

## **Charlbury Character Assessment Part 2: Area 5, North West**

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# CHARLBURY CHARACTER ASSESSMENT



North West Area : Overall Summary  
See detailed forms for more specific information and description of buildings, roads and other features

<b>Overall Character of NW 'Town' and 'Surroundings': scores 0 to 10 (being top)</b>	
<p>The NW area is bounded by two roads; Pound Hill (leading to Spelsbury and Chipping Norton) and Forest Road (leading to Burford) with the outer limit being the Parish Boundary. For convenience the built up area is referred to here as TOWN with the remainder SURROUNDINGS. The 'TOWN' in the context of the NW area is considered here to extend from the town centre to the bridge over the Evenlode and to the 'triangle' at the bottom of Pound Hill. The remainder being considered as 'SURROUNDINGS'</p>	
<p>SURROUNDINGS: The greater part of the NW area of the parish is sparsely populated and comprises rolling hills covered by a patchwork of small to medium sized fields interspersed with natural woodland with the occasional farm buildings. It also contains the tiny hamlet of Walcot.</p> <p>The dominant geological feature of Charlbury's SURROUNDINGS is the Evenlode Valley through which the River Evenlode meanders. The river and associated mill stream also act as a natural boundary to the built up area of Charlbury Town which rises above the river to the north. To the west and north of the town the land climbs gently away from the Evenlode and drains through a network of streams and ditches into it. The gently rolling nature of this area means that the valley and its environs are visible not only from the town but from most of the parish and far beyond. As such it forms a defining local piece of the Cotswold AONB landscape as well as being a critical natural habitat.</p>	<p><b>SCORE:</b> <b>10</b></p>
<p>View from Town to west over cricket pitch, railway, Forest Road, Walcot &amp; to Wychwood Forest</p> A landscape photograph showing a wide view from an elevated position. In the foreground, there are some trees and a grassy area. The middle ground features a mix of green fields, some trees, and a railway line. In the background, rolling hills are visible under a clear blue sky with a few wispy clouds. The overall scene is a typical Cotswold landscape.	
<p>The area was once part of the historic Wychwood Forest and part of what remains lies at the top of Forest Road and forms the backdrop to views from the Town.</p> <p>The railway runs to the west of the river beyond the river flood plain but is well screened and to all intents invisible from most of the town or from within the NW area. Charlbury Station, associated car park and small commercial estate which lie in the survey's West Area are partially visible from this NW area but because it is largely screened by trees and hedges do not interrupt the sweeping views that characterise the NW. Forest Road is similarly screened by an avenue of trees.</p>	



Town viewed from west over railway line and flood plain



Town from flood plain

Included in the NW is the tiny and barely visible hamlet of Walcot, a small terrace of cottages adjacent to a much larger farm building (now a luxury dwelling) plus associated outbuildings/barns. Two archeological sites are located nearby.

The very active town cricket pitch is located between the flood plain and railway line and below that is Mill Field, a community owned green space which occupies an 'island' site between the River Evenlode and Mill Stream. Mill Field is in constant use for walking/playing/paddling/sitting/painting/fishing/picnics and the like. An annual free music festival takes place in this space.

### Entering the Town & Views

Entering the town by road from the Burford direction, rail from the north or by foot from the station, one has to be captivated by the views of the River Evenlode, the town rising above it, the flood plain and the sweeping views along and above the Evenlode Valley which are some of the defining features of the town. Leaving the town in this direction presents one with views along the Evenlode and beyond across fields, Wychwood Forest and rolling Cotswold hills.

