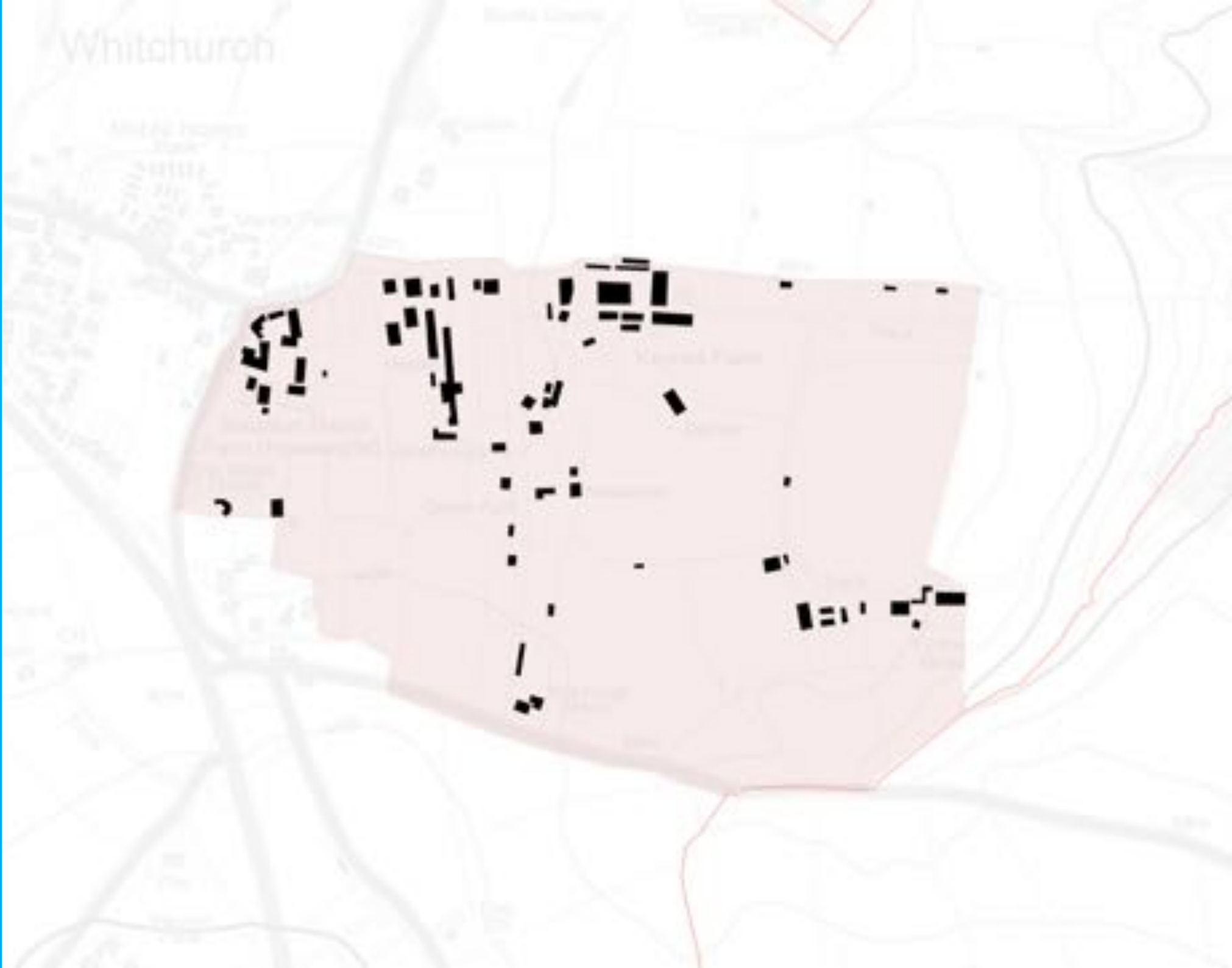


5. Nature trail and public footpath start



6. End of footpath – connection to road

2.1 BUILDING SHAPES & HEIGHTS

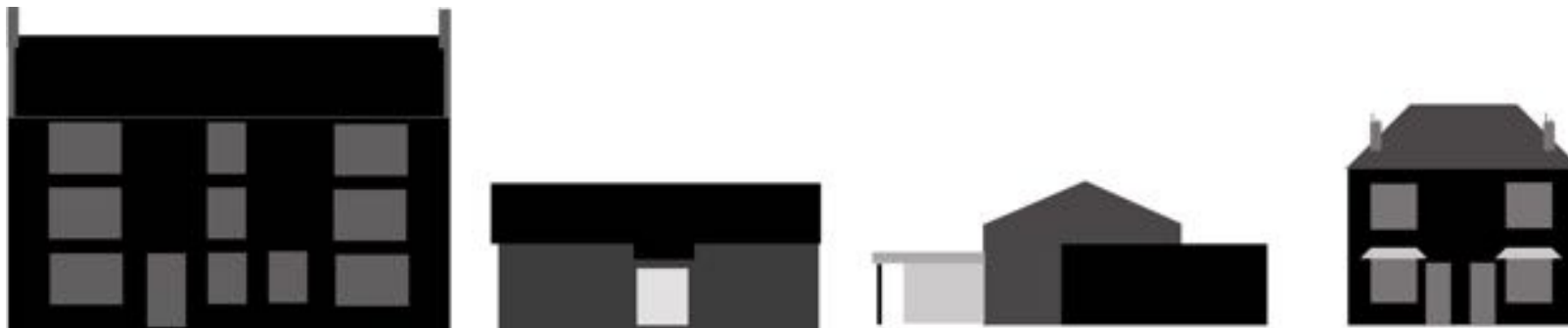




2.1 Predominant building shape and heights – diagram of building

Typical agricultural structures and industrial sheds. Ranging from 5m to 10m

A few houses located to the north perimeter differ slightly.







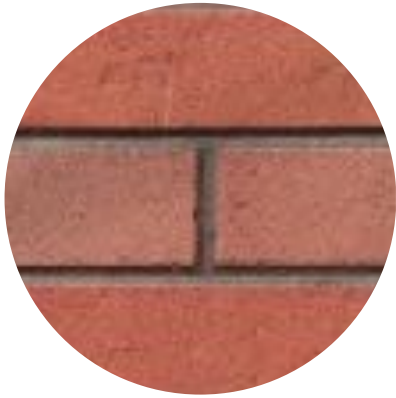
SHEET METAL / CORRUGATED METAL



WHITE RENDER



TIMBER



VARIOUS BRICK TYPES



VARIOUS STONE TYPES DEPENDING
BUILDING AGE.



ROMAN ROOF TILES

2.2 Roofs

Roofs mostly pitched

2.3 Materials

- Red clay tiles

- White render
- Wood
- Various stone types depending building age.
- Sheet metal / corrugated metal
- Various brick types



2.4 Details and boundary treatment

Details – homes

- Horse world – period features
– Buttress
- Chimneys
- Various pitches
- Industry is kept private via gates
- Exposed lintels
- Structural ties
(Staunton manor)

Boundary treatment

Most of the homes are taken back from paths and roads and protected by hedges and greenery, creating privacy for the detached homes. Other boundary types consist of fence panels and gates.

Summary

The architecture and building typology of Horseworld is something that should remain. It's quaint use of stonework and justified structural decisions, as well as the period features of Staunton manor house and its ancillary buildings really define the character in this area. Set amongst meadows of open grass provides a rural village atmosphere.

N^o 2

STAUNTON LANE

SETTLEMENT ASSESSMENT PROFORMA

1. PATTERN

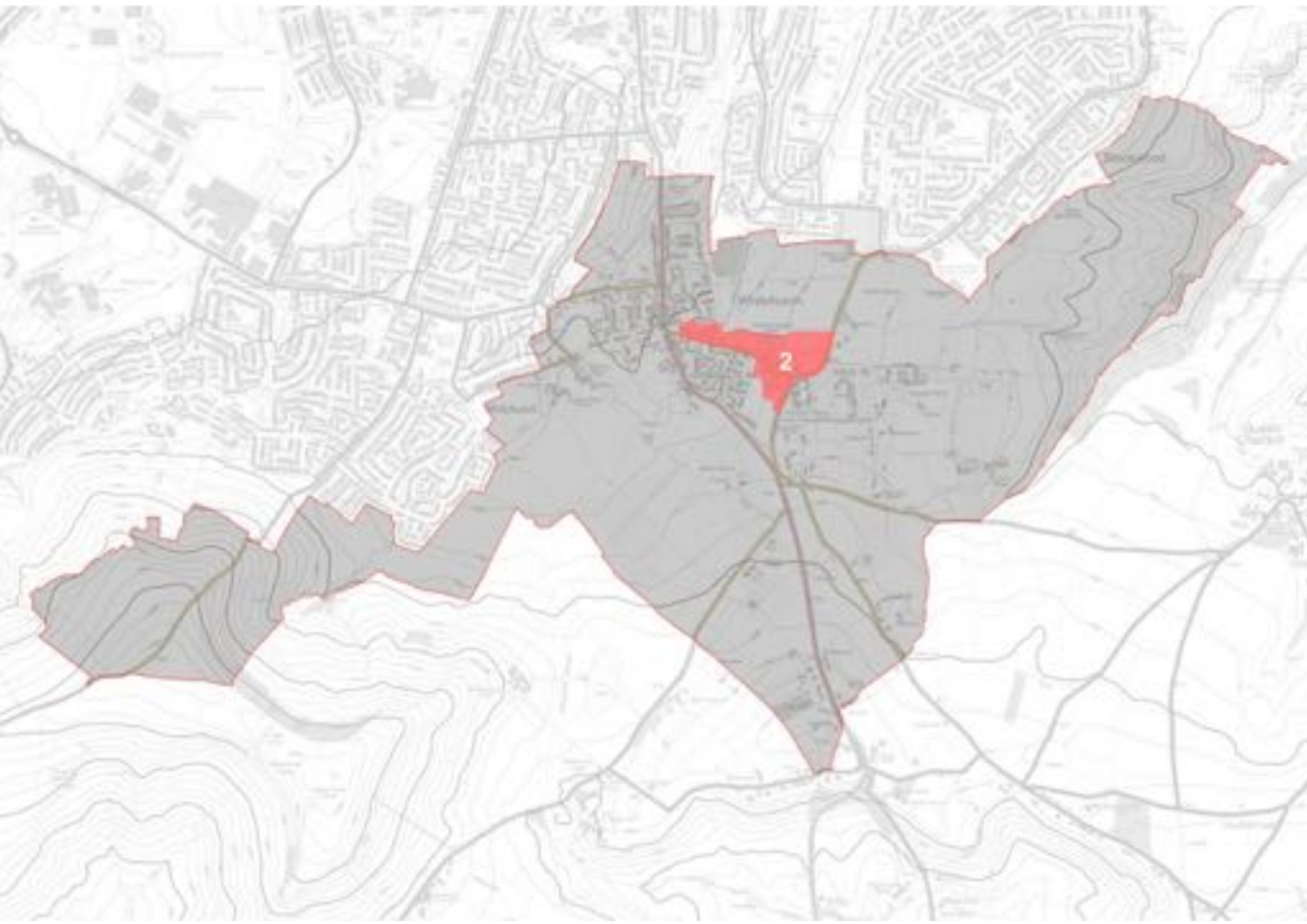
- 1.1 TOPOGRAPHY
- 1.2 LAYOUT
- 1.3 SPACES
- 1.4 GREEN AND NATURAL FEATURES
- 1.5 WILDLIFE AND ECOLOGY
- 1.6 ROADS, STREET, AND OTHER MOVEMENT ROUTES
- 1.7 LANDMARKS
- 1.8 VIEWS OUT
- 1.9 VIEWS IN

2. BUILDINGS AND DETAILS

- 2.1 PREDOMINANT BUILDING SHAPE AND HEIGHTS
- 2.2 ROOFS
- 2.3 PREDOMINANT MATERIALS
- 2.4 DETAILS

3. SUMMARY

- 3.1 KEY POSITIVE FEATURES / WHAT MAKES IT SPECIAL
- 3.2 KEY NEGATIVE FEATURES / WHAT DETRACTS FROM IT



2

1.1 TOPOGRAPHY





1.1 Topography

1. 78.6m

2. 84.1m

3. 93.2m

4. 91.2m

Staunton Lane runs higher from West to East. At location 1, adjacent to the backs of the properties there is a small decline in gradient, around 1m. The progression from point 1-3 is 15m in gradient, this then continues to decrease after point 3 in progression to point 4. Location 3 remains the highest point on Staunton Lane, this location is adjacent to the entrance to Horse-world.





1.2 Layout

Staunton Lane is relatively straight, although there are two locations identified on the map whereby the road has a slight bend, at these locations buildings are set close to the road, and thus block the view for vehicles manoeuvring round corners.

The majority of the houses on Staunton Lane have a considerable amount of room, especially on the rear of the properties. The front spaces (gardens) are not considerably large, but nevertheless quite substantial in terms of modern housing developments.

The layout of the area is defined by Staunton Lane being the main road that connects commuters with A37 which runs to the western side of the site, and a mixture of houses that run alongside the lane.



View Down Staunton Lane East To West



View On Staunton Lane Next To The British Legion Facing West



View Adjacent Horse world Entrance



1.3 Spaces

A selection of the properties on site have no visible frontage to their properties, and they lie directly on the road side. Nevertheless the majority of the buildings have some sort of front garden allows for a break point from road which can become relatively busy at times.

There are relatively few gaps alongside the Staunton Lane, as the majority of the spaces that lie alongside the road are privately owned properties and gardens. Nevertheless, there is a public footpath that leads to the North of the site, this runs alongside the British Legion, and provides access to the Green Spaces which are privately owned to the Northern Fringe.

This public footpath is called the 'Whitchurch Railway Footpath' as it has historical connections with the old railway that used to deliver strawberries to the South West. The old station used to be positioned alongside this footpath.



1.4 GREEN & NATURAL SPACES



1.4 Green & Natural Features

Trees and plants play a great role in breaking up the character area. The majority of the trees and plants in this area are located in the boundaries of properties. The trees in the area break up one property from another, and as you will notice with some of the new developments in the area, trees are scarce and this allows for ribbon development to occur.

The majority of the trees, shrubs and hedges that reside in this particular site are located alongside the ‘Whitchurch Railway Footpath’. These are privately owned green spaces that are heavily protected by the local parish council. Development has been refused on these locations a series of times.





1.5 Wildlife & Ecology

The wildlife in the area is mostly common species that can be found in any normal town. The majority of the animals that inhabit Staunton Fields pass through the green spaces that runs through 'Whitchurch Railway Footpath'.

The map outline two areas of wildlife. The density of the area on the left means the amount of wildlife is greater increased to the area on the right. Nevertheless, the two areas are the most occupied in due to there natural, untouched nature, with little human activity.



