

SETTLEMENT ASSESSMENT PROFORMA

Surveyors(s):

Character Area: ...Pearcroft Road & Browns Lane.....

Date:Jan 2016.....

Weather:Fine.....

- Look through all the questions before starting.
- For almost all the questions on Pattern and Buildings just ring a word (or two) in each box that best fits what you know/see and, as necessary, add some notes about quality, condition etc. in the space below.
- The final Summary questions include their own instructions.
- Leave any questions that do not seem to apply.
- Take a form, clipboard, map, camera and a pen or two with you when you go out.
- Take any photos you think are useful (often more useful than some words) and add any photo names/numbers in the right hand boxes once you get back to 'base'.

1. PATTERN

Character Element	Photo(s)
<p>A. Topography:</p> <p><i>Pearcroft Road is mainly flat but Browns Lane slopes downhill towards the main road.</i></p>	
<p>B: Layout:</p> <p><i>Browns Lane and Pearcroft Road are linear. Most houses have front gardens bounded by walls, hedges and some fences. Older buildings tend to have plots that are wide and long, with many gardens on Pearcroft Road backing onto the railway line and the gardens on Brown's Lane backing onto the Wycliffe playing fields.</i></p>	
<p>C: Spaces:</p> <p><i>Pearcroft Field is communally owned by houses which have a share in the Pearcroft Field Society. It was orginally bought in the 1950's to protect it from development. The field is currently used for grazing sheep and has a number of perry trees on it. There is no public access to the field but members of the society sometimes hold community events such as perry picking and an annual BBQ.</i></p> <p><i>Wycliffe playing filed is a dominant feature of Browns Lane but again there is no public access to this although it is sometimes used by local dog walkers and children.</i></p> <p><i>Most of the houses are detached and are on quite large plots with gardens to the front, rear and side.</i></p>	

D: Green and Natural Features:

The Pearcroft Field and Wycliffe playing fields provide a green backdrop to the area. Pearcroft Field is bounded by a hedge and many of the houses have hedges on their boundaries. There are several old and mature trees.

Both roads lead up to Dowerow hill and recently planted vineyards.

E: Wildlife and Ecology:

Pearcroft field is used for grazing, and is home to insects, bats and birds, including owls and deer and foxes.

F: Roads, Streets and other Movement Routes:

Pearcroft Road has a pavement on one side only although it has a strong camber on it and is extremely uneven in places. Browns Lane does not have a pavement at all.

Both roads are narrow in places and residents park beside the field on Pearcroft Road sometimes leaving only just enough room for cars to drive up and down. Parking on both roads can be problematic. People who use the Wycliffe astroturf pitches often park at the bottom of Browns Lane and as a result access can be difficult at times. Brown's Lane is wider at the top and people sometimes park there to walk their dogs on Doverow Hill which is accessed over a narrow railway bridge and a number of footpaths one of which leads to the Cotswolds Way.

Lorries with large and high loads (such as old aeroplanes) sometimes access a scrap/industrial yard over the railway bridge and along a dirt track beside the railway line.

Some houses have driveways and off road parking. Both roads lead toward the Grove built by David Wilson homes in 2004 which has a mixture of flats and houses and a large communal parking area. This the culmination of the no through road.

G. Landmarks:

Stanley Mill at Kings Stanley is a visible and distinctive landmark.

Selsley church with its distinctive tower is also visible from some places and beyond it the open space of Selsley Common. The wooded Cotswold escarpment is also an important landmark.

The Horsetrough at Horsetrough roundabout is visible from the bottom of Browns Lane.

H: Views Out:

<p>The most notable views out those from the top of Brown's Lane towards Wycliffe playing field, Stanley Mill and the Cotswold escarpment beyond Kings Stanley. Although Doverow Hill is easy to access from Browns Lane it is not readily visible from it.</p>	
<p>I: Views In: Are there places around* where it is possible to get views into this area? (* You will need to go round and about to spot these.)</p> <p>It is possible to view the area from Selsley Common but that is quite a distance away.</p>	

2. BUILDINGS AND DETAILS

<p>A: Predominant Building Shape and Heights:</p> <p>Most of the Edwardian houses on Pearcroft Road are large and tall two and three storey houses and the majority are detached although there are some semi-detached houses too. The modern houses at one end of Pearcroft are a mixture of styles and sizes. Browns Lane also has a mixture of styles including some chalet bungalows.</p>	
<p>B: Roofs:</p> <p>All pitched roofs with gable ends. They would originally have been made of slate but some are concrete/asbestos tiles. Pitches vary according to period of construction, with historic dwelling having steeper pitches than the newer houses.</p>	
<p>C. Predominant Materials:</p> <p>The majority of the older houses are red brick, made from the local Stonehouse brick and tile company. A few older and some of the modern houses are rendered and the oldest properties are made of Cotswold stone. Boundaries are mainly brick walls, hedges and some fences. Most properties have a front garden and a minority have off street parking with paved driveways.</p>	
<p>D: Details:</p> <p>Older properties tend to have large sash windows to take advantage of the views, some are original but the majority with replacement PVC ones. Many have stone mullions above the windows. Modern properties have a variety of window styles. There are a few properties with porches. Chimneys are universal.</p>	

3. SUMMARY

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

The historic look of buildings and the close proximity of the open fields and mature trees give it a semi rural character. There are extensive views from higher ground, over Wycliffe playing fields and towards Stanley Mill and the Cotswold scarp which together with the Edwardian houses create a very attractive environment. The fact that it is a no through road keeps traffic to a minimum.

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

The poor quality of the road and pavements and the lack of off street parking.