**SCORE:**  
**10**

<p>Entering from the Chipping Norton direction is a less dramatic experience with the first real feature being the ‘triangle’ at the bottom of Pound Hill where one gets a tantalising glance over the River Evenlode to the Mill Field. One is soon aware of the town rising up the hill with the cemetery to the left occupying a location with yet more sweeping views across fields and a nature reserve. Leaving the town in this direction the road climbs towards Spelsbury with low hedges and fields and occasional farm buildings (a few converted to dwellings).</p>	<p><b>SCORE:</b> 7</p>
	

<p><b>Footpaths:</b></p>	
<p>Some of the individual paths are described in more detail on other forms</p>	
<p>There are numerous public footpaths in the NW area (a number of which are circular). These are well used and easily accessible. These can be accessed from Walcot, the Mill Field, Watery Lane, the cemetery and various points along the Spelsbury Road. The Oxfordshire Way is accessed from the bottom of Pound Hill.</p>	<p><b>SCORE:</b> 9</p>

<p><b>The TOWN</b></p>	
<p>Individual roads are described separately on individual forms.</p>	
<p>With the exception of Church Street and Church lane which are outstanding, buildings in the NW area could in general (and have in a previous appraisal) be described as attractive but without being self-consciously picturesque.</p> <div data-bbox="156 1473 746 1908" style="border: 1px solid black; padding: 5px;">  <p style="text-align: center; color: yellow;"><b>Church Street (Street Fair)</b></p> </div> <p>There are however many very distinctive and beautiful buildings and many people consider the overall impact of the buildings with its mix of sizes, sweeping terraces and nooks and crannies as being not only very attractive but more representative of a working Cotswold town than some more touristic places. Many of the buildings show links to their heritage (including that of glove making and wool) and the services that grew up around these. Whilst the traditional industries may have disappeared these have been replaced by new ones including such things as IT, Energy, Environmental and other services which are all discretely located within this and other areas in the Town.</p>	<p><b>SCORE:</b> 8</p>

<b>Development Opportunities:</b>	
<p>There is little or no free building land within the TOWN area of the NW such that any significant development would have to be located outside of the current building line and consequently impinge on the SURROUNDINGS and the landscape. The area (particularly along the Evenlode Valley) is widely visible both from within and beyond the parish boundary. Any significant development would therefore impact views and would need to be considered not only locally but in the wider context of the Cotswold AONB. In particular, development on the land to the north of Forest Road towards Walcot and all along the Evenlode Valley would represent a major loss of amenity and landscape crucial to the character of the town and area as a whole.</p> <p>The Town's SURROUNDINGS also provide the green spaces and natural habitats and diversity essential for Charlbury to retain its rural town character.</p> <p>The recent Neighbourhood Plan Survey indicated this was the area within the parish where people would least like development to take place.</p>	
<b>NOISE &amp; SMELL:</b>	
<p>The built up part of the NW area has narrow roads aggravated by on-road parking with all the associated noises reflective of an active town. Birdsong (including owls) are heard everywhere and in summer the noise of swifts is very distinctive. Because of the roads and the fact that buildings are often in close proximity to one another the transition to open countryside and accessible footpaths and green spaces is all the more valuable. It is the Town's surroundings that lets the town 'breathe'!</p>	<p><b>SCORE:</b> <b>6</b></p>
<p><b>SPIRIT OF PLACE:</b> A recent survey for the Neighbourhood Plan indicated that 96% of those expressing an opinion said Charlbury is a "great place to live". Charlbury is a mixed and active place and the NW area is reflective of that. The area somehow achieves being attractive but not showy.</p>	<p><b>TOTAL:</b></p>

## CHARLBURY CHARACTER ASSESSMENT



**Church Street:** runs approximately West to East, the main street in the old town, sloping up from the Church to the staggered X roads with Sheep Street (on South), Market Street (on North) and Browns Lane ahead

