

Charlbury Character Assessment Part 2: Area 3, South East

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Rochester Place

Tanners Court

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Sandford Rise

Sandford Park

Playing Close

Spendlove Centre

Public footpath Charlbury to Dustfield

CHARACTER ASSESSMENT
SE2 Woodstock Road



SPACES: GAPS BETWEEN BUILT ELEMENTS – STREETS, GARDENS, ETC.	
Hints: Formal, building plots (size, building position, etc), means of enclosure, gaps, open, narrow, winding, straight, type of use, paving/surface materials, street furniture, usability, impact of traffic.	
A major route into Charlbury from the Woodstock direction. All the houses are set back from the road and those on the edge of town are screened from the road by hedges and fencing. The road can be busy with both private vehicles and commercial vehicles, especially when there are events at Cornbury Park. There is no footway between Stonesfield Lane and the edge of town. A speed check sign goes some way to reducing the speed of the traffic. The Five Ways junction is busy with through traffic as well as local vehicles and there is a bus stop at the junction with Hixet Wood. Overhead cables are very much in evidence along the road.	SCORE:
BUILDINGS:	
Hints: Contribution of buildings to the space, size, scale, form (terraced, etc), frontage onto street, materials, windows, doors, condition, use, visible alterations.	
The houses between Stonesfield Lane and the end of the 30mph speed limit are very individual, detached and set in large plots. Many are not easily visible from the road. The houses on the right-hand side between Stonesfield Lane and Five Ways are former semi-detached council houses and many have been lived in by the same family for many years. All are well-maintained. One of the few commercial buildings in the town, Hydac, is on the corner of the Five Ways Junction.	SCORE:
VIEWS:	
Hints: Within the space (long, short, intimate, glimpsed, channelled, wide), focal points, streetscape (how buildings and streets work together), roofscape, views out of the space (long/short distance, high level).	
The views to the rear of many of the properties are extensive and rural, especially those between Stonesfield Lane and the edge of town, and from the bungalows looking towards the Witney road. There are extensive views to Cornbury Park from the Five Ways junction and the allotments which are opposite Wellington Cottages.	SCORE:
GREENERY & LANDSCAPE FEATURES:	
Hints: Contribution of trees and plants (colours, shade), hard/urban, private or public, water, changing levels	
The road is green with hedges and trees in the front gardens of the properties. There are green verges on either side of the road between Stonesfield Lane and Five Ways. The roadslopes downhill as it enters the town and the ambiance changes from rural to more urban as it nears the Five Ways junction, although there are still trees on the verges and in the front gardens.	SCORE:
LIGHT/DARK: SHADING, TIME OF DAY/NIGHT	
	SCORE:
NOISE & SMELL: MAN MADE OR NATURAL	
Some noise from the Witney road when the wind is in that direction, especially noticeable in the gardens of the bungalows whose back gardens face in that direction.	SCORE:
SPIRIT OF PLACE: Transitional from countryside to town	TOTAL:



Houses on the right-hand side approaching the Five Ways junction



The Hydac factory at Five Ways



Five Ways junction looking towards Wellington Cottages

Fiveways Area SE Area Assessment

SPACES: GAPS BETWEEN BUILT ELEMENTS – STREETS, GARDENS, ETC.	
Hints: Formal, building plots (size, building position, etc), means of enclosure, gaps, open, narrow, winding, straight, type of use, paving/surface materials, street furniture, usability, impact of traffic.	
This convenience store has a lay-by and faces Sturt Close.across Sturt road which is one of the main routes into the Town and is busy at times. The store has wide gaps on either side allowing glimpses of the countryside. There is a takeaway restaurant at one end of the building nwhich is set down below the road level and is unobtrusive. There is a light controlled pedestrian crossing and notice board . There are railings at the entrance to Sturt Road	SCORE: +
BUILDINGS:	
Hints: Contribution of buildings to the space, size, scale, form (terraced, etc), frontage onto street, materials, windows, doors, condition, use, visible alterations.	
The shop building of the store is a standard 50-60s construction in reconstituted Cotswold stone and unremarkable and generally fits with the surroundings. The signage on the building is appropriate and not excessive. . The estate opposite is set back from the road with wide spays at each junction. There grass spaces by entrances to the estate and also stone slabs which were erected in the 1990's. THE SHOP AND HOUSES ARE WELL MAINTAINED	SCORE:
VIEWS:	
Hints: Within the space (long, short, intimate, glimpsed, channelled, wide), focal points, streetscape (how buildings and streets work together), roofscape, views out of the space (long/short distance, high level).	
The view to the South is pleasant looking out from the Town. Also from the opposite side of the road it is possible to look over the shop to see trees and Wychwood Forest in the distance The land rises from south to north and also from west to east on the site creating different levels and a better appearance.	SCORE:
GREENERY & LANDSCAPE FEATURES:	
Hints: Contribution of trees and plants (colours, shade), hard/urban, private or public, water, changing levels	
The land rises to the north of the area and there are some mature trees. Looking toward the store there are a number of trees in the near distance which contribute to giving it a less built up appearance.	S?CORE:
LIGHT/DARK: SHADING, TIME OF DAY/NIGHT	
The area is quite open with little shading during the day	SCORE:
NOISE & SMELL: MAN MADE OR NATURAL	
During the day the road noise is significant but generally not too disturbing	SCORE:
SPIRIT OF PLACE: Obviously a retail are and adjacent estate of social housing. Generally quite tidy and the open space present between buildings break up the impact. There are nice views out of the site to the south and west.	TOTAL:

**Londis Convenience Store
at Fiveways**



View to south



View from Sturt Close



View to north



View down to store



View from Hughes Close



CHARLBURY CHARACTER ASSESSMENT



SE Group : Sturt Road (west side)