1.6 MOVEMENT ROUTES

2



1.6 Roads & Movement Routes

Staunton Lane Offers the predominate commuters road in the Whitchurch area. People will use this road to commute to Bristol from locations such as Keynsham and Queen Charlton. Although pavements run the majority of the way down both stretches of Staunton Lane, there are spots whereby the pavement disappears, this isn't specific to this road, but a common occurrence across Whitchurch.

1.7 Landmarks

No significant landmarks in this area.





1.8 Views Out

Proprieties align both sides of the road. Nevertheless between the properties there are glimpses of open green space and vegetation. Housing thus frame views towards unexpected delights.

The views that are experienced past the houses are a mixture of unoccupied natural spaces.

The gaps between houses means there a clear line of sight through the general fabric of the road and into the boundaries of the site. The boundaries of the site gives the view a sense of natural countryside and a green setting.







1.9 Views In

The views into the site suggest the close relationship between the road and the houses. Apart from this connection is hard to really identify any other characteristic about the area. Views will provide the on looker with a chance to see the way in which the houses have developed from 20th century cottages to the 21st bungalows.







2.1 Predominate Building Shape & Heights

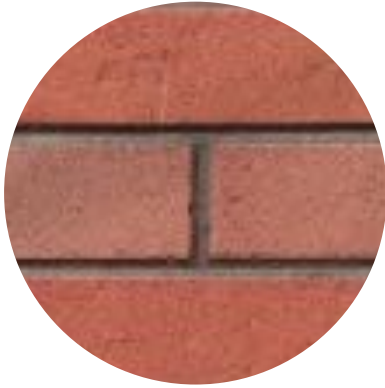
The majority of the residential and commercial buildings surrounding Staunton Lane are detached properties. Nevertheless, there are 6 semi detached dwellings which are located on the North Western side of the area.

There are a number of properties that have external walls which are directly adjacent to the public footpath. The images of such properties have been given. These have also been shown on the map. The position of the housing, and the variety in which they are positioned give the area a sense of individualism, making the street more interesting than a normal series houses.



2.2 Roofs

All of the buildings that make up Staunton Lane have pitch roofs. Furthermore, the majority of these roofs are constructed from the same roof tile. The red/orange colour roof tile is somewhat consistent across the whole site.



RED BRICKS



WHITE RENDER



WOOD FENCES



STONE



BREEZE BLOCKS



RED CLAY ROOF TILES

2.3 MATERIALS

Both areas use a similar colour pallet; Imperial court uses Staunton fields as a precedent, with the exception of a few red brick homes within the Staunton field's area.



2.4 Details

Details that contribute to the character of the area.

There are three main characteristics in terms of what defines the houses on Staunton Lane.

- White Sash Windows - Some of the properties on the lane have new plastic windows. Nevertheless the original windows would have been wooden.

- Red Tile Roofs - Common across the majority of housing in this area, and similar areas in the local vicinity.

- Front Garden Stone Walls- This division between the public footpath and the property is common across the majority of the houses on Staunton Lane.

SETTLEMENT ASSESSMENT PROFORMA

1. PATTERN

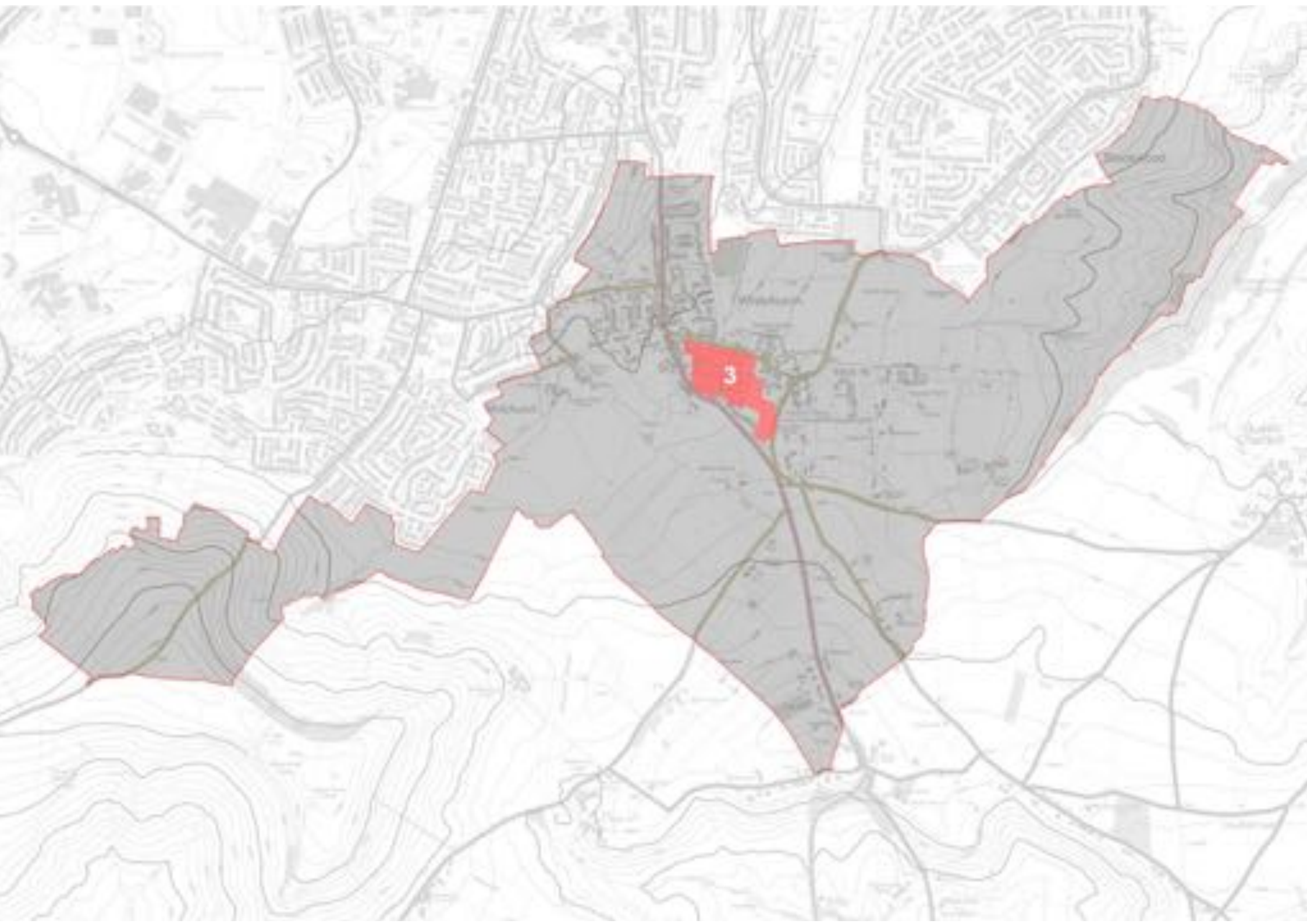
- 1.1 TOPOGRAPHY
- 1.2 LAYOUT
- 1.3 SPACES
- 1.4 GREEN AND NATURAL FEATURES
- 1.5 WILDLIFE AND ECOLOGY
- 1.6 ROADS, STREET, AND OTHER MOVEMENT ROUTES
- 1.7 LANDMARKS
- 1.8 VIEWS OUT
- 1.9 VIEWS IN

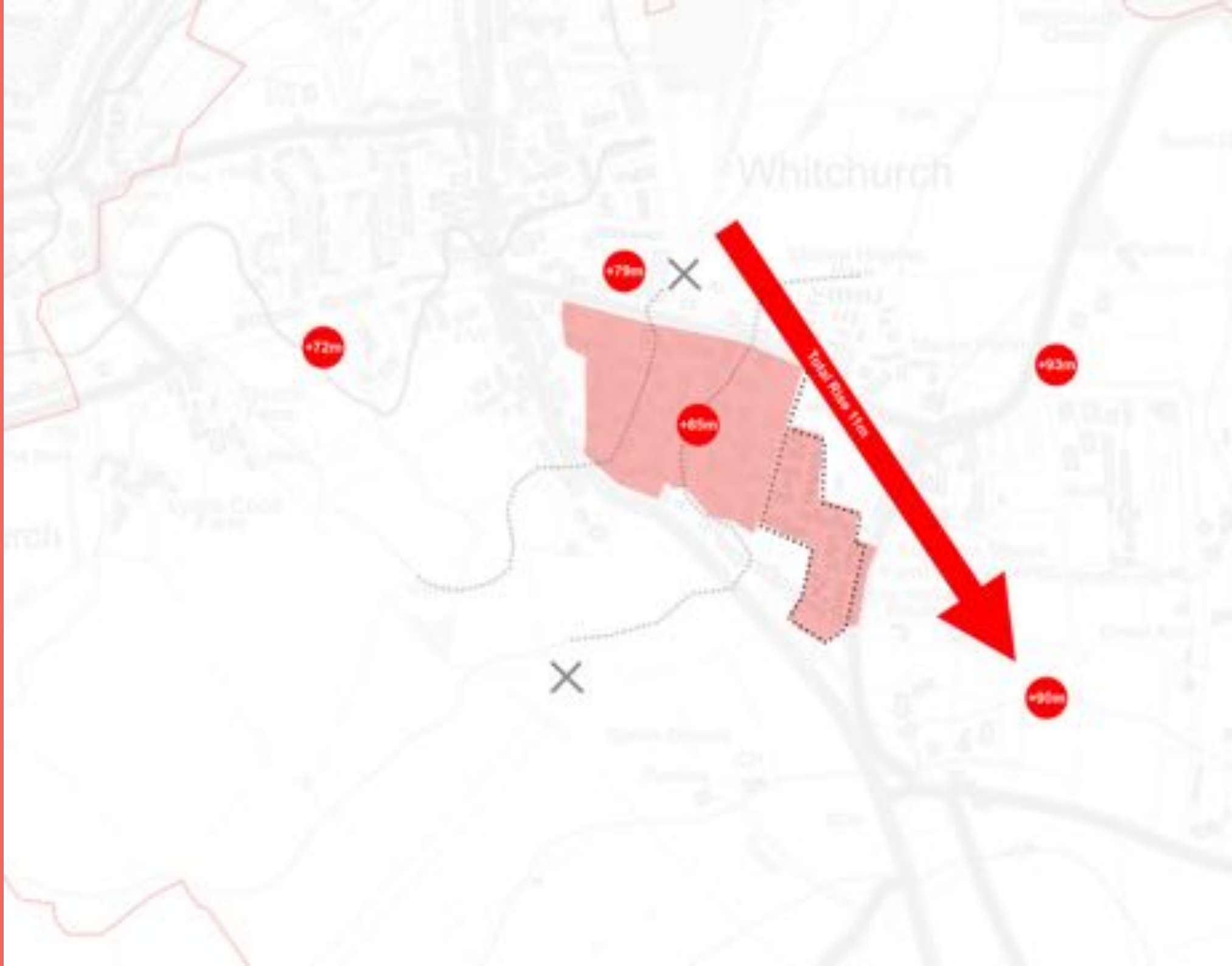
2. BUILDINGS AND DETAILS

- 2.1 PREDOMINANT BUILDING SHAPE AND HEIGHTS
- 2.2 ROOFS
- 2.3 PREDOMINANT MATERIALS
- 2.4 DETAILS

3. SUMMARY

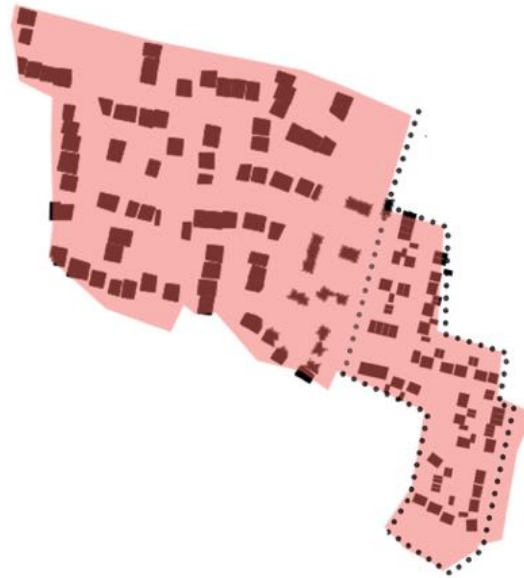
- 3.1 KEY POSITIVE FEATURES / WHAT MAKES IT SPECIAL
- 3.2 KEY NEGATIVE FEATURES / WHAT DETRACTS FROM IT





1.1 Topography

Staunton fields and Imperial Court both sit 80m above sea level with some minor advances to 85m. Other than that both sites are relatively flat. Leading to two areas that are easy to explore.



1.2. Layout

The layout of Staunton Fields mainly a grouping of housing cul-de-sacs with varying sizes of detached and semi detached family homes.

Imperial Court attempts to follow this similar rhythm to its placement of homes, again with a few cul-de-sacs. However the spaces seem significantly more condensed in comparison.

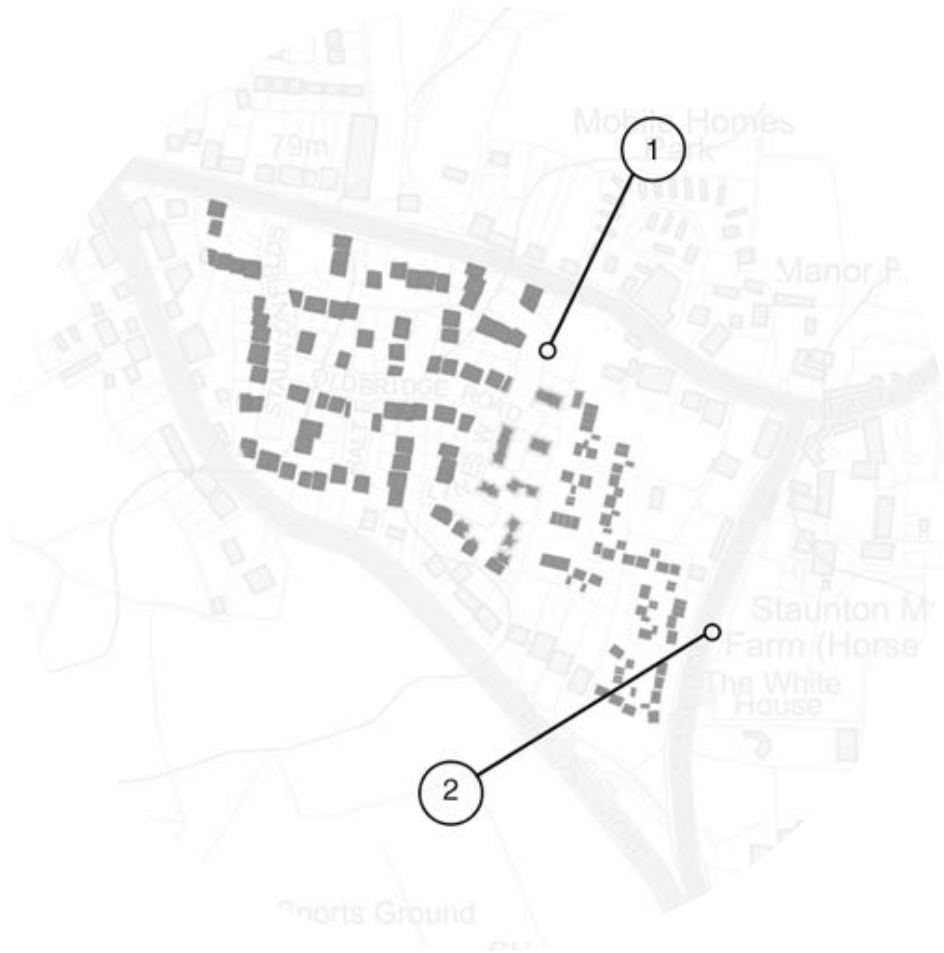


1.3 Spaces (red)

Between homes and the road is where most other spaces aside from green ones exist. However in Imperial Court much like the layout it seems much tighter, a little more condensed than Staunton Fields.