<b>APPROACHES and OVERALL DESCRIPTION; SPACES</b>	
<p>From the Churchyard walking up the curving street: clearly a medieval market town, with street widening towards market area at the top, narrow streets entering it (eg Park St, Browns Lane), significant infilling at the top end, and probably a planned medieval town as the property widths on the N side are based on perches.</p> <p>Buildings on N side are directly on the street, except house by the Church (Manor House).</p> <p>On S side, almost all houses have front gardens &amp; Bell is set well back: shows infilling: building line is the old street line. This view up S side very important as an indicator of town's past.</p> <p>Houses a mixture of roof lines, number of floors, but almost all limestone. Most properties now private housing, but used to be shops. One inn (The Bell) on S side. The Rose &amp; Crown on N side at top of street. The Bull facing down the street.</p> <p>Little through traffic, but lots of cars parked indicating local traffic, especially to nursery. Bus route, bus shelter. Little street furniture</p> <p>No overhead cables. 4 lantern-style old fashioned street lamps. Paving both sides: blue engineering brick from churchyard until approx. the Bell; then tarmac with fine gravel topping</p>	<p><b>SCORE:</b> <b>10</b></p>
<b>BUILDINGS:</b>	
<p>Houses generally terraced; frontage onto the street on N side; materials are random rubble limestone brought to course, few quoin stones; 3 properties rendered and painted white (typical for Charlbury- either limestone or white painted render). Roof line varies a lot (tho' road and pavement climb steeply) small (2storey) &amp; large (4 storey) buildings juxtaposed. Steeply pitched slate roofs; dormer windows with some glazing to sides as well as front; stone &amp; brick chimneys; flat-topped projecting porches and bay windows on some houses. Windows sash, mostly vertical ones, but one horizontal</p> <p>Most houses probably have Georgian frontages added in mid-late 18<sup>th</sup> C (Chipping Norton ones dated to 1726!): eg Old butchers shop, now Fire shop, has a Georgian front with parapet, clear steep pitched roof behind.</p> <p>Victorian rebuilding for previous fire-damaged buildings at the top of the street: eg Fairfax, R&amp;C, Cheorl House.</p>	<p><b>SCORE:</b> <b>10</b></p>
<b>VIEWS:</b>	
<p>From the X road: lovely view down curving street towards magnificent tree (a Thuja) in the churchyard; Church visible about half way down street. Variable roof line</p> <p>From the churchyard, again a lovely view of the buildings as the street curves away gently; walking up, the Bull provide a focal point.</p> <p>Generous open quality to the street. Aware of the sky –contrast with the enclosed feel of the surrounding streets eg Market St.</p>	<p><b>SCORE:</b> <b>10</b></p>
<b>GREENERY &amp; LANDSCAPE FEATURES:</b>	
<p>Magnificent wisterias on Albright House (N side) and its neighbours. Swifts nest in summer on S side. S side gardens add a lovely green feel to the street, softening it.</p>	<p><b>SCORE:</b> <b>10</b></p>
<b>LIGHT/DARK; NOISE &amp; SMELL:</b>	
<p>N side sun in the morning; S side afternoon sun. Never feels gloomy even in the rain. Little particular scent except during the wisterias flowering. Quiet on Sunday</p>	<p><b>SCORE:</b> <b>10</b></p>
<p><b>SPIRIT OF PLACE:</b> <b>A medieval market place, the centre of the town</b></p>	<p><b>TOTAL:</b> <b>10</b></p>

# The Churchyard

## APPROACHES AND OVERALL DESCRIPTION. SPACES

The Churchyard can be approached from the east, at the curve of Church Street, and from the south end of Church Lane. Both approaches are through gates, and there is a wide footpath curving through the Churchyard with ancient gravestones either side. The stones are reasonably well maintained although not straightened or restored in any way, in keeping with the nature of the Churchyard.

**SCORE:**  
**10**

This is a beautiful, quiet and well kept public space, used as a walking route through to the station from the south side of Charlbury continuing along Church Lane, and arguably the prime situation in the town.

Two significant and historic trees dominate the Churchyard, described later.

## BUILDINGS:

The Church of St Mary the Virgin was built from the 12<sup>th</sup> to the 15<sup>th</sup> centuries and was restored and reordered in 1995.

**SCORE:**  
**10**

In the south west corner two historic houses are situated, adjoining each other, the Ivy House and the Priory, each having magnificent gardens, with that of the Priory having extensive views to the south and west.