SPACES: GAPS BETWEEN BUILT ELEMENTS – STREETS, GARDENS, ETC.	
Hints: Formal, building plots (size, building position, etc), means of enclosure, gaps, open, narrow, winding, straight, type of use, paving/surface materials, street furniture, usability, impact of traffic.	
A mixed frontage of former council houses on large plots to the north of the Londis shop and large bungalows southwards to Fiveways House. All sit back from the busy road and the houses are at a lower level with relatively open front gardens. The bungalows are quite enclosed with medium height dry-stone walls and hedges creating a level of privacy quite distinct from the more open aspect of the houses. Adequate tarmac pavements and fairly minimal street furniture add to this openness.	SCORE:
BUILDINGS:	
Hints: Contribution of buildings to the space, size, scale, form (terraced, etc), frontage onto street, materials, windows, doors, condition, use, visible alterations.	
The houses are large two-storey semi-detached, rendered, with tiled roofs sitting in large gardens front and rear and look well maintained with typical upgraded upvc doors and windows. The bungalows are in a variety of styles and materials but generally follow the colour palette of the local stone.	SCORE:
VIEWS:	
Hints: Within the space (long, short, intimate, glimpsed, channelled, wide), focal points, streetscape (how buildings and streets work together), roofscape, views out of the space (long/short distance, high level).	
Although there are only glimpses of other areas between the houses, the width of the road and pavements, together with deep front gardens create generous views of the sky reinforcing the fact that the road crests a hill.	SCORE:
GREENERY & LANDSCAPE FEATURES:	
Hints: Contribution of trees and plants (colours, shade), hard/urban, private or public, water, changing levels	
Mature trees and shrubs in front gardens line the road and provide a soft undulating element marking the slope.	SCORE:
LIGHT/DARK: SHADING, TIME OF DAY/NIGHT	
The open sky is a dominant factor during the day but street lighting limits the night sky views.	SCORE:
NOISE & SMELL: MAN MADE OR NATURAL	
Sturt Road is a very busy road connecting areas well beyond Charlbury and has increased traffic early morning and late afternoon; events at Cornbury Park can create intense traffic.	SCORE:
SPIRIT OF PLACE: traffic and weather create a changing ambiance throughout the day	TOTAL:

CHARLBURY CHARACTER ASSESSMENT

SE GROUP images : Sturt Road (west side) 8/11/17

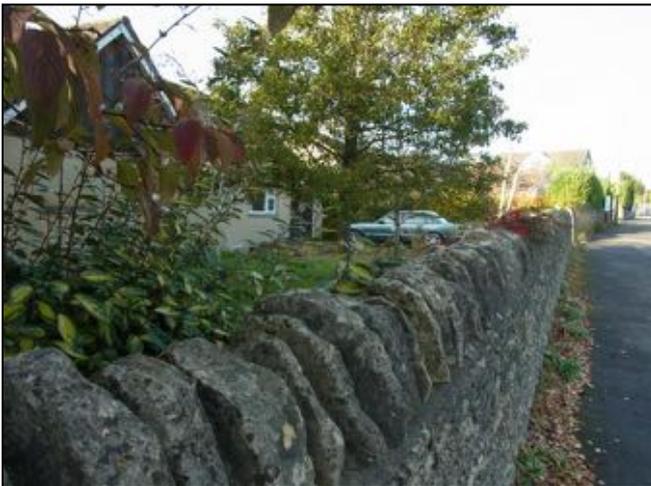


N.B. This sequence is best read from the bottom image.

Looking northwards from the Londis shop with former council houses set well back from the road and at a lower level creating an open feeling as Sturt Road crests the hill.



The Londis shop and the adjacent Indian restaurant provide a service to the local community which is slightly distanced from the town centre (about ½ mile)



Looking northwards from Five Ways House towards the Londis shop. This development of bungalows is quite enclosed with mid-height walls and hedges giving a degree of separation from the busy road.



Looking northwards from Five Ways junction.

Five Ways House straddles the junction of Sturt Road and Hixet Wood contrasting strongly with a group of bungalows that sit behind.

CHARLBURY CHARACTER ASSESSMENT



SE GROUP : Collinsons Row

SPACES: GAPS BETWEEN BUILT ELEMENTS – STREETS, GARDENS, ETC.	
Hints: Formal, building plots (size, building position, etc), means of enclosure, gaps, open, narrow, winding, straight, type of use, paving/surface materials, street furniture, usability, impact of traffic.	
A quiet cul-de-sac backing on to Sturt Road (west side) with former council houses that comprised part of the larger development fronting Sturt Road. Only half have vehicle access with the rest served by a narrow alleyway.	SCORE:
BUILDINGS:	
Hints: Contribution of buildings to the space, size, scale, form (terraced, etc), frontage onto street, materials, windows, doors, condition, use, visible alterations.	
The houses are large two-storey semi-detached, rendered, with tiled roofs sitting in large gardens front and rear and look well maintained with typical upgraded upvc doors and windows.	SCORE:
VIEWS:	
Hints: Within the space (long, short, intimate, glimpsed, channelled, wide), focal points, streetscape (how buildings and streets work together), roofscape, views out of the space (long/short distance, high level).	
The buildings served by the alleyway seem very enclosed, whereas the remainder have a more open frontage.	SCORE:
GREENERY & LANDSCAPE FEATURES:	
Hints: Contribution of trees and plants (colours, shade), hard/urban, private or public, water, changing levels	
Trees and shrubs reinforce the enclosed feeling especially to the west where tall trees bounding Lee Place form a higher boundary closing off any views except in winter when distant views are revealed.	SCORE:
LIGHT/DARK: SHADING, TIME OF DAY/NIGHT	
	SCORE:
NOISE & SMELL: MAN MADE OR NATURAL	
	SCORE:
SPIRIT OF PLACE: a quiet backwater	TOTAL:

CHARLBURY CHARACTER ASSESSMENT

SE GROUP images : Collinsons Row 8/11/17



This small group of former council houses is accessed by a short drive from Hixet Wood which only provides access to about half of the properties; the rest have pedestrian access as shown in bottom view.