1.4 Green spaces (Green)

Other than the houses themselves and their private gardens, there is a real lack of another type of communal or green space. Vehicle and pedestrian footpaths take the majority of space.



1.5 Wildlife and ecology

1. Inside Staunton fields there are a few locations with greenery and trees. Although no wildlife was clearly identified, the sound of birds in the trees indicates something lies within.



2. Just outside of the imperial court development on sleep lane there is a pond with newts and other pond wildlife.

1.6 MOVEMENT ROUTES



1.6 Roads, street, and other movement routes

Roads in both Staunton Fields and Imperial Court make use of one exit per development. This raises a number of concerns ranging from personal safety and congestion. There is a distinct lack of footpaths in the area. With just the one in Staunton fields leading in from Staunton lane. The walk is a rather unsatisfactory one.

Imperial Court has been provided with another footpath, which also leads out onto Staunton lane. This footpath is almost the same width as sleep lane.

There is a lack of connection between the two development, somewhat isolating them even though they reside next to each other.

1.7 Landmarks

The only notable mention within Staunton Fields is that the development filled in where the old railway line was. The street name 'halt end' remembered the railway. To the north of the area is where the train station was located.

In essence this 1990's development removed a piece of history from the Whitchurch area.





1.8 Key views

1. Looking into Staunton Fields
2. Looking back out of Staunton Fields
3. Looking down Oldbridge road
4. New pedestrian route from imperial court
5. Imperial Court green space and housing
6. Imperial Court housing selection



1. Looking into Staunton Fields



2. Looking back out of Staunton Fields



3. Looking down Oldbridge road



4. New pedestrian route from imperial court



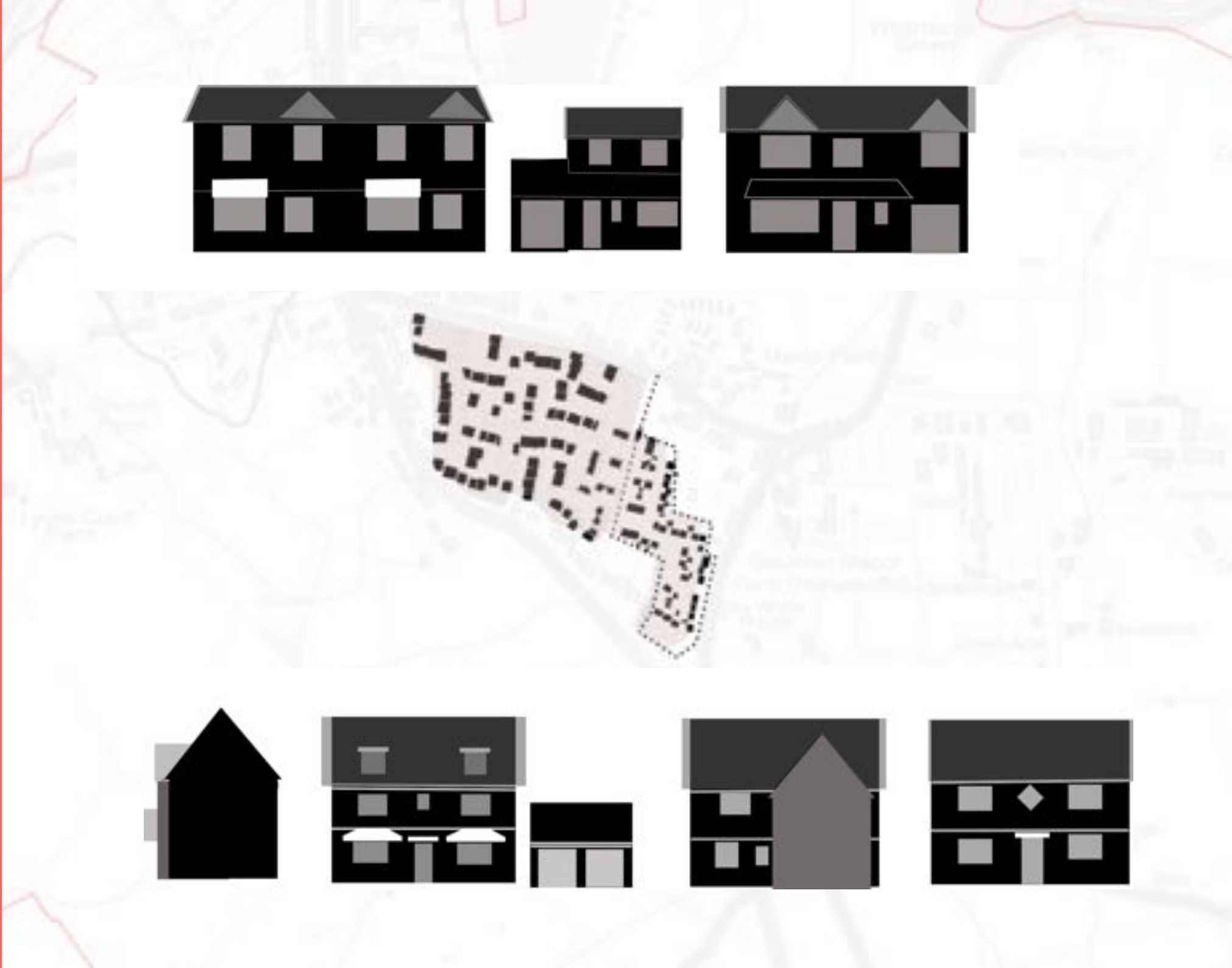
5. Imperial Court green space and housing



6. Imperial Court housing selection

2.1

BUILDING SHAPES & HEIGHTS



A. PREDOMINANT BUILDING SHAPE AND HEIGHTS - COLLAGE OF SHAPES
(OUTLINE)

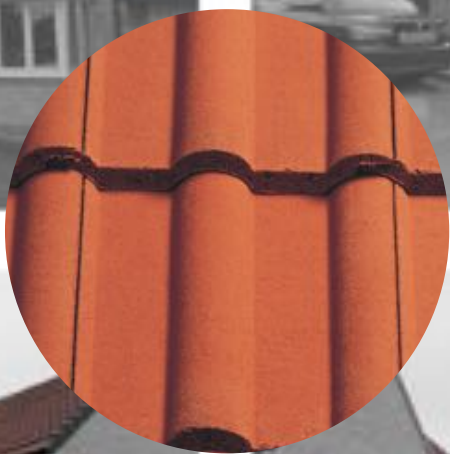
- MIXTURE OF SEMI DETACHED AND DETACHED
- 8M IN HEIGHT INCLUDING ROOF PITCH
- 2 STOREY HOMES
- SINGLE PITCH ROOF
- SOME HAVE 1ST FLOOR ROOF WHICH EXTENDS OVER GARAGE



Staunton fields



Imperial court





RED BRICKS



WHITE RENDER



WOOD FENCES



STONE



BREEZE BLOCKS



RED CLAY ROOF TILES

MATERIALS

Both areas use a similar colour pallet; Imperial court uses Staunton fields as a precedent, with the exception of a few red brick homes within the Staunton Field's area.



D. Details

Staunton fields' dwellings are fairly large and the materials are predominately grey stonewalls, with brown clay tile roofs, the Staunton fields homes can be characterised by a mixture of 1980's early 1990's detached and semi-detached homes. The majority of these homes are set back from the access roads, using a small green space or front garden to do so.



- Floor levels are split by red bricks
- 1st floor roof overhanging combined garages and porches
- Some window bays have pitched roofs
- Stepped back dwellings allows room for frontage toward street
- Detached garages replicate housing form
- No chimneys



Boundary treatment

Most gardens sit back-to-back with one and other and nearly none of the houses of Staunton fields sit facing out over their respective roads. However in imperial court this is different. Towards the southern most area the houses face out, seeming rather out of place within the development.

Summary

A. Key positive features / what makes it special

Staunton field's offers a suburban community of houses, all with a similar layout and appearance, and is one of the largest areas of the Whitchurch community.

Barratt Homes Imperial Court offers cost effective modern homes in a rural area, with adequate access to the A37, only a short journey to Bristol.

B. Key negative features / what detracts from it

Both Staunton fields and imperial court don't really fit the rural character of Whitchurch Village. They appear to be an opportunity for mass housing within the confines of a rural English village.

The size of these developments has vastly increased the number of homes in the area. Which again affects the infrastructure, which is somewhat out-dated.

No 4

CHURCHWAYS

SETTLEMENT ASSESSMENT PROFORMA

1. PATTERN

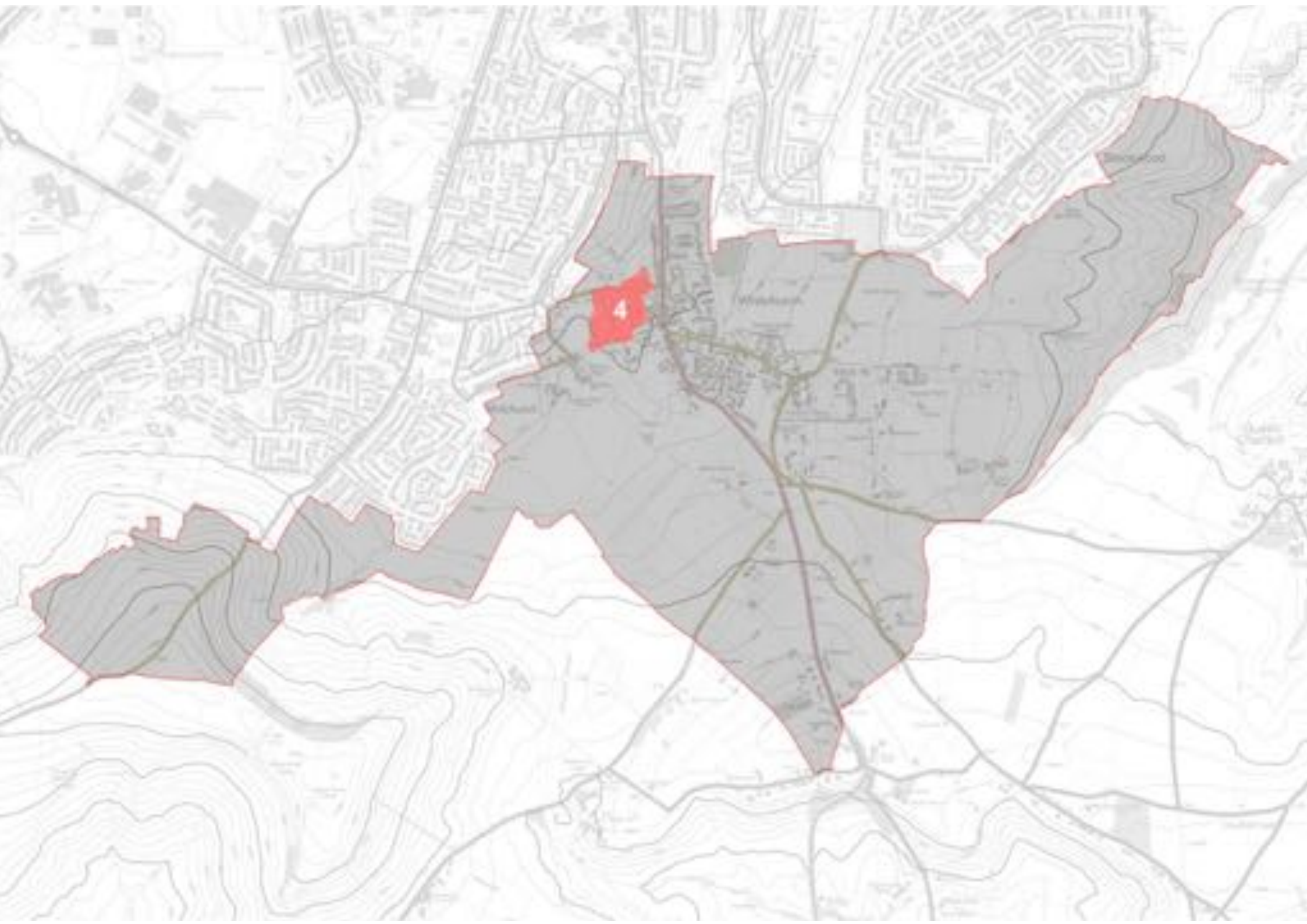
- 1.1 TOPOGRAPHY
- 1.2 LAYOUT
- 1.3 SPACES
- 1.4 GREEN AND NATURAL FEATURES
- 1.5 WILDLIFE AND ECOLOGY
- 1.6 ROADS, STREET, AND OTHER MOVEMENT ROUTES
- 1.7 LANDMARKS
- 1.8 VIEWS OUT
- 1.9 VIEWS IN

2. BUILDINGS AND DETAILS

- 2.1 PREDOMINANT BUILDING SHAPE AND HEIGHTS
- 2.2 ROOFS
- 2.3 PREDOMINANT MATERIALS
- 2.4 DETAILS

3. SUMMARY

- 3.1 KEY POSITIVE FEATURES / WHAT MAKES IT SPECIAL
- 3.2 KEY NEGATIVE FEATURES / WHAT DETRACTS FROM IT



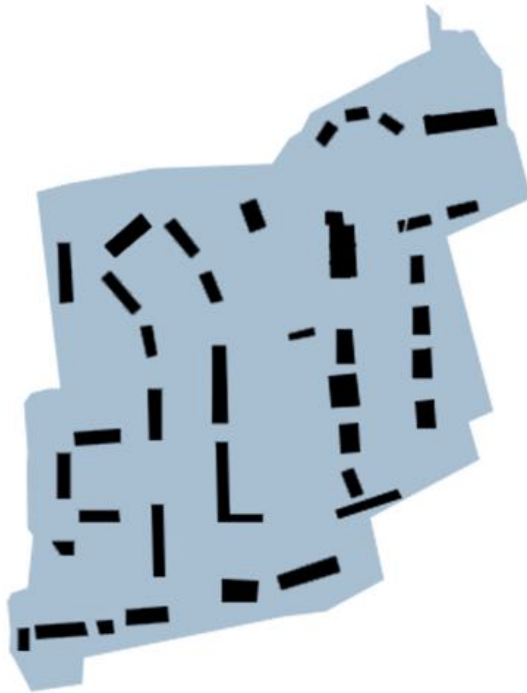
4

1.1 TOPOGRAPHY



1.1 Topography

The land rises a total of 28m from the aqueduct to the north and the junction of Sleep Lane and the A37 to the south. However, the 28m total rise in land height does not seem severe when walking through the village, appearing as a gentle gradient.