The North east corner of the Churchyard is overlooked by the Manor House and Minster Cottage, the latter having an enviable position down a narrow path alongside the Churchyard completely secluded from the street.

## VIEWS:

Views from the Churchyard extend up Church Street and down Park Street to Grammar School Hill. A small opening allows a view of Cornbury Park.

**SCORE:**  
**10**

Views of the magnificent buildings surrounding the churchyard, and the church itself predominate.

## LAND USE & LANDSCAPE FEATURES:

The magnificent Thuja tree dominates the Churchyard, together with an ancient yew, and several lime trees on the edges of the area. As described previously the old gravestones are well kept but not restored, and no new stones have been sited. The grass is well kept. The path through is wide for a Churchyard giving rise to the possibility of it having previously been a cart track. A tranquil public place for contemplation or rest.

**SCORE:**  
**10**

## LIGHT/DARK. NOISE & SMELL

The contrast between the deep shade from the trees near the Church and the bright open area at the top towards Church Street is marked.

**SCORE:**  
**10**

There is little noise apart from occasional cars cornering from Park Street into Church Street.

## SPIRIT OF PLACE:

## TOTAL:

**A beautiful peaceful open area, surrounded by magnificent buildings and trees. 10**

**SPIRIT OF PLACE:**

A beautiful peaceful open area, surrounded by magnificent buildings and trees.

**TOTAL:**

10

# CHARLBURY CHARACTER ASSESSMENT



**Church Lane** runs north to south from Dyers Hill, towards the Church.

**Church Close** is off the east side of the lane

<b>APPROACHES AND OVERALL DESCRIPTION. SPACES</b>	
<p>This is a lovely peaceful lane, running north to south from a grassy triangle off Dyers Hill, which is a no through road, so no traffic apart from residents' parking which appears to be restricted but possibly not enforced, lined on the upper side by old, well maintained houses and some tucked away cottages, there are symmetrical porches evident on the larger houses at the north end of the Lane. There are far reaching views to the west and south for many of the houses on the upper (east) side of the lane, Prospect House in particular has wide open views to the west with a livestock field opposite the house. There are some important and notable houses listed below.</p>	<p><b>SCORE:</b> <b>9</b></p>
<b>Buildings:</b>	
<p>Some of the buildings on the east side of the lane are thought to date from the 16<sup>th</sup> century but may have undergone restoration, and extension. There are symmetrical porches evident on the larger houses at the north end of the Lane, the buildings present as a harmonious and attractive row, and with the addition of the tranquil setting of this part of town, and the historical nature of some of the larger houses at the churchyard end, this must be an especially valued area of the town.</p> <p>A small close on the east side of the lane with two rows of cottages, and spacious parking/ garden areas in front, was probably constructed in the 1980s</p> <p>On the east side adjacent to the churchyard is Queen's Own, with a date of 1707, but this may have been originally considerably older.</p> <p>On the west side, the Willows has a large unconverted barn, behind and to the north of which is an open field for livestock. South of this and opposite Church Close is a mid 20th century vicarage with a spacious driveway and large garden. To the south of this is the Old Rectory, an extensive mid Victorian building, to the front of which is Queen Anne's House, an older vicarage. The lane leads into the Churchyard through gates.</p>	<p><b>SCORE:</b> <b>9</b></p>
<b>Views:</b>	
<p>The views from parts of Church Lane to the west and south are quite exceptional, particularly from Prospect House, over the open livestock field, and no doubt from the houses on the west side of the Lane, reaching over the railway and Evenlode to Cornbury Park and the Wychwood forest.</p> <p>The whole stretch of the Lane presents as an open and light area, until the Churchyard gates. On a sunny autumn day views of the trees are at their best.</p>	<p><b>SCORE:</b> <b>10</b></p>
<b>Land Use &amp; Landscape Features:</b>	
<p>The station and railway line are below the west side of Church Lane, and visible from parts of it, and almost certainly from the large west facing gardens on that side of the lane. Commercial buildings are also present at the other side of the station which may also be visible. The lane is used as a walk through to the south side of Charlbury from the station, but this is mitigated by the fact that there is barely any traffic due to the lane being a no through road. It is possible that it was a cart track to the market on Church Street when the station was first constructed. (see Churchyard)</p>	<p><b>SCORE:</b> <b>9</b></p>
<b>Light/Dark, Noise &amp; Smell:</b>	
<p>The contrast between the open light lane with wide views to the west from the north side into the shaded Churchyard at the south side of the Lane is marked. A particularly tranquil area of Charlbury, with the only noise from passing trains which is not intrusive.</p>	<p><b>SCORE:</b> <b>9</b></p>
<p><b>SPIRIT OF PLACE</b> An area of tranquillity with open views to the west</p>	<p><b>TOTAL:</b> <b>10</b></p>