The access from Hixet Wood looks onto mature trees around Lee Place which only allow distant views during winter.



About half of the houses do not have vehicular access and are served by a narrow alleyway along the rear of properties in Hixet Wood creating a slightly isolated feeling. However the large rear gardens back onto another footpath linking Marlborough Place to Sturt Road offering a better feeling of connection to the area.

Hughes Close and Sturt Close estate

SPACES: GAPS BETWEEN BUILT ELEMENTS – STREETS, GARDENS, ETC.	
Hints: Formal, building plots (size, building position, etc), means of enclosure, gaps, open, narrow, winding, straight, type of use, paving/surface materials, street furniture, usability, impact of traffic.	
These streets were built as council housing beginning in the early 1950s. The buildings are a mixture of terraced and semi-detached bungalows and houses, built in a large oval loop which is infilled in the middle with small bungalows. The estate was recently refurbished with new road surfaces, discreet parking bays, some tree planting and chicanes to reduce the speed of traffic. Large stones were placed at the entrance to the estate and have become known locally as Sturthenge. These measures have been very successful in improving the appearance of the estate, fostering a sense of community and calming traffic. The shop on The Slade opposite the entrance to the estate is an important local resource for residents.	SCORE:
BUILDINGS:	
Hints: Contribution of buildings to the space, size, scale, form (terraced, etc), frontage onto street, materials, windows, doors, condition, use, visible alterations.	
The buildings are a mixture of terraced and semi-detached bungalows and houses, built in a large oval loop which is infilled in the middle with small bungalows. The buildings and gardens are generally adequately or well maintained. They are all built in broadly similar materials and in the same style used for the former council housing along The Slade. Some houses have been extended and a number of front gardens have been converted into hard standing for vehicles.	SCORE:
VIEWS:	
Hints: Within the space (long, short, intimate, glimpsed, channelled, wide), focal points, streetscape (how buildings and streets work together), roofscape, views out of the space (long/short distance, high level).	
There are no obvious views out of the estate. The roads curve which gives an irregular pattern to the layout of the plots.	SCORE:
GREENERY & LANDSCAPE FEATURES:	
Hints: Contribution of trees and plants (colours, shade), hard/urban, private or public, water, changing levels	
Each property has its own front and rear garden. Despite the need for parking vehicles on some frontages, there is still a good amount of green space, some trees planted along the roads and flowers and plants in both front and back gardens. The housing is quite dense and in general the plots are small. The green space behind Sturt Close which backed on to the Woodstock Road houses has recently been given over to more housing so this green space, formerly a playground for the estate, has been lost.	SCORE:
LIGHT/DARK: SHADING, TIME OF DAY/NIGHT	
	SCORE:
NOISE & SMELL: MAN MADE OR NATURAL	
	SCORE:
SPIRIT OF PLACE: Modest housing, close living but generally well cared for. Many residents have lived here for a considerable length of time.	TOTAL:



Entrance to estate



View down Hughes Close



Sturt Close

SPACES: GAPS BETWEEN BUILT ELEMENTS – STREETS, GARDENS, ETC.	
Hints: Formal, building plots (size, building position, etc), means of enclosure, gaps, open, narrow, winding, straight, type of use, paving/surface materials, street furniture, usability, impact of traffic.	
Area consists of three development stages from 1970s to current. Lees Heights comprises large houses set in plots of different size and well spaced. Also difference in height gives pleasing appearance. Little Lees are smaller houses of which most have been extended in different ways giving a quite varied appearance. The latest development is partly screened by a retention of a hedge. Roads quite wide with curve in Lees Heights and three cul-de-sacs in Little Lees	SCORE: +
BUILDINGS:	
Hints: Contribution of buildings to the space, size, scale, form (terraced, etc), frontage onto street, materials, windows, doors, condition, use, visible alterations.	
Most properties are detached 3-5 bedrooms apart from latest development. Reconstituted stone gives harmonising effect. Most of the properties on Little Lees have been extended but in different ways which gives variety to the site and improves overall appearance. Properties are well maintained.	SCORE:
VIEWS:	
Hints: Within the space (long, short, intimate, glimpsed, channelled, wide), focal points, streetscape (how buildings and streets work together), roofscape, views out of the space (long/short distance, high level).	
Most properties have limited views but some which are higher up look out onto Wychwood forest. Appearance of mature development with properties partly shielded from road breaks up the estate feeling	SCORE:
GREENERY & LANDSCAPE FEATURES:	
Hints: Contribution of trees and plants (colours, shade), hard/urban, private or public, water, changing levels	
Several mature trees, well tended gardens without formal boundaries on rising land	S?CORE:
LIGHT/DARK: SHADING, TIME OF DAY/NIGHT	
The area is open in daylight with some shade provide by mature trees. Low level of street lighting at night provides adequate visibility	SCORE:
NOISE & SMELL: MAN MADE OR NATURAL	
Generally quiet apart from current building work with little noise and no smells	SCORE:
SPIRIT OF PLACE: Gives attractive appearance of mature development and different stages well integrated in the whole	TOTAL:

CHARLBURY CHARACTER ASSESSMENT



SE Group : Lee Close

See also Woodfield Drive

SPACES: GAPS BETWEEN BUILT ELEMENTS – STREETS, GARDENS, ETC.	
Hints: Formal, building plots (size, building position, etc), means of enclosure, gaps, open, narrow, winding, straight, type of use, paving/surface materials, street furniture, usability, impact of traffic.	
Part of the development around Woodfield Drive this is a short cul-de-sac off the west side of Sturt Road. A footway links through to Rochester Place and another footway from the garage block links to Woodfield Drive.	SCORE:
BUILDINGS:	
Hints: Contribution of buildings to the space, size, scale, form (terraced, etc), frontage onto street, materials, windows, doors, condition, use, visible alterations.	
These all follow the pattern and conditions of Woodfield Drive houses and comprise a small group of semi-detached and linked block houses with a garage block at the end	SCORE:
VIEWS:	
Hints: Within the space (long, short, intimate, glimpsed, channelled, wide), focal points, streetscape (how buildings and streets work together), roofscape, views out of the space (long/short distance, high level).	
These all follow the pattern and conditions of Woodfield Drive houses although the location gives less opportunity for distant views.	SCORE:
GREENERY & LANDSCAPE FEATURES:	
Hints: Contribution of trees and plants (colours, shade), hard/urban, private or public, water, changing levels	
Mature gardens follow the pattern and conditions of Woodfield Drive houses and the footpath to Rochester Place is a particularly attractive link to the larger development.	SCORE:
LIGHT/DARK: SHADING, TIME OF DAY/NIGHT	
These all follow the pattern and conditions of Woodfield Drive houses.	SCORE:
NOISE & SMELL: MAN MADE OR NATURAL	
The location means that traffic noise from Sturt road is more evident.	SCORE:
SPIRIT OF PLACE: dominated by large cars at weekends	TOTAL:

CHARLBURY CHARACTER ASSESSMENT

SE GROUP images : Lee Close 8/11/17



A short cul-de-sac directly off Sturt Road with a curved entry creating an invitation to see just how far it extends.



The cul-de-sac ends with a footpath leading through a planted area to Rochester Place and another footpath off to the right linking to Woodfield Drive.

CHARLBURY CHARACTER ASSESSMENT

SE GROUP : Marlborough Place



See also Woodfield Drive

SPACES: GAPS BETWEEN BUILT ELEMENTS – STREETS, GARDENS, ETC.	
Hints: Formal, building plots (size, building position, etc), means of enclosure, gaps, open, narrow, winding, straight, type of use, paving/surface materials, street furniture, usability, impact of traffic.	
Part of the development around Woodfield Drive this is a looping road off the north side of Woodfield Drive rejoining it near Marlborough Place. A footpath links through to Hixet Wood and another footpath from the garage block links to Dancers Hill with a footpath called Narrow Lane linking both of these along the northern boundary of the development.	SCORE:
BUILDINGS:	
Hints: Contribution of buildings to the space, size, scale, form (terraced, etc), frontage onto street, materials, windows, doors, condition, use, visible alterations.	
These all follow the pattern and conditions of Woodfield Drive houses but was a late phase in the development around 1974 comprising a small group of semi-detached and detached houses with a garage block at the end by a different builder and shows attempts at cost savings.	SCORE:
VIEWS:	
Hints: Within the space (long, short, intimate, glimpsed, channelled, wide), focal points, streetscape (how buildings and streets work together), roofscape, views out of the space (long/short distance, high level).	
These all follow the pattern and conditions of Woodfield Drive houses but with clearer views of the town and beyond and a framed view of the clocktower in the stable yard at the back of Lee Place.	SCORE:
GREENERY & LANDSCAPE FEATURES:	
Hints: Contribution of trees and plants (colours, shade), hard/urban, private or public, water, changing levels	
Mature gardens follow the pattern and conditions of Woodfield Drive houses.	SCORE:
LIGHT/DARK: SHADING, TIME OF DAY/NIGHT	
These all follow the pattern and conditions of Woodfield Drive houses.	SCORE:
NOISE & SMELL: MAN MADE OR NATURAL	
These all follow the pattern and conditions of Woodfield Drive houses.	SCORE:
SPIRIT OF PLACE: a quiet backwater of a larger development	TOTAL:

CHARLBURY CHARACTER ASSESSMENT

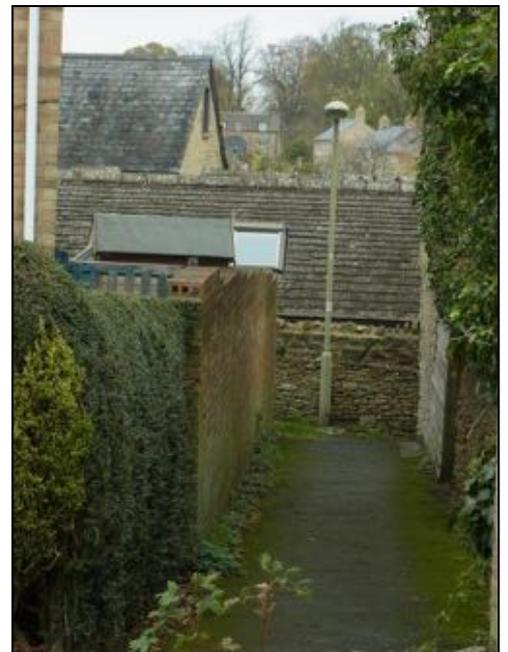
SE GROUP images : Marlborough Place 8/11/17