1.2 Layout

This layout of Churchways is comprised of one through route for traffic and characterised by a series of cul-de-sacs. Central to the layout is a drainage system that runs to Maggs Lane.

4

1.3 SPACES



1.3 Spaces

The spatial characteristics of this area are predominantly residential units with private gardens, front and rear, with connecting metalled roads. To the north west of the site there is a scout hut with surrounding land used for a variety of activities, including scout related camping.

1.4 Green and Natural Features

Other than the private gardens there are a variety of hedges surrounding the site, as well as a drainage system that runs through the middle of the houses. This system doubles up as a pedestrian through a fare to Maggs lane and a footpath to the surrounding country side.

1.5 Wildlife and Ecology

No immediately noticeable signs of wildlife and ecology, however due to the hedge rows and wooded areas that surround the area, it is likely that they are home to a variety of wildlife common to the UK including rabbits, squirrels, foxes, hedgehogs and the like.

SCOUT HUT

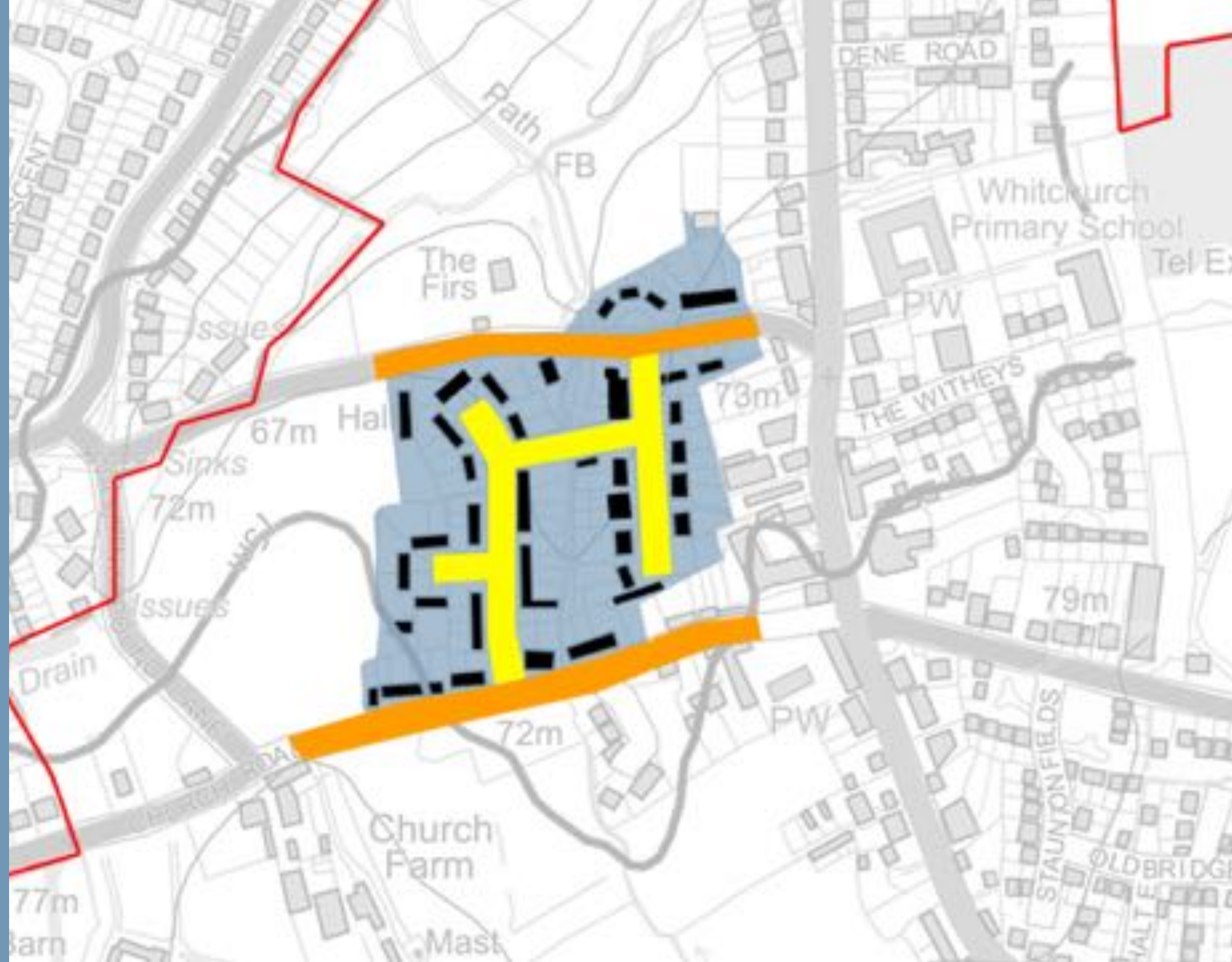


DRAINAGE



4

1.6 MOVEMENT ROUTES



1.6 Movement Routes

Church Lane to the south and Maggs Lane to the North provide vehicular access to the site. Pedestrian movement is mainly the same as the vehicular, with the exception of the walk way through the drainage system.

1.7 Landmarks

No significant landmarks in this area.

4

1.8 VIEWS OUT 1.9 VIEWS IN



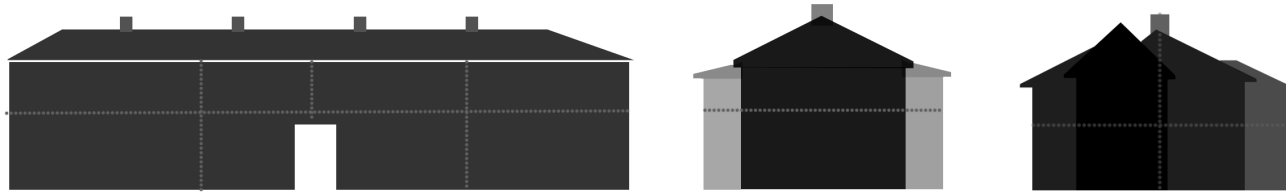
1.8 Views Out

The views out are mainly from the access gateways to the site. These views are of the surrounding countryside and of natural hedge ways.



1.9 Views In

The views in show a variety of residential housing types and some aspects of green infrastructure.



2.1 Building Shapes and Heights.

This character area is mostly comprised of 2 storey 3-4 bed domestic dwellings of traditional construction, as illustrated by the diagrams. There are however, a few bungalows of Maggs Lane to the North of the Site, opposite the entrance to Churchways.

There is a mixture of detached, semi detached and terraced houses.

4

2.2 ROOFS



CLAY TILES



DOUBLE ROMAN CLAY TILES



2.2 Roof

The roofs are predominantly traditional pitched roofs, finished with double roman clay tiles, with the exception of some housing being normal clay tiles.

Most of the houses have chimneys, with some also having flat roofed extent ions



RED CLAY BRICK



PEBBLE DASHED RENDER



BATH STONE



TIMBER FENCES



DRESSED STONE



BREEZE BLOCK



2.4 Details

The details that characterise this area include:

A variety of fences, and private hedges

A variety different sized porches

Stone Walls

Bay Windows

Chimneys

3. Summary

3.1 Key positive features / what makes it special

A variety of building materials used

The Scout Hut- a vital community resource

The surrounding countryside views

3.2 Key negative features / what detracts from it

Some areas have been poorly maintained with some building work unfinished

No 5

A37 BRISTOL RD

SETTLEMENT ASSESSMENT PROFORMA

1.PATTERN

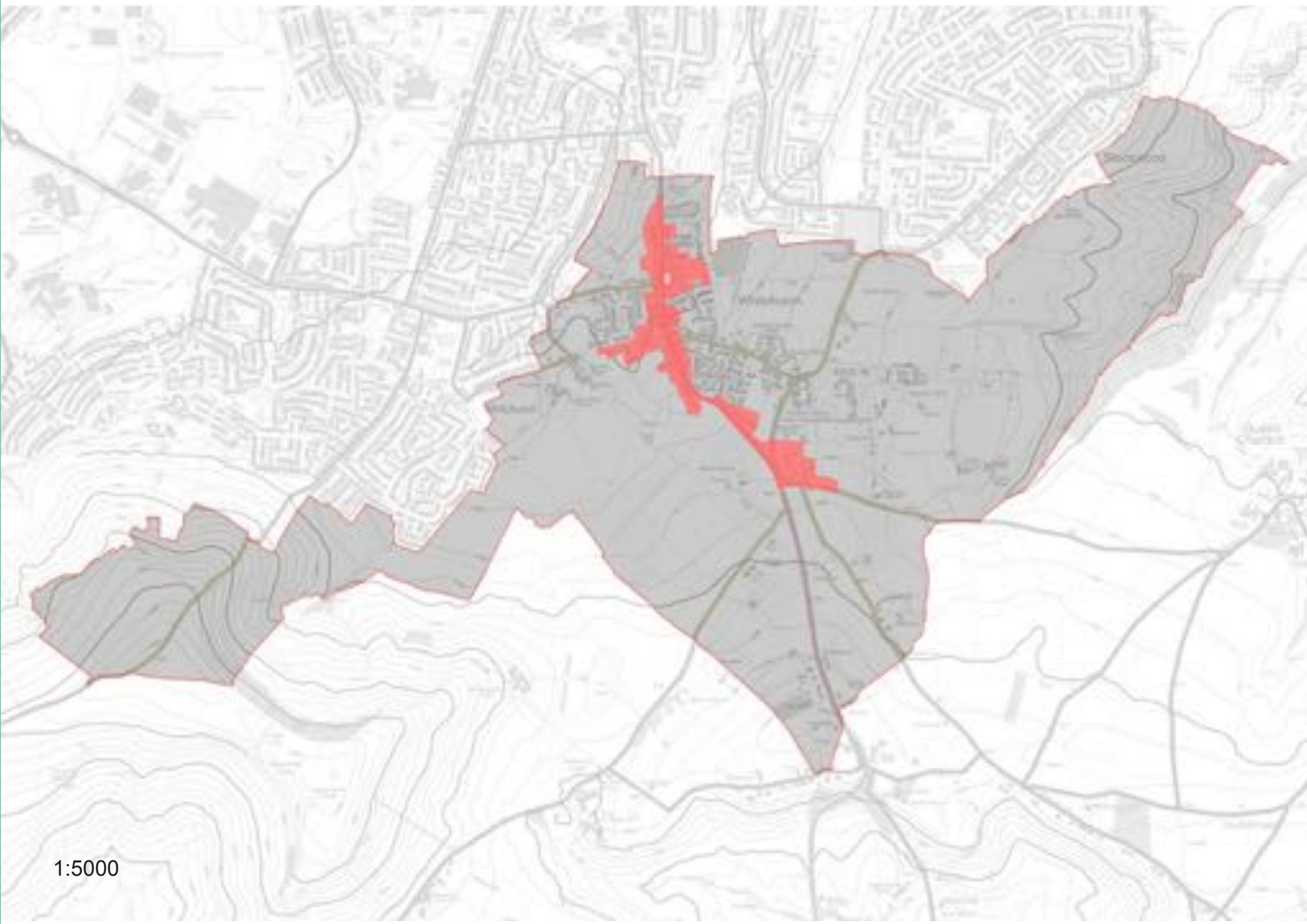
- 1.1 TOPOGRAPHY
- 1.2 LAYOUT
- 1.3 SPACES
- 1.4 GREEN AND NATURAL FEATURES
- 1.5 WILDLIFE AND ECOLOGY
- 1.6 ROADS, STREET, AND OTHER MOVEMENT ROUTES
- 1.7 LANDMARKS
- 1.8 VIEWS OUT
- 1.9 VIEWS IN

2. BUILDINGS AND DETAILS

- 2.1 PREDOMINANT BUILDING SHAPE AND HEIGHTS
- 2.2 ROOFS
- 2.3 PREDOMINANT MATERIALS
- 2.4 DETAILS

3. SUMMARY

- 3.1 KEY POSITIVE FEATURES / WHAT MAKES IT SPECIAL
- 3.2 KEY NEGATIVE FEATURES / WHAT DETRACTS FROM IT



1:5000

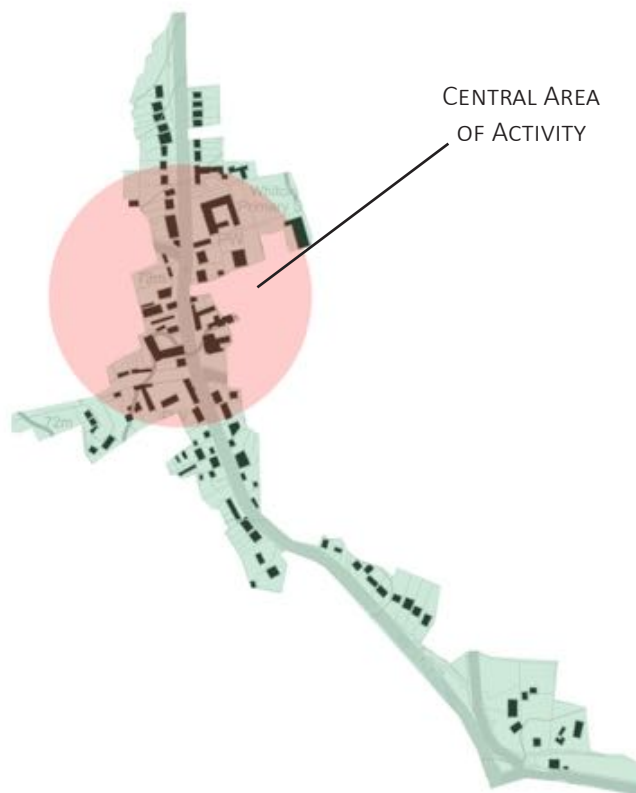
1.1 TOPOGRAPHY

51



1.1 Topography

The land rises a total of 28m from the aqueduct to the north and the junction of Sleep Lane and the A37 to the south. However, the 28m total rise in land height does not seem severe when walking through the village, appearing as a gentle gradient.