# CHARLBURY CHARACTER ASSESSMENT



Market Street and Lanes off (see also Thames Street)

**SPACES: GAPS BETWEEN BUILT ELEMENTS – STREETS, GARDENS, ETC.**

Hints: Formal, building plots (size, building position, etc), means of enclosure, gaps, open, narrow, and winding, straight, type of use, paving/surface materials, street furniture, usability, impact of traffic.

<p>Market Street is primarily composed of a series of short rows of mainly attached properties. It starts at the crossroads in the centre of the old town with some commercial and community use buildings before becoming predominantly residential as it gradually descends to Pound Hill. Closer inspection reveals some small areas of public green space along the street; outside the museum, at the Quaker meeting house and church at the corner of Dyers Hill. Market Street is punctuated by half a dozen alleys running at right angles. The road surfaces are of variable quality and materials on these adjoining lanes. There is also a remarkable absence of normal road signage with the exception of Thames Gardens until Dairy Court which is clearly named.</p> <p>The properties and the plots they are on vary in size. Some are small cottages while others are large houses gable end on to the road. One recent development has inserted a detached house into the “terrace” .Some of the commercial premises are mixed use. Exploring the buildings that access Market Street via the alleys the plots vary in nature and scale, some being relatively large for this area of the town, with landscaped gardens.</p> <p>Market Street quickly narrows on leaving the crossroads so that with parking allowed on one side it becomes effectively a one way, single carriageway. The pavements are narrow for much of the way made more hazardous by steps down to several properties.</p>	<p><b>SCORE:</b> <b>8</b></p>
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**BUILDINGS:**

Hints: Contribution of buildings to the space, size, scale, form (terraced, etc), frontage onto street, materials, windows, doors, condition, use, visible alterations.