upper left – looking towards access from Woodfield Drive at west end

lower left – view of church tower from west end

below right – view of Lee Place clock tower at west end



upper left – view looking westwards from east end

above right – view of town centre from east end

lower left – access from Woodfield Drive



CHARLBURY CHARACTER ASSESSMENT



SE GROUP : Woodfield Drive

See also Lee Close, Marlborough Place, Rochester Place

SPACES: GAPS BETWEEN BUILT ELEMENTS – STREETS, GARDENS, ETC.	
Hints: Formal, building plots (size, building position, etc), means of enclosure, gaps, open, narrow, winding, straight, type of use, paving/surface materials, street furniture, usability, impact of traffic.	
Part of an early '70's development on rising ground to the south of the town affording views over to the north west. A fairly dense development of modest, two-storey houses with a variety of house types and small groups of garage blocks. The road winds around the contours giving changing views within and beyond the development, and provides vehicle access to Marlborough Place and Rochester Place. . A small group of detached houses has recently been added at the junction with Dancers Hill using a slightly warmer brick.	SCORE:
BUILDINGS:	
Hints: Contribution of buildings to the space, size, scale, form (terraced, etc), frontage onto street, materials, windows, doors, condition, use, visible alterations.	
A wide variety of house types with terraced blocks, semi-detached groups, and single/double storey linked blocks, and a small group of distinctive mono-pitch courtyard houses. The varied distribution of these types is brought together with a common palette of buff brickwork and large grey interlocking concrete roof tiles. Reasonable front gardens that are generally open contribute to a comfortable feeling of non-cramped spaces.	SCORE:
VIEWS:	
Hints: Within the space (long, short, intimate, glimpsed, channelled, wide), focal points, streetscape (how buildings and streets work together), roofscape, views out of the space (long/short distance, high level).	
The road curves in an elongated S shape crossing rising contours offering constantly changing views and glimpses into the countryside beyond.	SCORE:
GREENERY & LANDSCAPE FEATURES:	
Hints: Contribution of trees and plants (colours, shade), hard/urban, private or public, water, changing levels	
Established front gardens provide variety and interest and several pathways link elements within this area and beyond.	SCORE:
LIGHT/DARK: SHADING, TIME OF DAY/NIGHT	
Very open feeling emphasising the sky and the location on top of a hill.	SCORE:
NOISE & SMELL: MAN MADE OR NATURAL	
Not used as a regular cut-through so very quiet. The high location means that distant traffic noise can be borne on the wind from time to time but so too the sound of church bells.	SCORE:
SPIRIT OF PLACE: a quiet, distinctive place to live and bring up a family	TOTAL:

CHARLBURY CHARACTER ASSESSMENT

SE GROUP images : Woodfield Drive



N.B. View images on left from bottom up to follow sequence

upper left – road curves away to the right with access to Marlborough Place continuing straight on and access to Rochester Place in the foreground right.

lower left – junction of road with Rochester Place on the right.

below – small group of courtyard houses between access points to Marlborough Place.



above – access from Sturt Road with recent houses on left

above left – road curves to left at junction with Rochester Place

below left – sweeping access from Hixet Wood rises up, reduces, and curves to the left



CHARLBURY CHARACTER ASSESSMENT



SE GROUP : Rochester Place

See also Woodfield Drive

SPACES: GAPS BETWEEN BUILT ELEMENTS – STREETS, GARDENS, ETC.	
Hints: Formal, building plots (size, building position, etc), means of enclosure, gaps, open, narrow, winding, straight, type of use, paving/surface materials, street furniture, usability, impact of traffic.	
Part of the development around Woodfield Drive this is a cul-de-sac off the south west side of Woodfield Drive. A footpath links through to Lee Close and another footpath from the garage block links to Sturt Road near the Londis shop.	SCORE:
BUILDINGS:	
Hints: Contribution of buildings to the space, size, scale, form (terraced, etc), frontage onto street, materials, windows, doors, condition, use, visible alterations.	
These all follow the pattern and conditions of Woodfield Drive houses comprising a small group of semi-detached and detached houses with a garage block at the end.	SCORE:
VIEWS:	
Hints: Within the space (long, short, intimate, glimpsed, channelled, wide), focal points, streetscape (how buildings and streets work together), roofscape, views out of the space (long/short distance, high level).	
These all follow the pattern and conditions of Woodfield Drive houses but part of the street only has a single frontage giving a more enclosed feeling.	SCORE:
GREENERY & LANDSCAPE FEATURES:	
Hints: Contribution of trees and plants (colours, shade), hard/urban, private or public, water, changing levels	
Mature gardens follow the pattern and conditions of Woodfield Drive houses.	SCORE:
LIGHT/DARK: SHADING, TIME OF DAY/NIGHT	
These all follow the pattern and conditions of Woodfield Drive houses but the part of the street with a single aspect has a more enclosed feeling.	SCORE:
NOISE & SMELL: MAN MADE OR NATURAL	
Very quiet location	SCORE:
SPIRIT OF PLACE: a hidden backwater	TOTAL:

OXFORD CHARACTER ASSESSMENT TOOLKIT (SHORTHAND)

SE Group: Tanners Court

SPACES: GAPS BETWEEN BUILT ELEMENTS – STREETS, GARDENS, ETC.	
Hints: Formal, building plots (size, building position, etc), means of enclosure, gaps, open, narrow, winding, straight, type of use, paving/surface materials, street furniture, usability, impact of traffic.	
A cul-de-sac of modern housing built to take advantage of the steep changes in level of the site. There are no front gardens but the shared space in front of the buildings gives an open feel to the development and provides parking and garages.	SCORE:
BUILDINGS:	
Hints: Contribution of buildings to the space, size, scale, form (terraced, etc), frontage onto street, materials, windows, doors, condition, use, visible alterations.	
The design of the development is an imaginative use of a challenging site and provides a mixture of houses and flats. The properties are well-maintained.	SCORE:
VIEWS:	
Hints: Within the space (long, short, intimate, glimpsed, channelled, wide), focal points, streetscape (how buildings and streets work together), roofscape, views out of the space (long/short distance, high level).	
Built on three sides of a square, the views to the front of the properties are limited but some have views to the back over the open space which backs on to Hixet Wood. The access road gives short views to Sandford Park and Sandford Rise.	SCORE:
GREENERY & LANDSCAPE FEATURES:	
Hints: Contribution of trees and plants (colours, shade), hard/urban, private or public, water, changing levels	
The court benefits from trees growing in surrounding gardens.	SCORE:
LIGHT/DARK: SHADING, TIME OF DAY/NIGHT	
	SCORE:
NOISE & SMELL: MAN MADE OR NATURAL	
	SCORE:
SPIRIT OF PLACE: Quiet and private	TOTAL:



View into Tanners Court

SPACES: GAPS BETWEEN BUILT ELEMENTS – STREETS, GARDENS, ETC.	
Hints: Formal, building plots (size, building position, etc), means of enclosure, gaps, open, narrow, winding, straight, type of use, paving/surface materials, street furniture, usability, impact of traffic.	
Pooles Lane is a narrow road leading off the Playing Close. It dips steeply to the bottom of the hill before being renamed as Dancers Hill, curving and rising to meet the main road at The Slade. There is no pavement on Pooles Lane so cars and pedestrians share the surface. The impending imposition of a 20mph speed limit should make this safer. These two roads are often used as a cut-through to the centre of town by vehicles including unsuitable heavy goods vehicles which can then be unable to turn at the corner with Browns Lane.	SCORE:
BUILDINGS:	
Hints: Contribution of buildings to the space, size, scale, form (terraced, etc), frontage onto street, materials, windows, doors, condition, use, visible alterations.	
The roads are lined with a mixture of modern and old houses. The new-builds have blended well with the old and the building line has been preserved on both sides of the roads. Some of the older properties front straight on the street. The new houses are generally faced with stone to blend in with the older properties. The older properties are on the western side of the road and include Knaves Knoll which is Grade II listed.	SCORE:
VIEWS:	
Hints: Within the space (long, short, intimate, glimpsed, channelled, wide), focal points, streetscape (how buildings and streets work together), roofscape, views out of the space (long/short distance, high level).	
The view along these roads provide a long, pleasant and varied view from the Playing Close, enhanced by the gently winding and curved route of the roads. The Victorian house Hawthorn Villa on the corner of Tanners Court provides a focal point as the road rises. The winding nature of the road shields the Playing Close from view when approached from the south. Mount Pleasant is a characterfull row of older properties with shared access along a cul-de-sac affording quiet and privacy.	SCORE:
GREENERY & LANDSCAPE FEATURES:	
Hints: Contribution of trees and plants (colours, shade), hard/urban, private or public, water, changing levels	
Trees and green space add greatly to the interest of these roads. A steep bank and hedge protect the houses in Sandford Park from the road and the green spaces at the entrance to Sandford Park and Sandford Rise give a spacious feel. The change in levels give sweeping views in both directions.	SCORE:
LIGHT/DARK: SHADING, TIME OF DAY/NIGHT	
The roads are relatively dark at night with little street lighting.	SCORE:
NOISE & SMELL: MAN MADE OR NATURAL	
No particular noise or smell is evident	SCORE:
SPIRIT OF PLACE: The road provides a transition between the more modern areas along to the Slade and the older, more intimate scale of the centre of town	TOTAL:



View up Pooles Lane towards the Playing Close



View from Pooles to Dancers Hill

OXFORD CHARACTER ASSESSMENT TOOLKIT (SHORTHAND)

Charlbury Neighbourhood Forum SE Sandford Rise & Hanover Close

SPACES: GAPS BETWEEN BUILT ELEMENTS – STREETS, GARDENS, ETC.	
Hints: Formal, building plots (size, building position, etc), means of enclosure, gaps, open, narrow, winding, straight, type of use, paving/surface materials, street furniture, usability, impact of traffic.	
Open development in the style of neighbouring Sandford Park but with more modest housing. The 1960s development is a cul-de-sac with a curving road rising to a T-shape at the brow of the hill. Sandford Rise comprises bungalows with open front gardens and small private back gardens. Hanover Close is a development of 20 apartments with shared gardens and residents’ lounge, and 6 bungalows which have their own private back gardens. It is set in the bottom of the valley which abuts Sandford Park. Parking of cars is on driveways and along the roadsides. The road is quite narrow and some vehicles park partly on the pavement to allow access to large vehicles eg refuse lorries.	SCORE:
BUILDINGS:	
Hints: Contribution of buildings to the space, size, scale, form (terraced, etc), frontage onto street, materials, windows, doors, condition, use, visible alterations.	
Hanover Close apartments have recently been refurbished which has enhanced their appearance. Many of the bungalows in Sandford Rise have been extended in keeping with their original design. None have been extended upwards and the low roofline has been maintained, preserving the extensive views from the properties. Properties are well maintained and the area is tidy and litter-free.	SCORE:
VIEWS:	
Hints: Within the space (long, short, intimate, glimpsed, channelled, wide), focal points, streetscape (how buildings and streets work together), roofscape, views out of the space (long/short distance, high level).	
From the top of the hill there are extensive views over the roofscape to the fields beyond and to Wychwood Forest. This combined with the open frontages gives a pleasing feeling of space and light which is especially important given the small size of the back gardens. The green area in front of Hanover Close gives a pleasant outlook and is well maintained as is the communal area which borders on to the stream.	SCORE:
GREENERY & LANDSCAPE FEATURES:	
Hints: Contribution of trees and plants (colours, shade), hard/urban, private or public, water, changing levels	
There are some mature trees and new trees have been planted in the open space in front of Hanover Housing. It benefits from the backdrop of trees sited in surrounding roads and gardens. Street lighting is minimal. There is a grit bin which in view of the steepness of the road is invaluable in icy winter weather.	SCORE:
LIGHT/DARK: SHADING, TIME OF DAY/NIGHT	
Sandford Rise is open and light all day. Hanover Housing is shaded by the mature trees in Sandford Park, but the open green space in front of the apartments mitigate this by allowing in the maximum possible amount of light.	SCORE:
NOISE & SMELL: MAN MADE OR NATURAL	
The area is quiet and private, and being a cul-de-sac there is no through traffic.	SCORE:
SPIRIT OF PLACE:	TOTAL:



View up Sandford Rise, Hanover Close is on right



Green space in front of Hanover Court



Sandford Rise bungalows



SPACES: GAPS BETWEEN BUILT ELEMENTS – STREETS, GARDENS, ETC.	
Hints: Formal, building plots (size, building position, etc), means of enclosure, gaps, open, narrow, winding, straight, type of use, paving/surface materials, street furniture, usability, impact of traffic.	
This is unique style of development with an open layout and low profile. The layout of the properties fits well into the local environment and there are two main access roads. Access through the development is restricted as the road are privately owned but at the bottom of the hill there is a footpath by the stream with a pleasant view up to the development Views into the development from the opposite side of the valley give a pleasing appearance which is some way maintains the character of this ancient slade	SCORE:
BUILDINGS:	
Hints: Contribution of buildings to the space, size, scale, form (terraced, etc), frontage onto street, materials, windows, doors, condition, use, visible alterations.	
Although the buildings are contemporary of their time (50s and 60s) they are all low profile bungalows on different levels so are not obtrusive. Very little of the buildings are visible from the street . There have been some alterations but they are all in keeping with the rest of the site. All properties appear to be well maintained	SCORE:
VIEWS:	
Hints: Within the space (long, short, intimate, glimpsed, channelled, wide), focal points, streetscape (how buildings and streets work together), roofscape, views out of the space (long/short distance, high level).	
There are views from the development across to the other side of the valley where there is a mixture of older and more recent properties., but generally pleasing in appearance. There are limited views into the site although t is visible coming down from Pooles lane which are unobtrusive. The development is completely hidden from view from the Slade as there are mature trees on the boundary of properties adjacent to the Slade	SCORE:
GREENERY & LANDSCAPE FEATURES:	
Hints: Contribution of trees and plants (colours, shade), hard/urban, private or public, water, changing levels	
There are a number of mature trees around the site and in particular around the perimeter of the site. The stream with a public footpath is a very pleasant feature and contributes to the character of the area	SCORE:
LIGHT/DARK: SHADING, TIME OF DAY/NIGHT	
The and the mature trees give a degree of shade to the site is North facing on a steep slope . The level of street lighting on the site is minimal and there is little light pollution	SCORE:
NOISE & SMELL: MAN MADE OR NATURAL	
None apparent	SCORE:
SPIRIT OF PLACE: Gives a feeling of a mature development of properties characteristic of their period which fit into the landscape.	TOTAL:

CHARACTER ASSESSMENT SE1 The Playing Close

BUILDINGS:	
Hints: Contribution of buildings to the space, size, scale, form (terraced, etc), frontage onto street, materials, windows, doors, condition, use, visible alterations.	
<p>Historic properties on NE side, three of which listed showing traditional materials and physical evidence of multiple phases of development. Mixture of end on and front-on facades adding interest and reflecting historic property lines and development. Some loss of historic windows diminish quality on individual buildings or ranges but overall this side features high quality vernacular buildings of clear architectural and historic value contributing to this space reflected in their statutory protection. Listed status of houses would also extend to curtilage structures such as dry stone walls and outbuildings which although of more diminutive character and quality add to the variety of forms and uses in this area.</p> <p>Little Egypt is unlisted but has successful modern extension at entrance to Crawborough.</p> <p>SW side is modern development on former school site now used for sheltered housing. Successful development with varied rooflines, use of metal railings, and enclosing nature along pavement. Maturing and blending well.</p> <p>Each narrow end is more open, modern Spendlove Centre covered elsewhere but provides more modern built character enclosing this end. SE side marked by open view over garden to the former firestation (?). This building of historic and architectural local interest has quite a focal role at the end of the Playing Close. Narrow entry here to Pooles Lane ensures enclosed nature of the Playing Close.</p>	SCORE:
VIEWS:	
Hints: Within the space (long, short, intimate, glimpsed, channelled, wide), focal points, streetscape (how buildings and streets work together), roofscape, views out of the space (long/short distance, high level).	
<p>Important views from Browns Lane past the water fountain and into the space. Beautiful and characteristic of Charlbury in almost any season. Views along the Playing Close in any direction are generally enclosed by either the trees or bordering houses. A pleasant sense of both open public space and enclosure at the same time.</p> <p>Views out are either over private gardens (to NE) or framed by buildings and of longer distance over hillside and roofs to SE or towards Cornbury to SW. There are very limited views along roads or routes out which contributes to sense of enclosure.</p> <p>Some longer views down Pooles Lane and over garden at SE end towards the hilly topography beyond, being somewhat curtailed by ongoing development.</p>	SCORE:
GREENERY & LANDSCAPE FEATURES:	
Hints: Contribution of trees and plants (colours, shade), hard/urban, private or public, water, changing levels	
<p>Grass in centre, planted with spring bulbs, mature deciduous trees at perimeter much loved conker (horse chestnut) trees and sycamore for autumn colour. Gentle slope but fundamentally level character.</p> <p>Several aspects of commemorative value, listed Victorian water fountain an important focal point, and benches donated by former residents or their families.</p> <p>This is not a 'wild' natural space but a manmade area with aspects of formal design (railings, tree planting), nonetheless it is 'relaxed' not heavily formal.</p>	S?CORE:
LIGHT/DARK: SHADING, TIME OF DAY/NIGHT	
<p>The area is open in daylight with some shade provide by mature trees. Low level of street lighting at night provides adequate visibility particularly at perimeter Seasonal change to the tree cover provides variety, shade and attractive sunlight to this space.</p>	SCORE:

NOISE & SMELL: MAN MADE OR NATURAL

Busier (noise in particular) at Browns Lane end in terms of traffic and pedestrian routes, including a bus stop. Occasional heightened busyness when space used for community events (farmers' Markets, fairs, school fetes), otherwise quite peaceful and sense of greenness in a slightly formalised sense.