1.2 Layout

A linear pattern of development along the A37. This is the location of a variety of business's including a garage, a music shop, estate agents, and a chain pub/restaurant. The Church is set back from the road with previous development being built between it and the road.



1.3 Spaces

There are Small pockets of public space, both with hard and soft landscaping. There is a pavement on both sides of the road, although in some places rather narrow.

1. The St Nicholas Church provide a public space for Worship.

2. A small hard landscape space on the corner of Staunton Lane and the A37.

3. The community centre, just of the A37 next to the primary school.



1



2



3

1.4 GREEN & NATURAL SPACES 51



1.4 Green and Natural Spaces

Small pocket of green space between Sleep Lane and A37. Private gardens that face the road provide other elements of green and natural features. Land surrounding the church and the grave yard add to the natural elements of this character area.

1.5 Wildlife and Ecology

No immediately noticeable signs of wildlife and ecology, however due to the hedge rows and wooded areas that surround the area, it is likely that they are home to a variety of wildlife common to the UK including rabbits, squirrels, foxes, hedgehogs and the like.



1.6 Movement Routes

The yellow line symbolises the main road, in this case the A37, while the orange is the side roads and access to housing and neighbouring villages.

1.7 Land Marks

The church of St Nicholas is a historic landmark included in this character area. It is set back from the A37 and sits within its own context, with a reduced disturbance from the road.

The aqueduct to the North of the site has a noteworthy character and highlights the administrative boundary from Bristol to Bath and North East Somerset.

Though now appropriated by a Toby Carvery, the Maes Knoll pub is still a prominent feature to the character of Whitchurch Village. It is located on the corner of Staunton Lane and the A37 the pub gives a clear statement as to the central location of the village.

The Stone Whitchurch Village sign is a central landmark to the village, with its materiality serving as symbol of its character.



1.8 1.9 VIEWS OUT 1.9 VIEWS IN 51



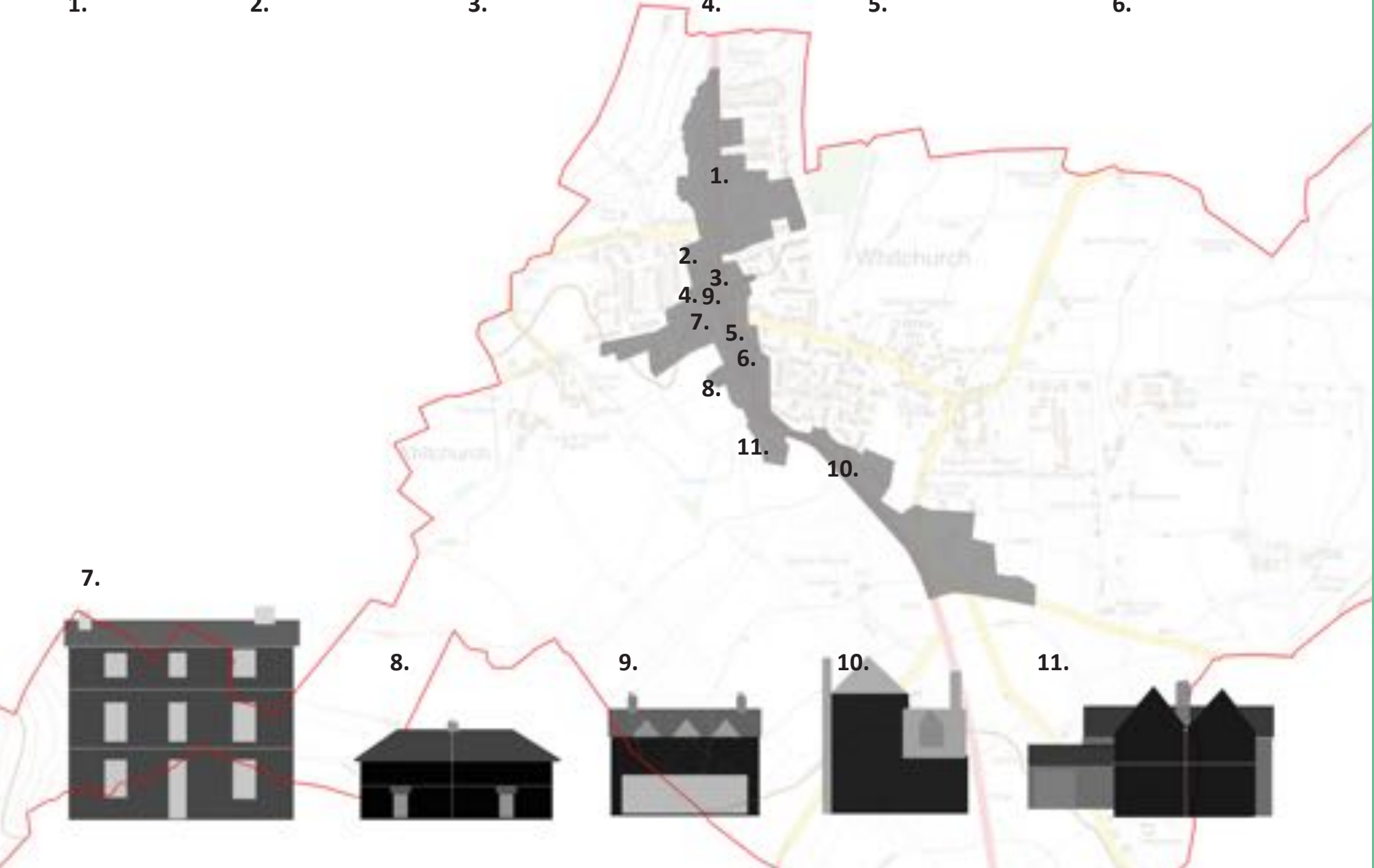
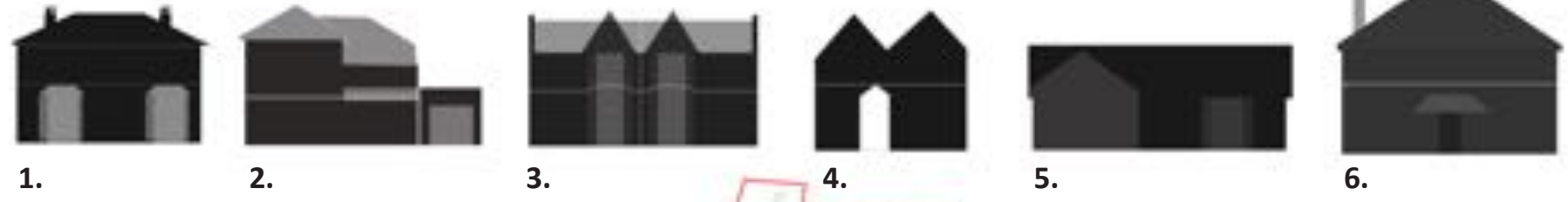
VIEWS OUT



VIEWS IN



VIEWS IN



2.1 BUILDING SHAPES & HEIGHTS



DOUBLE ROMAN ROOF TILES





RED BRICK



PEBBLE DASH RENDER



ROUGH STONE



CEMENT RENDER



STONE



DRESSED STONE



2.4 Details

The details that characterise this area include:

A variety of fences, and private hedges

A variety different sized porches

Stone Walls

Bath Stone Quoins and Window Jambs/Lintels

Chimneys

3. Summary

3.1 Key positive features / what makes it special

The historic nature and vast variety of building shapes and heights

A variety of building materials used

The Village Hall - a vital community resource

The surrounding countryside views

3.2 Key negative features / what detracts from it

The A37- Noisy and difficult to cross

No 6

DENE RD//SALTWELL

SETTLEMENT ASSESSMENT PROFORMA

1.PATTERN

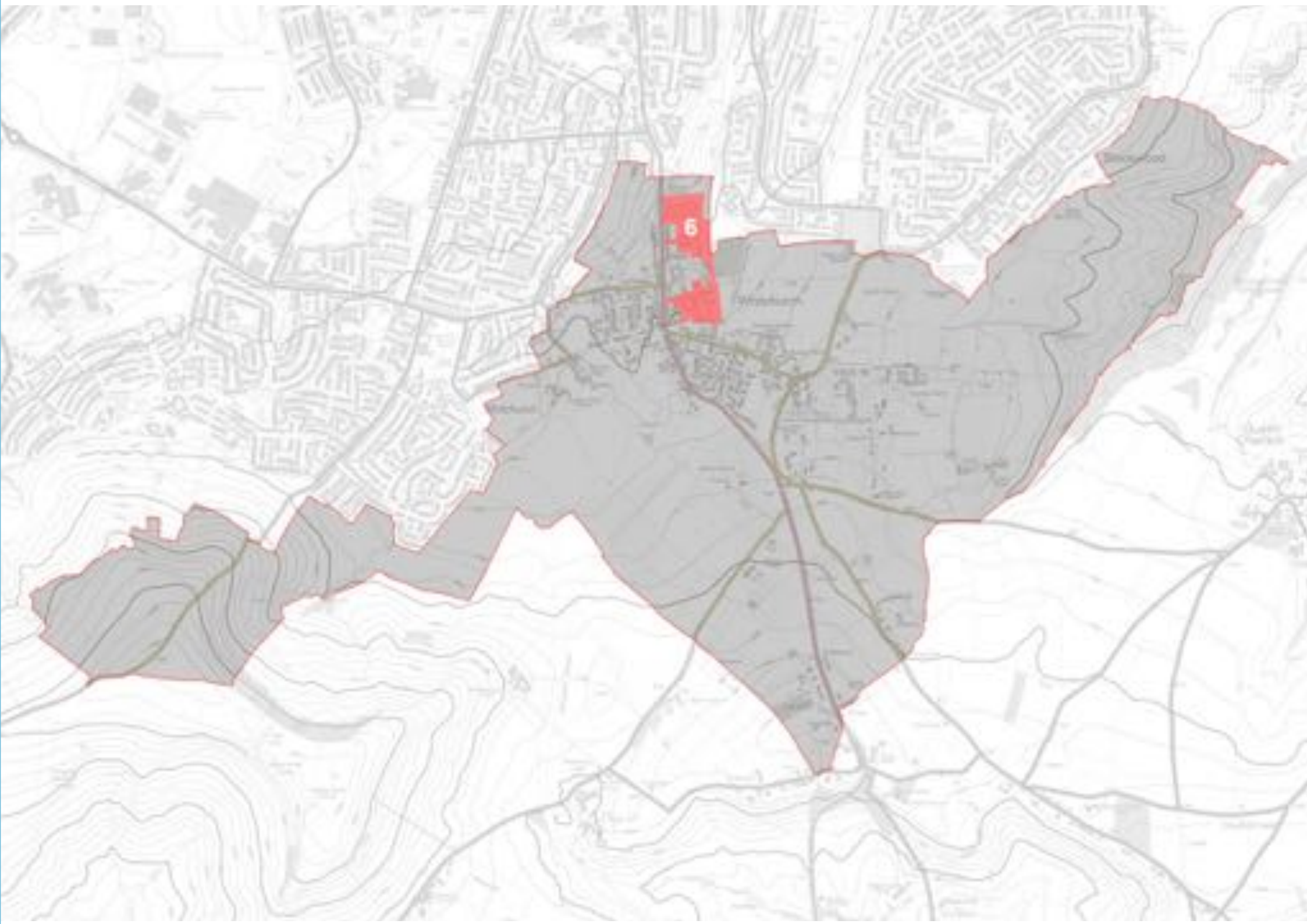
- 1.1 TOPOGRAPHY
- 1.2 LAYOUT
- 1.3 SPACES
- 1.4 GREEN AND NATURAL FEATURES
- 1.5 WILDLIFE AND ECOLOGY
- 1.6 ROADS, STREET, AND OTHER MOVEMENT ROUTES
- 1.7 LANDMARKS
- 1.8 VIEWS OUT
- 1.9 VIEWS IN

2. BUILDINGS AND DETAILS

- 2.1 PREDOMINANT BUILDING SHAPE AND HEIGHTS
- 2.2 ROOFS
- 2.3 PREDOMINANT MATERIALS
- 2.4 DETAILS

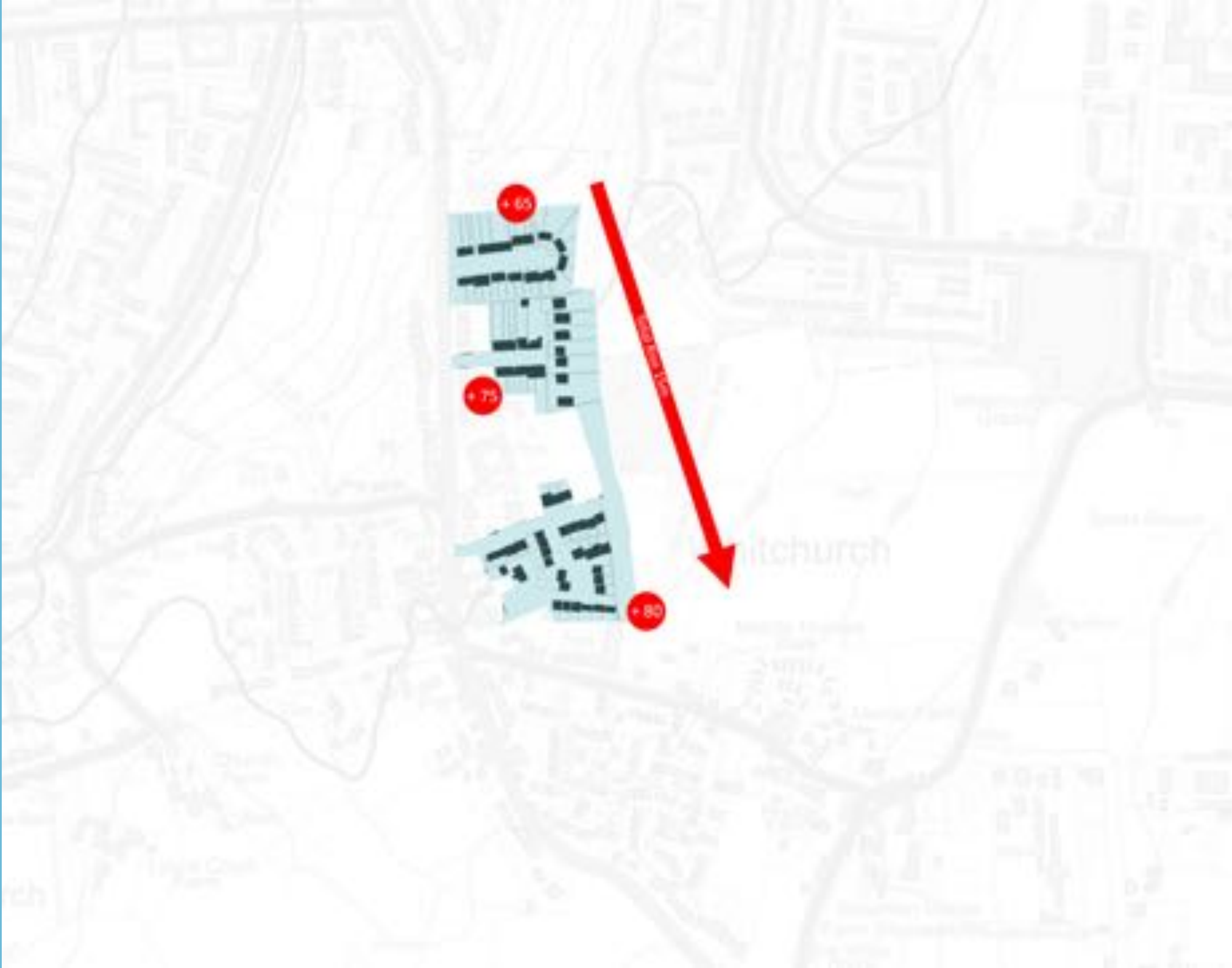
3. SUMMARY

- 3.1 KEY POSITIVE FEATURES / WHAT MAKES IT SPECIAL
- 3.2 KEY NEGATIVE FEATURES / WHAT DETRACTS FROM IT



1.1 TOPOGRAPHY

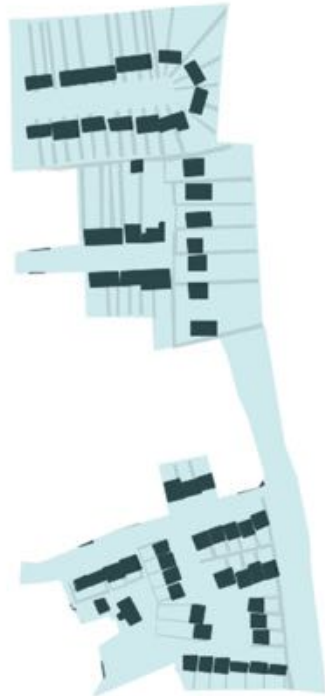
6



1.1 Topography

From north to south there is a 15m rise in ground level.