<p>It is the buildings which give this street its character. Although buildings dating from 16<sup>th</sup> through to 21<sup>st</sup> century have been constructed along the street and alleys off it retains coherence through fairly consistent use of local stone or render to front elevations and, with the odd exception, similar fenestration and tiled roofs.</p> <p>Many of the older properties have been enlarged by adding a floor to the original two storey structure. Change of use from a shop or commercial premises to residential use is clear in many properties along the street but the original built form can often still be seen. Indeed in one of the most recent developments of three properties on the street there is thoughtful reference in the detailing of the front elevation to the previous use as a shop. Clues to the previous owners, use or builder appear in many house names and in one case a blue plaque.</p> <p>Properties have frequently been enlarged by adding rear extensions while the density of housing in the locality has been increased by constructing new properties accessed from the alleyways on either side of Market Street. For the most part these also use stone or render with occasional use of timber in their elevations so do not significantly alter the “stone house” feel of the immediate area although there are a variety of architectural styles apparent. The notable exception in the buildings appearance is a row of houses in Thames Gardens which are pebble dashed.</p> <p>Cellars are a feature of a number of the properties as are boot scrapers built into the front wall and small canopies over the front door. Nearly all the houses on Market Street have front doors opening directly onto the pavement. The newer properties built behind the street more characteristically have front gardens and space around them although the layout of properties off Market Street can seem somewhat haphazard.</p> <p>There are, or were, at least three inns along this short street; one still functioning, the White Hart at the top of Dyers Hill strategically placed on a main route into town and which clearly acted as a stable to change horse and the Talbot which is currently semi derelict and unoccupied but one of the oldest buildings in Charlbury It is thought to be an example of what a typical house built in the town in the 17<sup>th</sup> century would have looked like. It has a cross passage and rare cruck frame construction. The Talbot faces an imposing house probably originating from the 16<sup>th</sup> century but later “Georgianised” and now set back from the street and unusually this has a small front garden. Many houses in Charlbury went through a similar change of style. It is likely that several other buildings in this area were originally farm houses.</p>	<p><b>SCORE:</b> <b>8</b></p>
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<b>IEWS:</b>	
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).	
With the exception of the White Hart and adjoining houses which have open views down Dyers Hill the narrow street and height of buildings combine to limit what can be seen in terms of open views.	<b>SCORE:</b> <b>5</b>
<b>GREENERY &amp; LANDSCAPE FEATURES:</b>	
Hints: Contribution of trees and plants (colours, shade), hard/urban, private or public, water, changing levels	
There are no significant front gardens, trees or planting along the street other than as noted.	<b>SCORE:</b> <b>5</b>
<b>LIGHT/DARK: SHADING, TIME OF DAY/NIGHT</b>	
	<b>SCORE:</b>
<b>NOISE &amp; SMELL: MAN MADE OR NATURAL</b>	
The traffic and vehicle parking along one side of the street detract from the quiet enjoyment of the area.	<b>SCORE:</b> <b>5</b>
<b>SPIRIT OF PLACE: Attractive, varied and interesting vernacular architecture originating from many periods but still coherence as a street because of restricted scale and materials used. Slightly marred by vehicles.</b>	<b>TOTAL:</b>

# CHARLBURY CHARACTER ASSESSMENT



North West Area :  
Thames Street and Pound Lane

**Summary: scores 0 to 10 (being top)**

Thames Street leads away in a northerly direction from the top of Dyers Hill and changes to Pound Hill after a junction with Nine Acres. Subsequently Pound Hill becomes Spelsbury Road exiting the parish towards Chipping Norton.

Thames Street is fairly narrow with rows of attractive terraced cottages on either side. Buildings are of different sizes and shapes but appear to be of similar ages and have a cohesive Cotswold. Interspersed between the terraces are some very distinctive properties including Armada Cottage which has been restored with a plaque denoting it to be of special interest. Adjacent to this is what used to be the Talbot Pub which is a listed building reputed to be the oldest in Charlbury but unfortunately in a poor state of repair (albeit probably valuable in terms of the materials and layout which we believe are unchanged from its original). There is another building representative of the early Charlbury buildings on the corner to Nine Acres Lane. This again is in need of restoration.

**SCORE:**  
**8**



In addition to these is a very imposing building and a lane, Thames Gardens, leading down (in a very typical Charlbury way) to some very attractive old properties overlooking the Evenlode Valley (as do a lot of the properties on the west side of the road).



As Thames Street becomes Pound Hill the buildings become a bit more varied. At the entrance to a lane, Cotswold View, is an intriguing narrow but tall building which is evidently old but with signs of having been modified many times.

In the lane is a line of 20<sup>th</sup> century dwellings and further down Pound Hill a small development of 5 houses, Dairy Court, built in 2013 replacing what was previously a dairy. Whilst not having the distinctive character of the properties along Thames Street the newer buildings are discreetly located and reflect in general a Cotswold style by use of similar stone etc.