SCORE:

SPIRIT OF PLACE:

Highly significant public space at centre of Charlbury with long standing historic role in the town's life. Beautiful seasonal variation particularly spring bulbs and autumn tree colour, much loved area.

TOTAL:

+9

Spendlove Centre CHARACTER ASSESSMENT SE1

SPACES: GAPS BETWEEN BUILT ELEMENTS – STREETS, GARDENS, ETC.	
Hints: Formal, building plots (size, building position, etc), means of enclosure, gaps, open, narrow, winding, straight, type of use, paving/surface materials, street furniture, usability, impact of traffic.	
This is a retail, services and business centre and main car park. The buildings are generally low profile and there are gaps which give views beyond the site. The car park has been resurfaced and has a recycling centre both of which were tidy at the time of the survey. The signage is well placed and not excessive. Trees have been retained around the site which shield it from outside and give a generally pleasing appearance. All buildings are well spaced from each other. The views top the west of the site look over to Wychwood forest and contribute to the general pleasant feeling for a busy service centre	SCORE: +
BUILDINGS:	
Hints: Contribution of buildings to the space, size, scale, form (terraced, etc), frontage onto street, materials, windows, doors, condition, use, visible alterations.	
The buildings are grouped around a car park and are well spaced. The office block and surgery are two stories high and the Cooperative store is of similar height. The sports hall is higher and at present looks rather functional although tree planting and weathering should reduce this effect. Apart from the sports hall of the community centre they are all faced in Cotswold stone. The grouping and spacing gives a feeling of spaciousness to a busy retail area	SCORE:
VIEWS:	
Hints: Within the space (long, short, intimate, glimpsed, channelled, wide), focal points, streetscape (how buildings and streets work together), roofscape, views out of the space (long/short distance, high level).	
Most properties have limited views but some which are higher up look out onto Wychwood forest. Appearance of mature development with properties partly shielded from road breaks up the estate feeling	SCORE:
GREENERY & LANDSCAPE FEATURES:	
Hints: Contribution of trees and plants (colours, shade), hard/urban, private or public, water, changing levels	
Several mature trees, well tended gardens without formal boundaries on rising land. There is a good distinction between public and private space. The site is well integrated into the surrounding residential sites and the playing area on Nineacres recreation area	SCORE:
LIGHT/DARK: SHADING, TIME OF DAY/NIGHT	
The area is open in daylight with some shade provided by mature trees. Low level of street lighting at night provides adequate visibility	SCORE:
NOISE & SMELL: MAN MADE OR NATURAL	
Quiet apart from current building work with little noise and no smells	SCORE:
SPIRIT OF PLACE: A busy retail and services area. The car park is generally busy. Generally it fits well into the area and respects the character of this part of the Town	TOTAL:



View north to office block



View to east over car park



View past end of office block



View south over car park



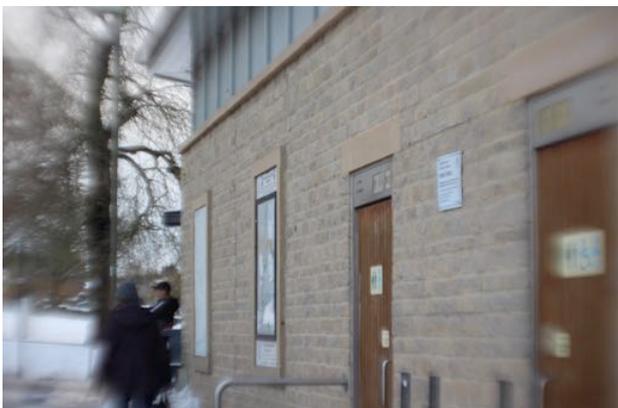
View east past end of community centre



View of library and community centre entrance



View north to office block



View south past Coop towards playing close



View to east of Medical centre

SE Area Character Assessment Public Footpath Charlbury to Dustfield

The footpath rises from an ancient route known as Woody Lane to a ridge with extensive views back towards Charlbury and across the Evenlode Valley to Wychwood Forest



Footpath approaching ¹Woody Lane from Little Lees



Footpath from Woody Lane

This part of the path was probably the edge of Wychwood in former times as judged by hedgerow composition with a large number of different species including some forest trees present such as Hornbeam and Dogwood. This part of the forest was probably cleared in the early 19th Century. Personal memories of the path having trees on both sides rather than open field as now.



View from path of the Town

The Town Centre is seen nestling in a pleasant wooded environment and a fine overview of the Town can be seen from several points.

¹ Alan Spicer memories from mid 20th century

The Cotswold AONB landscape character types are Broad Floodplain Valley and High Wold Dip-Slope and these can clearly be seen surrounding the Town from this high viewpoint

After following the ridge for about 1½ miles the path dips down to the valley where the Town Quarry is located although it is very wooded and hidden from view



View towards the Town Quarry (disused)

The path skirts around the Quarry and then is wooded for a further ½ mile. It emerges onto open fields at Dustfield and meets the ancient Saltway by Dustfield Farm. This was formerly a major track running North to Droitwich and was also a former drover road. The footpath was undoubtedly one of the main ways of getting to this long distance route from Charlbury