The topography of the three housing areas varies slightly depending on the position in which you are. Although the level of the land isn't to noticeable when you are present in the site, and therefore doesn't offer to much to the character of the area.



1.2 Layout

The layout of this site is very much determined with its position to the A37 and the green belt which surrounds the eastern portion of the site. The three roads all connect to the A37 and provide the housing developments quick access to Bristol and the South West.

Saltwell Avenue is very much a straight stretch of road which leads to houses, the entrance to the housing development is from the A37 to the west. There is a mixture of houses all with front and rear gardens.

Dene Road has similar characteristics in terms of that the road has a dead end. Nevertheless, the types of properties remain slightly different especially to the Eastern side of the site where there is an array of bungalows.

The Witheys style of development is more conventional in terms of layout of housing. Properties back onto neighbouring properties, all of which have their own a small front and rear garden, again the road leads to a dead end.



1.4 GREEN & NATURAL SPACES





1.4 Green & Natural Features

All properties have green spaces in terms of front and rear gardens. The only green space besides, this is located slightly off site to the East where the green belt resides. There is a small patch of green space located at the rear of the Toby Carvery on the corner of Staunton lane. Nevertheless, this really isn't very accessible and doesn't offer to much of a use to the public.

1.6 MOVEMENT ROUTES

6



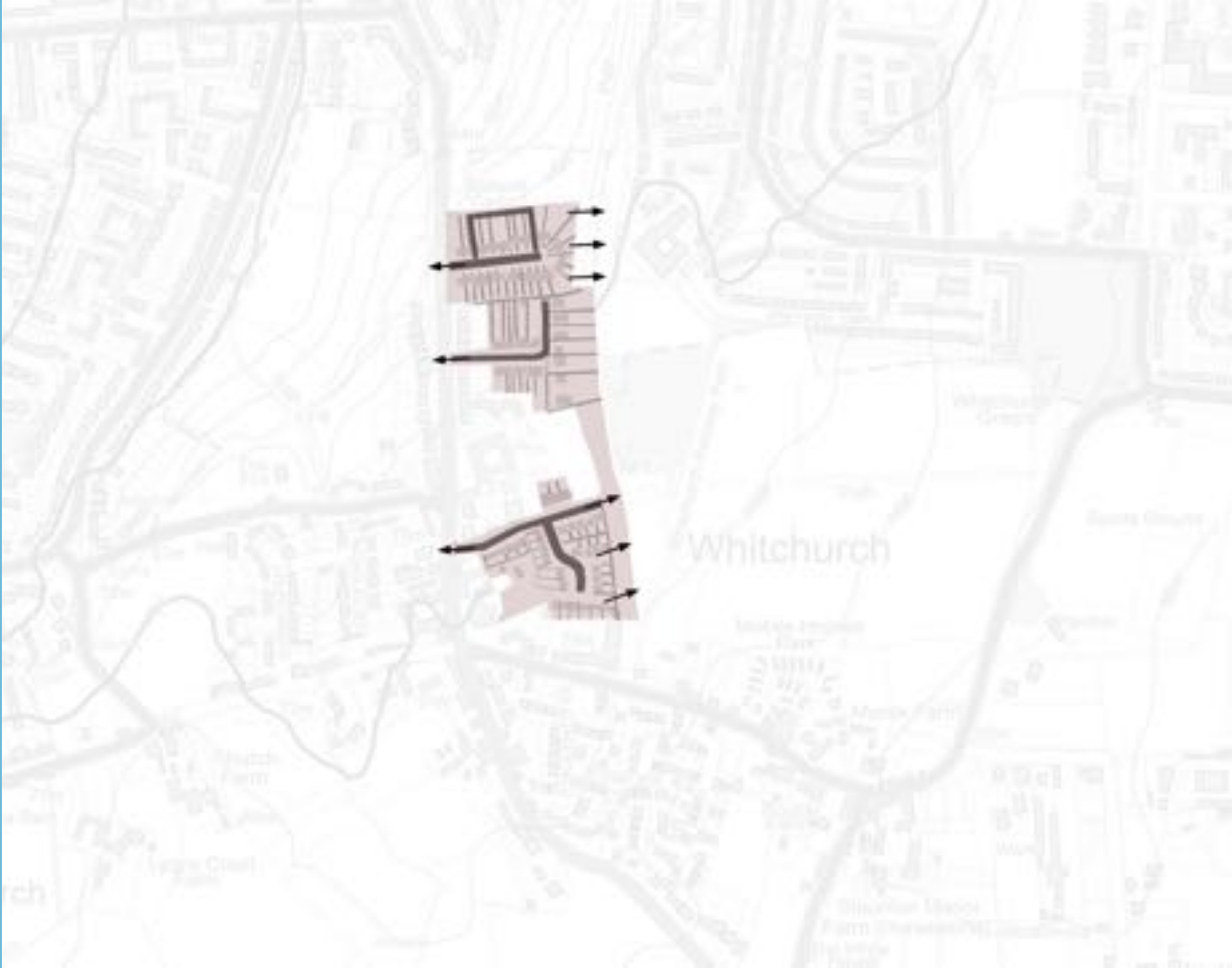


1.6 Roads & Movement Routes

The three housing estates are connected together via the A37. One of the major concerns with this connection between Dene road, Saltwell Avenue and The Witheys in relation to the A37 is how people leave the housing estates and access the busy road. The junction between all three roads may take people a substantial time to access the A37. The routes around the three streets all lead to dead ends, thus are only used to access the houses.

1.8 VIEWS OUT

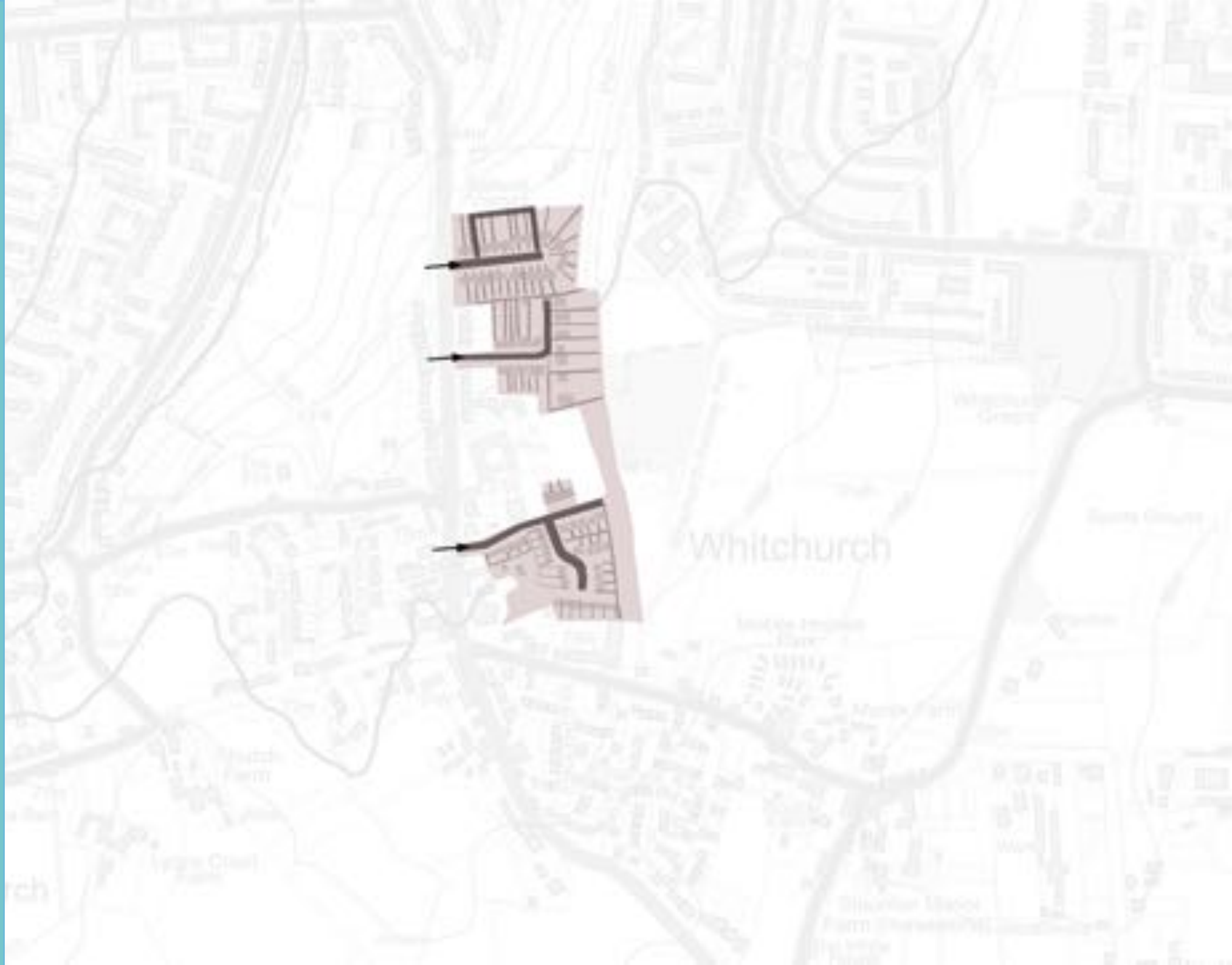
6





1.8 Views Out

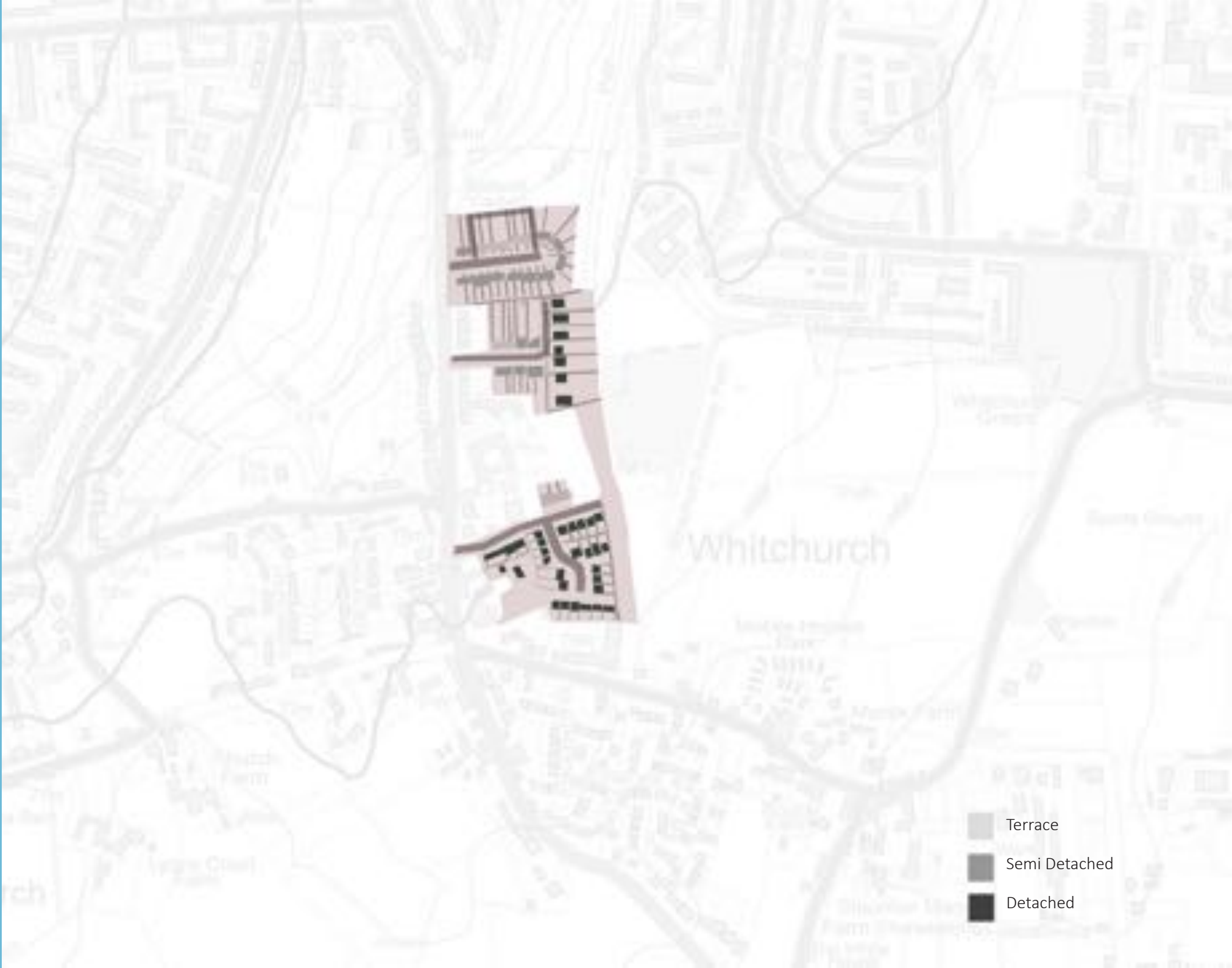
The only real views out of the site would be in the direction of the A37. The vast amount of houses in such a small area are certainly uncharacteristic of some of the older parts of the Whitchurch Village.