<b>Leaving the Town</b>		
<p>Pound Hill descends below the Town Cemetery to a bend at the bottom where there is a small green space referred to as 'The Triangle'. This an attractive triangular area of grass and trees tended by the council and looking across the River Evenlode to Mill Field.</p>	  	<p><b>SCORE:</b> 7</p>
<p>This is evidently valued by residents</p> <p>The Triangle is also the access to Watery lane a muddy track along the river and the access point to the Oxfordshire Way. The road to Chipping Norton moves away from the town at this point and is described in the NW Summary.</p>		
<b>NOISE &amp; SMELL:</b>		
<p>Thames street can be busy with cars when commuter trains arrive or leave. Pound Hill can also be reasonably busy as it is the main route to Chipping Norton including for buses. Views over the Evenlode valley, summer time shrieks from swifts feeding over the river, access to Mill Field and walks from the Triangle more than compensate.</p>	<p><b>SCORE:</b></p>	
<p><b>SPIRIT OF PLACE:</b> Not the most showy part of the town but a great place to live with easy access to town facilities, railway station and buses and countryside and with a strong rural feeling and glorious views.</p>	<p><b>TOTAL:</b></p>	

# CHARLBURY CHARACTER ASSESSMENT



Dyers Hill: runs approximately westwards from the T junction with Market and Thames Streets, down sharply to the River Evenlode, the bridge over it, and the railway station

APPROACHES and OVERALL DESCRIPTION; SPACES	
<p>From the former White Hart at the top: the road drops rapidly down towards the river and station, and curves, so that neither can be seen, until the junction with Church Lane, when the view opens out gradually.</p> <p>From the bridge over the Evenlode: the road climbs steeply, and curves, the White Hart (white painted render) at the top can only be seen about half way up.</p> <p>There are two distinct parts to Dyers Hill –Upper &amp; Lower. Houses on both sides on the Upper part: the typical random rubble limestone brought to course. A very green street: houses on the North side have gardens; on the S side, the gardens are behind, but some shrubs climb over the walls.</p> <p>The Lower part, beyond the junction with Church Lane, there are few buildings; road bounded by stone walls, with a lot of small trees and shrubs, until the bridge over the river. Then there are open views over farmland, towards the Cornbury estate woodland, and over the cricket pitch. The railway line and station are hidden.</p> <p>Little street furniture: a bench on the Church Lane junction; only 2 street lights -on the bridge and on the White Hart. Overhead cabling very apparent</p> <p>Gaps: entrances to Forrest Court; Church Lane; Mill Lane; cricket club; station drive &amp; car parks.</p> <p>At times, a lot of traffic from the station. Lower part: pavements narrow or non-existent.</p>	<p><b>SCORE:</b> 8</p>

BUILDINGS:	
<p>Upper N side: modern garage, then Baptist Church (mid 19<sup>th</sup> C), then terraced houses, probably all Victorian (one section dated 1899). with gardens; last group set high above the pavement. Pitched roofs, mostly slate, timber windows, only one with bay windows. Dormers, side glazed. One large house –Dyers Hill House –Georgian style front</p> <p>Upper S side: 3 large terraced houses: 2 with windows, flat topped. Houses on the street. Cottage probably 19thC; Forest Court 20thC development, set back round a small court.</p>	<div style="display: flex; align-items: center;">  <div style="margin-left: 20px;"> <p>All sash some</p> <p>bay Lawn</p> </div> </div>
	<p><b>SCORE:</b> 8</p>



Lower N side: Toll House (early 19C: toll road 1800) (including second world war defensive gun apertures) and Bridge House; both much extended and altered. Station building –said to be a Brunel design.  
Lower S side: Mill Field –water meadows; old & new cricket pavilions both single storey.



**VIEWS:**



The Upper part: The road curves and so views are restricted at the top (typical for Charlbury, leading to a sense of discovery. But it is a pleasant space, not dominated by the houses on the S side fronting the street. Gardens and shrubs increase the pleasant feeling.

**SCORE:**  
**10**

Lower part: walking down, the views gradually open out as the road goes down: first to the N, over the cricket field and the fields of Walcot to the woodland in Cornbury –**an important view** worth protecting; then to the S as the Evenlode curves round into the distance. A feeling of large skies from the bridge.



**GREENERY & LANDSCAPE FEATURES: LIGHT/DARK: NOISE/SMELL:**

Upper part: shrubs and gardens, small green at Church Lane junction  
Lower part: small trees & hedges; open fields and water meadows; cricket pitch; Evenlode river. Mostly private spaces, which enhance the public areas.  
Can be dark at night –so, much less light pollution. Some find it a problem walking back from the station. Noisy with traffic at times, but weight restriction on bridge helps. A lot of parked cars, despite parking restrictions in place.

**SCORE:**  
**8**

**SPIRIT OF PLACE:**  
**A pleasant street, which opens out into excellent views over the fields to the distant woodland and river setting.**

**TOTAL:**  
**8**

# CHARLBURY CHARACTER ASSESSMENT



Footpath from Forest Road to Chadlington, via Walcot.  
 Approached from Forest Road: from Charlbury station up to the turn to Walcot. Walked 8.11.2017

<b>Approaches and Overall description</b>	
<p>Approaches: from the roundabout at Charlbury Station. Long steep road, industrial/commercial units on the LHS (site of old gas works, and so never housing). A lot of fast traffic. Pavement (recent over bridge) narrow, two people can't walk abreast. At times, felt unsafe. An uncomfortable walk</p> <p>Footpath: A wide tarmacked track, suitable for vehicles, narrowing to a wide footpath beyond the buildings. Farmland either side of the track. Buildings on RHS. Footpath comes out onto the road to Chadlington, called Catsum Lane, roughly opposite the short road to Shorthampton. The parish boundary is before this road, where there is a deep 'valley' in the land.</p>	<b>SCORE:</b>
<b>BUILDINGS:</b>	
<p>By the end of the tarmacked track &amp; on the RHS: two semi-d cottages, both extended, well cared for. Small gardens in the front &amp; side, back gardens. Gives a homely feel to the environment!</p> <p>Off to the RHS of the track: gates to Walcot House, which is mostly screened from the track by beech hedging etc. Farm buildings glimpsed behind the cottages. Old ruined barn (good habitat for owls, small mammals, insects) further along the track, where it is a footpath, on a slight rise. It stands out and visible from the beginning of the track.</p>	<b>SCORE:</b>
<b>VIEWS:</b>	
<p>A lovely lovely walk. The tarmacked track becomes a footpath, and along both, to the RHS, there are extensive views across the Evenlode Valley. Spelsbury Church and village, and Chadlington Church and village, can be clearly seen at certain points. On the LHS, beyond the fields, there are views of the trees in Cornbury Estate, remnants of the former Wychwood Forest.</p> <p>Coming back towards Charlbury there are clear views of the town and it is possible to pick out individual streets on the W side. Towards the end a good view of Charlbury Church, and the railway bridge.</p>	<b>SCORE:</b>
<b>LAND USE &amp; LANDSCAPE FEATURES:</b>	
<p>The track and footpath are below the crest of the land, but well above the Evenlode valley. This side of the valley is arable farmland, with a clear view over to the pasture land the other side of the river. It is striking the clear distinction in the land use, and possibly due to different geologies &amp; quality of the farmland.</p> <p>Crops growing: winter wheat and possibly oil seed rape.</p> <p>We had a clear impression of the undulating nature of the land here. The land slopes down to the Evenlode valley, but also rises and dips on this side as well.</p> <p>Rail line this side of the river. Can be glimpsed at times, when train can be clearly seen. A pleasant addition to the scenery</p> <p>A number of large old beech trees, again they are features like the old barn, in the landscape. Some hedging in places, a lot of open land. Several dog walkers.</p>	<b>SCORE:</b>
<b>LIGHT/DARK. NOISE &amp; SMELL</b>	
<p>A bright sunny cold morning. A few times exposed to the wind. Very quiet by comparison with Charlbury itself. A little distant hum of traffic at times. Several loud bangs.</p>	<b>SCORE:</b>
<p><b>SPIRIT OF PLACE:</b>  <b>Magical on a bright sunny day</b></p>	<b>TOTAL:</b>