1.9 Views In

Views into the site remain similar to views out of the site. The views in represent a busy housing estate, between these there aren't really any glimpses of land beyond. This is due to the nature of the housing plots and how closely they are positioned.

2.1 BUILDING SHAPES & HEIGHTS



- Terrace
- Semi Detached
- Detached



2.1 Predominate Building Shape & Heights

The Whiteys estate is consistent of all detached properties, whereas the other to estates Dene road and Saltwell avenue are a mixture of detached, semi-detached and terrace housing.

2.2 Roofs

All the roofs on the three estate are made from similar materials which can be seen in the images. Furthermore, all of the roofs are pitched.



2.1 Building Heights

The majority of the housing on the estates is two stories in height. Nevertheless on the Eastern side of Dene Road there are a row of bungalows which are single storey in height.

- Single Storey (4-6m)
- Two Storey (7-9m)
- Three Storey & Above (10m)

2.1 BUILDING SHAPES & HEIGHTS





2.3 PREDOMINANT MATERIALS

2.3 Predominate Materials

The materials in Saltwell Avenue and Dene Road are a mixture of red brick and pebble dash render. Whilst the Witheys is fully constructed of red brick. The majority of the materials on site consist of the materials used to construct the housing. Some other materials include white stone which is used in some of the private gardens and driveways.



PEBBLE DASH RENDER



RED BRICK

- White Render, Pebble Dash Render
- Red/ Yellow Brick

2.3





2.4 Details

In Saltwell Avenue there is consistency within the roof material and form, and the majority of the private driveways are fully paved, with little green space visible. This is similarly consistent with the Dene Road properties, especially with the bungalows on the Eastern side of the site as there is often a raise in levels, thus acting as an additional threshold between the public road and the front door. Predominant details in the Withey's estate would be UPVC windows, which are all white, and all properties have similar sized front and back garden lawns.

LANDSCAPE ASSESSMENT PROFORMA

1. DESCRIPTION

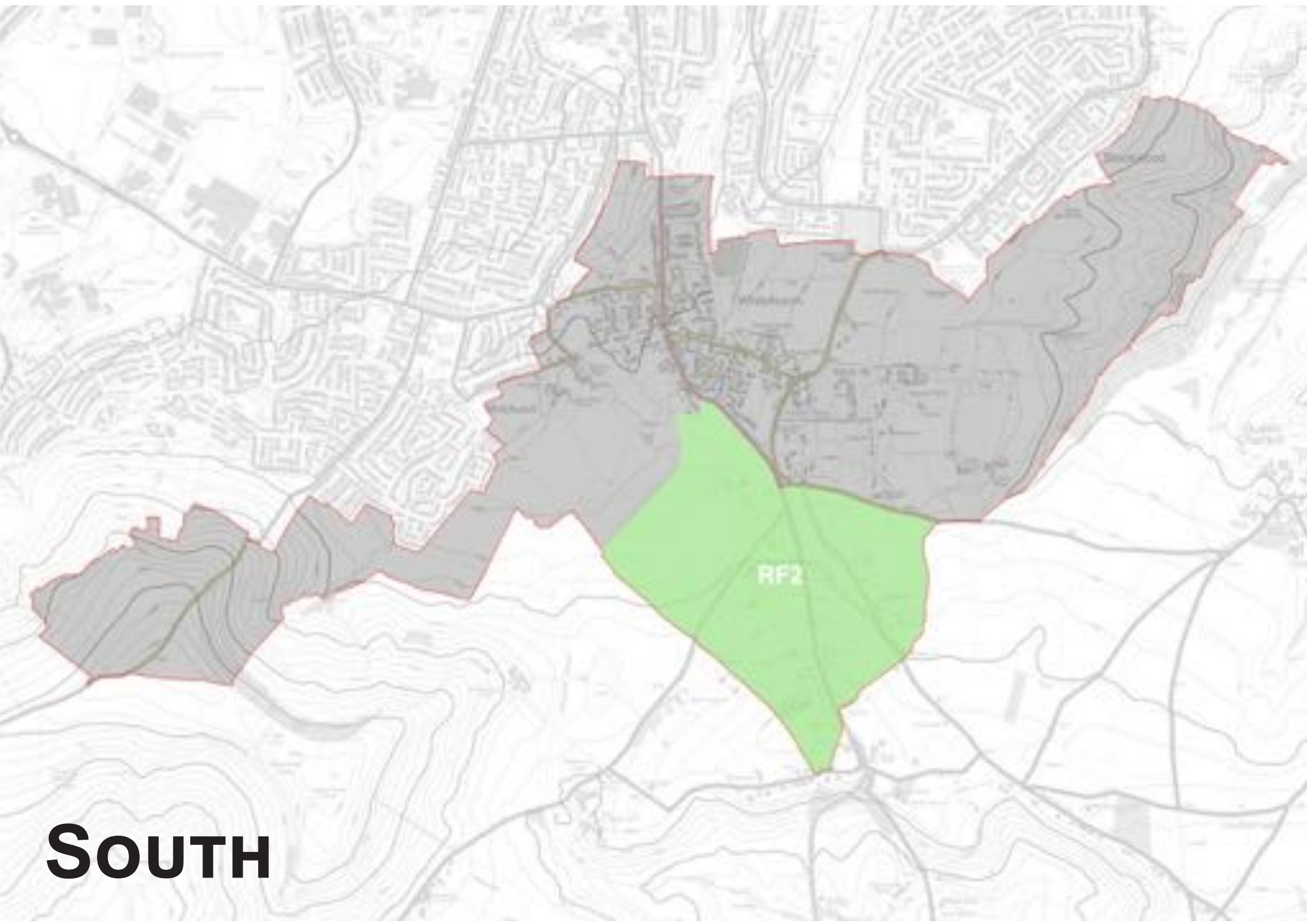
- 1.1 LANDFORM
- 1.2 LAND COVER
- 1.3 LAND USE
- 1.4 FIELD BOUNDARIES
- 1.5 FIELD SIZES AND PATTERNS
- 1.6 ROUTE WAYS
- 1.7 BUILDING AND STRUCTURES
- 1.8 WATER AND DRAINAGE
- 1.9 ENCLOSURE AND SCALE

2. VIEWS AND LANDMARKS

- 2.1 VIEWS
- 2.2 LANDMARKS

3. SUMMARY

- 3.1 SCENIC QUALITY
- 3.2 ACTIVITIES AND ASSOCIATIONS
- 3.3 KEY POSITIVE FEATURES / WHAT MAKES IT SPECIAL
- 3.4 KEY NEGATIVE FEATURES / WHAT DETRACTS FROM IT

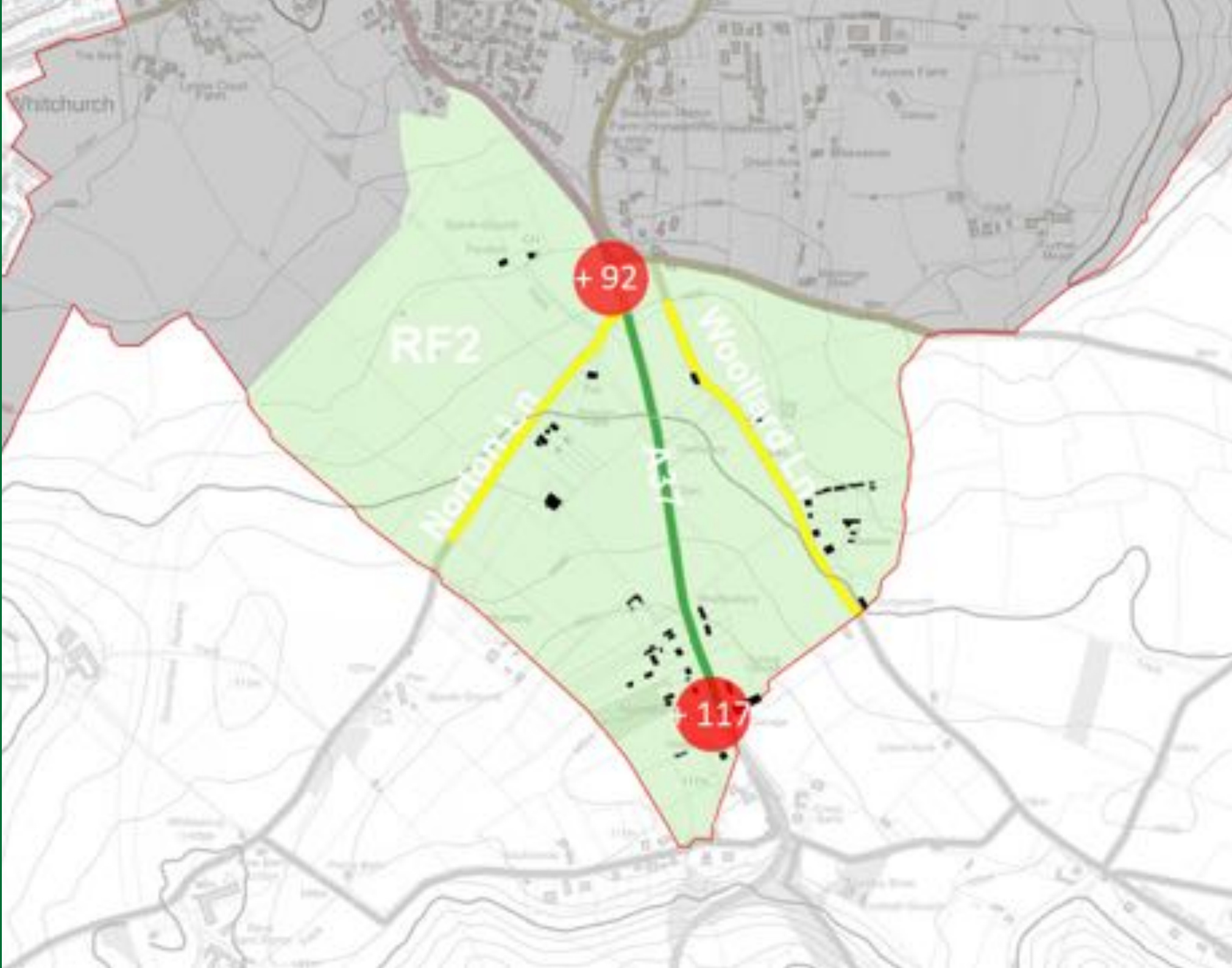


RF2

SOUTH

1

RURAL FRINGE SOUTH



North East Rural fringe

1. Description

The southern rural fringe of Whitchurch Village is on green belt land and includes some housing, agricultural land, and leisure amenities such as the cricket and rugby clubs, a children's play area, and allotments.

A. Landform

With the maximum rise of 117m from above the national datum of +0 and at its lowest point of 92m. It has a total of rise of 25m from north to south.

B. Land cover

Mostly covered by grass of a variety of lengths, providing variation. Other areas where the land has been cultivated by farmers slightly alters the make up of the fringe.

C. Land use

Mainly farm land. Some areas of the land are used for a small number of houses, the local cricket and rugby clubs, an allotments, and a children's play area. One field, bounded by the A37 is used by the community for local fetes and functions.

D. Field boundaries

Clearly defined by rows of trees, shrubs and other vegetation to help distinguish barriers between fields. Also the roads and footpaths provide their own barriers as well as access.

E. Field sizes and patterns

The fields come together as a patchwork of shapes, sizes and shades of green. This variation characterises most of what is expected of rural land and provides idyllic views.

F. Route ways

Vehicular route ways include the A37, Norton Ln, and Woollard Ln. There is pedestrian access to the rugby and cricket club.

G. Building and structures

There are a few houses on Norton Lane and structures used for both the cricket and rugby clubs.

H. Water and drainage

The only noticeable signs of intervention with regards to water and drainage in this area are along the A37 and Norton Lane.

I. Enclosure and scale

The fields are of a variety of sizes and are characterised by wooden and metal fences, and natural hedgerows as a means of enclosure.

Summary

This rural fringe to Whitchurch Village provides a vital location for local leisure activities. Its sprawling countryside compliments the character of Whitchurch and frames the views for miles around.

Key positive features / negative features

It is green belt land, with a variety of uses including leisure and agriculture.

It reinforces the countryside character of Whitchurch and the surrounding villages and offers a stark contrast from the development in the south of Bristol.

LANDSCAPE ASSESSMENT PROFORMA

1. DESCRIPTION

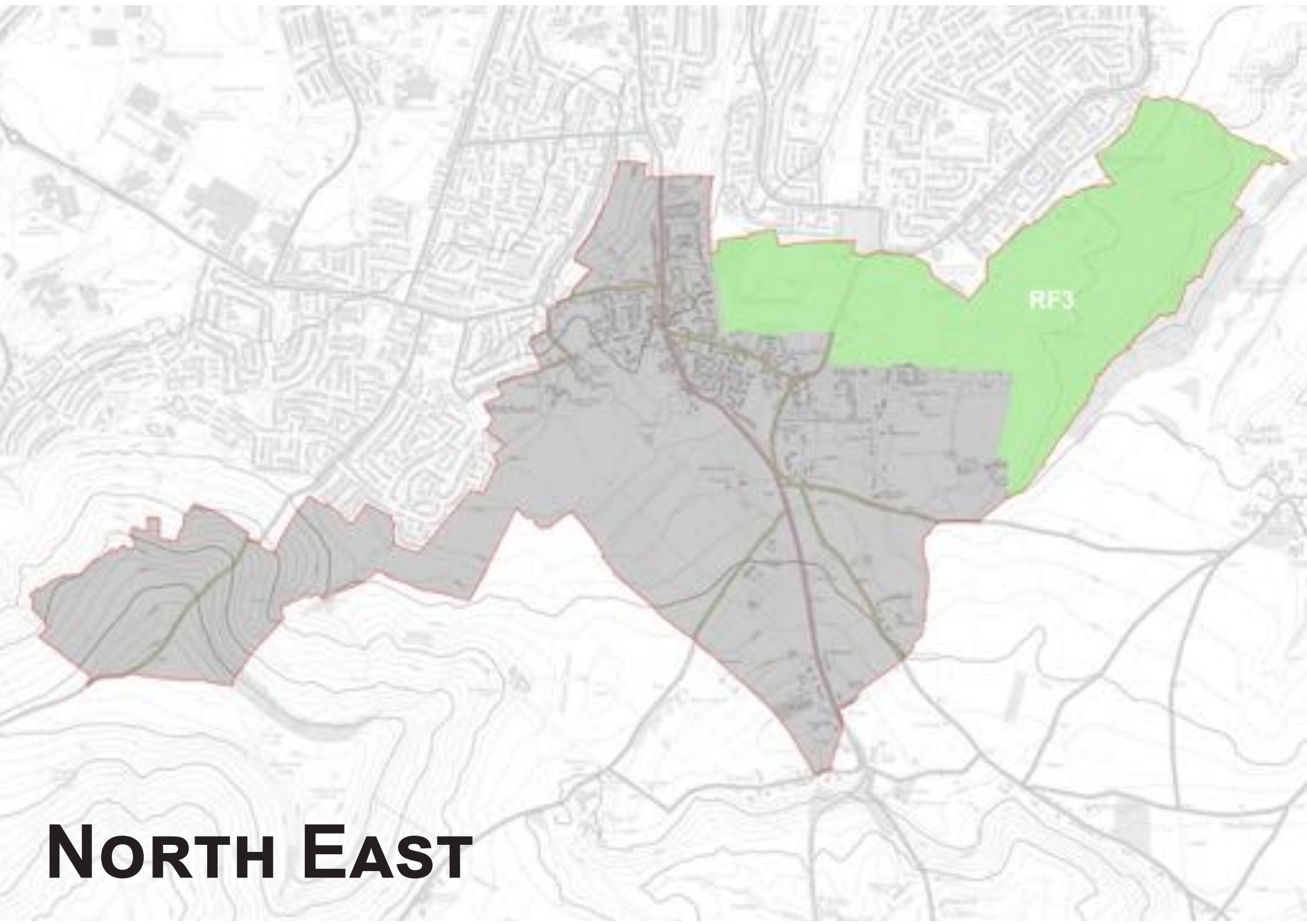
- A. LANDFORM
- B. LAND COVER
- C. LAND USE
- D. FIELD BOUNDARIES
- E. FIELD SIZES AND PATTERNS
- F. ROUTE WAYS
- G. BUILDING AND STRUCTURES
- H. WATER AND DRAINAGE
- I. ENCLOSURE AND SCALE

2. VIEWS AND LANDMARKS

- A. VIEWS
- B. LANDMARKS

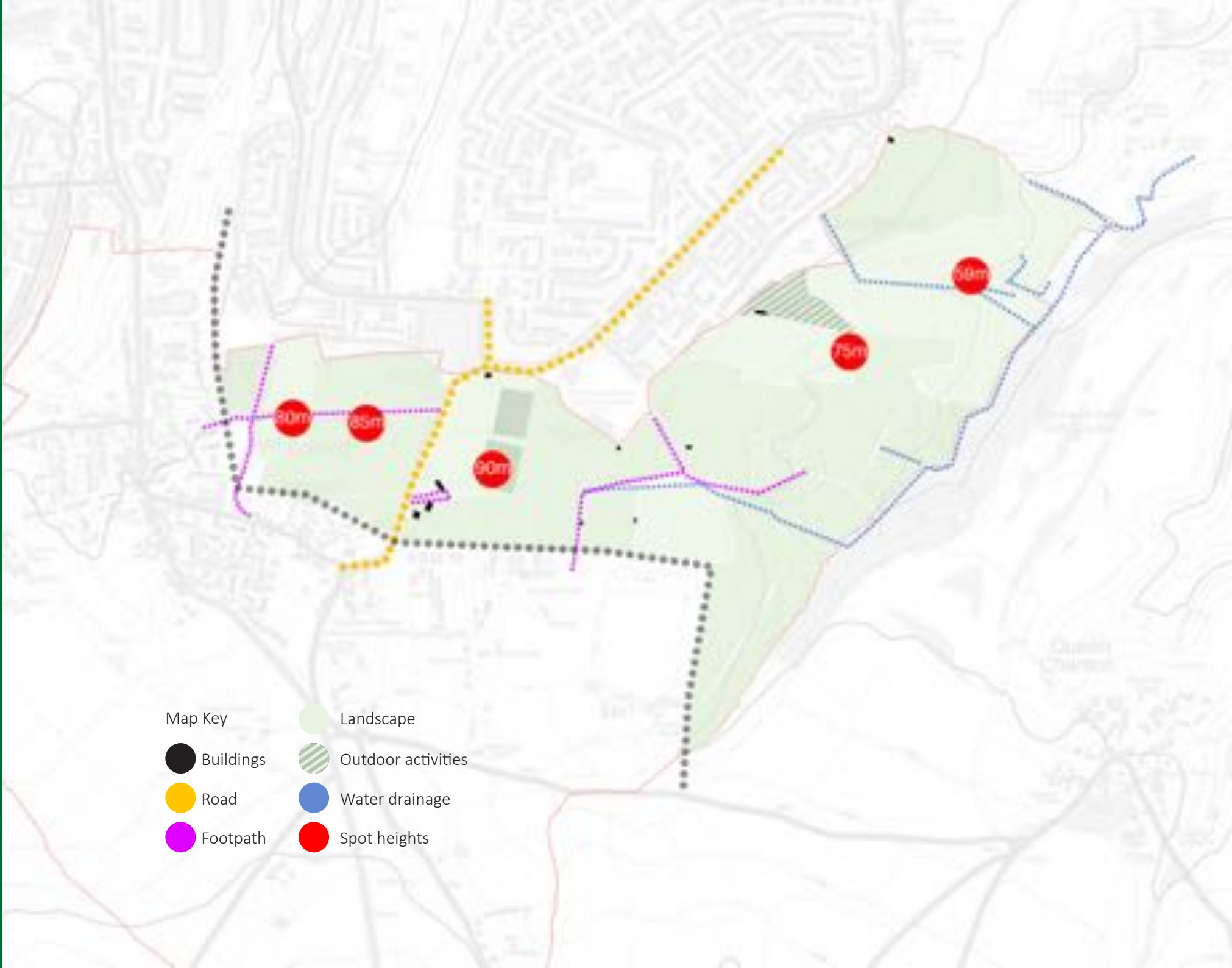
3. SUMMARY

- A. SCENIC QUALITY
- B. ACTIVITIES AND ASSOCIATIONS
- C. KEY POSITIVE FEATURES / WHAT MAKES IT SPECIAL
- D. KEY NEGATIVE FEATURES / WHAT DETRACTS FROM IT



RF3

NORTH EAST



- Map Key
- Buildings
 - Road
 - Footpath
 - Landscape
 - Outdoor activities
 - Water drainage
 - Spot heights

NORTH EAST RURAL FRINGE

1. Description

The Northeast fringe sits between the edge of neighbouring Stockwood and Whitchurch village. This green barrier separates the two areas allowing them to maintain different identities. The Northeast fringe is attached to Keynes farm and reaches over to the railway path.

A. Landform

With the maximum rise of 90m from above the national datum of +0 and at its lowest point of 59m it has a steady descent on the far right hand side, tucked alongside the Stockwell Vale golf course.

B. Land cover

All different type of grass, some short, some long, some overgrown. Providing variation, other areas where the land has be cultivated by farmers slightly alters the make up of the fringe.

C. Land use

Mainly farm land that clearly defines the separation between Stockwood and Whitchurch. It acts a cushion sparing Whitchurch from the growth of Stockwood.

D. Field boundaries

Clearly defined by rows of trees, shrubs and other vegetation to help distinguish barriers between fields. Also the roads and footpaths provide their own barriers as well as access.

E. Field sizes and patterns

The fields come together as a patchwork of shapes, sizes and shades of green. The variation in the patterns has a certain rhythmic quality to it. Adding to the rural feel as you gaze across the land.

F. Route ways

Aside from Stock ward lane splitting the fringe into 2 sections, there are footpaths that meander through from field to field. The green spaces are only interrupted by patterns left by tractors, as the farmers tend to their land.



G. Building and structures

There are very few to building in the rural fringe, with only additional buildings that are associated with the sports grounds and farms in the vicinity. Helping to maintain its green buffer between different settlements in the area.

H. Water and drainage

The northeast fringe has a few pools of water dotted around but nothing significant. Towards the sloped and wooded area to the east of the fringe the drainage routes make use of the natural form.

I. Enclosure and scale

The space is vast, open and rural; it's a space that provides a breather from the modern sprawl of development. Maintaining it's agricultural functions allow this area to be open and expansive. It offers a stark contrast to the close nit areas of housing in both Stockwood and Whitchurch Village especially compared to developments like Imperial Court.

Summary

Although its mainly farm land, the quality of this area lay in its close proximity to Whitchurch, allowing room for leisure activities and for practical purposes as well, with the valley towards the east. Its scenic quality is almost hindered by its location between Stockwood and Whitchurch, which could see an increase in development in years to come.

Activities and associations

- Riding stables
- Backs onto the community centre (Stockwood)
- Sports ground and pavilion

Key positive features / negative features

It helps to maintain Whitchurch as a rural village, adding to its character. It defends the village from connecting to the north. This would merge the two places and ruin any character or values that Whitchurch currently has.



LANDSCAPE ASSESSMENT PROFORMA

1. DESCRIPTION

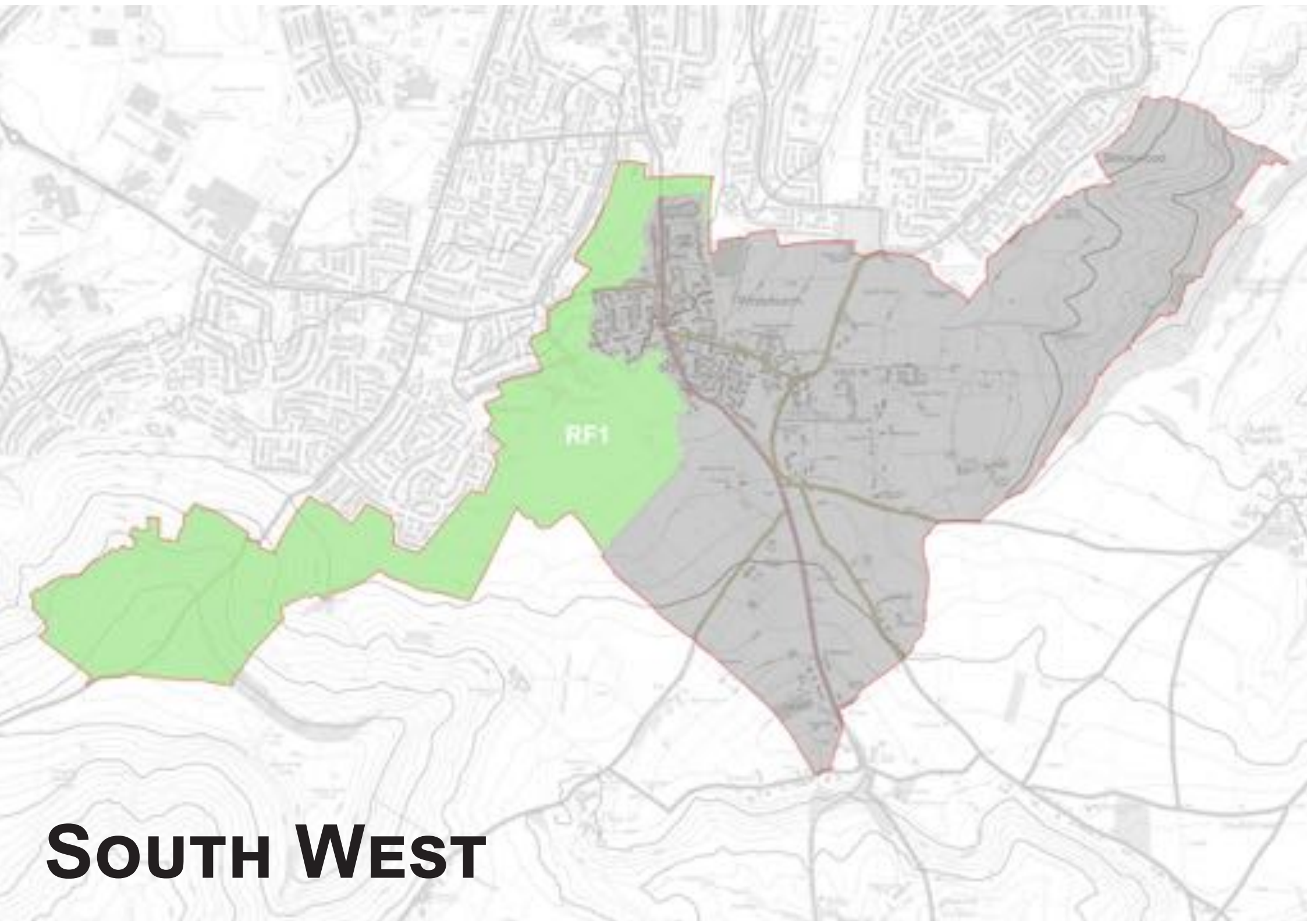
- A. LANDFORM
- B. LAND COVER
- C. LAND USE
- D. FIELD BOUNDARIES
- E. FIELD SIZES AND PATTERNS
- F. ROUTE WAYS
- G. BUILDING AND STRUCTURES
- H. WATER AND DRAINAGE
- I. ENCLOSURE AND SCALE

2. VIEWS AND LANDMARKS

- A. VIEWS
- B. LANDMARKS

3. SUMMARY

- A. SCENIC QUALITY
- B. ACTIVITIES AND ASSOCIATIONS
- C. KEY POSITIVE FEATURES / WHAT MAKES IT SPECIAL
- D. KEY NEGATIVE FEATURES / WHAT DETRACTS FROM IT



RF1

SOUTH WEST



RURAL FRINGE SOUTH WEST



SOUTH WEST RURAL FRINGE

A. Land-form

The landforms of the area is very much uneven and sloping from a Southern to a Northern direction. Labelled on the map is the topography levels of the landforms.

B. Land-cover

The majority of the spaces that make up the rural fringe are a mixture of open agricultural land and two small farms.

C. Land-use

The majority of the land is unused grassland, land that hasn't been used in many years and thus is vulnerable for potential development.

D. Field Boundaries

The site has a mixture of field boundaries, these include unclipped hedges and stone walls. The majority of the fields are segregated via hedges.

E. Field Sizes & Pattern

The size of the fields vary but generally they are of small/medium sizes.

F. Route ways

Only two roads pass through the rural fringe, other routes will be accessible via private property for farmers etc.

G. Building & Structures

Two buildings are on site. Church Farm and Lyons Court Farm.

H. Water & Drainage

The water and drainage paths have been located on the map. There is generally a consistency that the water will drain away from urban areas.

2A. Views

The predominate views will let the viewer see across the many green fields.

3A. Scenic Quality

The space feels very tranquil and calm, at times there is a smell of cut grass, but generally it smells like a working agricultural farm.

3B. Activities & Associations

The land isn't used by many people, this is because the land is generally private agricultural land.

3C. Positive Features

Nature landscape with great sense of freedom just outside the built up Bristol region.

3D. Negatives Features

The implications that development might bring if the area is exploited for economic purposes.