

Character Area : Upper Almondsbury	Gloucester Road including Woodside Drive, The Hill & Redhouse Lane		Date: July 2025
<i>Topography</i> <i>Landscape setting / gradient of the local area (flat, sloping, valley, plateau, hilltop, etc.</i> The Gloucester Road (A38) in Upper Almondsbury runs NE-SW near the top of the Severn escarpment. The land rises slightly to the east of the road to the top of the ridge and falls away dramatically to the west to the Severn floodplain. The road itself gently undulates along its route. <i>Buildings</i> <i>Building heights, arrangement (detached, semidetached, terraced or apartments), materials, construction era, roof types, distinct / predominant architectural features, window types, condition, etc.</i> The public sector buildings near the M5 are mostly 1960s to 70s and functional. 	<i>Roads/Streets/Routes</i> <i>Vehicular routes, pedestrian pathways, cycle paths, shared surfaces, rights of way, bridleways, alleyways, etc.</i> The A38 is an A-class trunk road that runs approximately 300 miles from Bodmin in Cornwall to Mansfield in Nottinghamshire. Prior to the construction of the M5 motorway during the 1960s and 1970s, the A38 served as a primary route between the Midlands and Somerset, Devon, and Cornwall. The Upper Almondsbury section runs from south to north from the M5 junction to the M4 where it crosses into Woodhouse Down and heads on into Olveston Parish. The section from the M5 to The Hill/Hollow Road junctions is dual carriageway and then remains a wide road befitting it's A-class status. The row of cottages at the top of Over Lane with buttressed gable end indicates the reduction of the terrace that enabled the widening of the A38.	<i>Layout</i> <i>Relationship between buildings, spaces and routes, and how these elements are arranged in relation to each other. Building plots (wide narrow, long, short, etc.</i> The areas closest to the M5 were developed following the building of motorways and have large public sector and sporting complexes. The housing on Gloucester Road is primarily a ribbon development of properties, with long plots, extending from the original settlement around Almondsbury Hill. There are other single large house plots, as well as newer in-fill houses with smaller plots, many of them reducing the garden size of older properties. Generally, partly due to the width of the road, the properties appear well spaced. 	<i>Land Use(s)</i> <i>Residential, Retail, Leisure and Recreation, Commercial, Employment, Community, etc.</i> To the west of Gloucester Road there is a National Highways depot and motorway traffic police centre, the North Bristol Rugby and Gloucestershire Football Association, buildings, carparks and pitches, and the premises of a design business. To the east there is the Parish Hall/social club, with carparking, Almondsbury Tennis Club courts, Almondsbury Cricket Club ground and Almondsbury FC pitch. Behind this to the east is farmland with some agricultural buildings, and an emergency helicopter base. Heading north, on the east side is a large electricity substation, the Almondsbury Interchange hotel, the Swan inn, Scout hall/Parish offices building and telephone exchange/network building, all in relatively substantial plots of land, with carparking, and accessed from Gloucester Road.

The Almondsbury Parish Hall and extension built in the 1990s, adding the sports and social club, now houses the Almondsbury Creative thriving arts and events hub, pub and venue.



The Great Western Air Ambulance Charity and National Police Air Service airbase opened in 2018 in a hanger building.



The Voodoo design works is housed in a modern white construction.



There are pavements either side and cycleways in places, and there is a major cycleway development scheme soon to commence, as illustrated below.



Some of the properties along the route are accessed from short roads off Gloucester Road, particularly around the police, rugby and football sites, where the road bearing west is also addressed as Gloucester Road. The various access lanes include shared driveways, Orchard Close being a named private road.

The Hill forms a triangular crescent on the east side with ends opposite Over Lane and The Hollow, with Redhouse Lane leading from it.

Woodside Drive heads north from the part of Gloucester Road by the police compound towards Oakland Drive.

Spaces

Parks, playing fields, allotments, cemeteries, village greens, car parks, market squares, etc.

Almondsbury Tump is a prominence of open space near the top of the escarpment on the west side of the road. Opposite rises the common space of The Hill. Both are unfenced grassland, maintained by the parish council, though the Tump has some wild areas, with benches taking in the views.

The public woodland of Almondsbury Hill, crossed with often steep paths provides for a tranquil rural character, although motorway traffic visible in the distance from some locations and the audible effects of traffic are a slight detractor.

These areas provide an essential and much used amenity space for local residents and visitors alike.

Windmill Field is also well used by villages and provides an access point to further countryside.

In addition, there are large areas of playing fields at the Parish Hall/social club and at the North Bristol Rugby.

Where the A38 crosses the M4, on the east side there is agricultural land, primarily pasture, which is a continuation of the fields which lie behind the houses and buildings of the A38 down towards the M5.

Landmarks

Distinct and instantly recognisable local features (including buildings, statues and monuments, and other locally significant features of the local area, both built and natural

The Almondsbury Conservation Area includes the important area of the historic village at Upper Almondsbury at the top of the hill around the large extent of common land either side of Gloucester Road, as well as Almondsbury Hill and the common land itself.



The Hill and Tump with their views are recognisable features of the A38 at Almondsbury, and the Swan Inn and the old hospital remain as an important reminder of this part

The Swan was built in the early C19 catering to the travellers on the main road from Bristol to Gloucester. A public house has been listed on the site since the C17. The building was rendered in the early C20.

The Almondsbury Interchange Hotel was built to cater for more modern traffic. It makes use of old stone buildings and modern part stone extensions, with added tiles.



The most eye-catching building on the A38 is old Almondsbury Cottage Hospital with its impressive clock tower, built with local red Cattybrook bricks.

The residential properties are also a mix of ages, architectural style and materials.

The mid-nineteenth century tithe map shows groups of modest

PROWs



A PROW heads west from by the M5 roundabout, south of the motorway site compound and rugby ground to Over Lane, paths head down from the Tumps to Sundays Hill, a kissing gate behind the Parish/Scout building accesses the path round Windmill field, which links to the Hill and Crantock Drive, and a PROW goes from opposite Orchard Close to The Scop.

Streetscapes

Lamp posts, benches and seating, street surfacing materials, signage, boundary treatments, etc.

There is all the usual road signage as to be expected on a route. The speed limit is 40mph. The regular lampposts provide decent illumination and the good bus links along the A38 are served by four pairs of bus stops, with pull-ins and shelters.

Green / Natural Features

Trees, hedgerows, streams, rivers, ponds, lakes, woodland, landscaped areas, etc.

Almondsbury Hill sits on an outcrop of Lower Carboniferous Limestone and the stone quarries along the scarp between the Lower and Upper parts of the village can still be seen as interesting depressions in the ground. The steep wooded hillside is a key aspect of the village's distinctive and special character. The woodland contains mixed conifers and deciduous trees mostly of Elm, Larch, Ash, Pine and Beech.

The hill's importance as a wildlife habitat is reflected not only by its designation as a Conservation Area, but also an area tree protection order, a common and natural green space and one of the district's visually important hillsides. The tree planting in this area lies within a strategic woodland corridor, reflecting the contribution it makes to South Gloucestershire's emerging Local Nature Recovery Strategy Network.

The boundaries of Windmill Field and the fields of pasture are mainly hedges, usually quite thick, and there are some copses and a couple of plantations of trees to the east.

of Almondsbury on a coach and trade route. Historically shops, tea rooms and post office occupied some of the buildings at this busy 'gateway' point of the village.



Almondsbury Cottage Hospital and Institute. Grade II Listed as Cottage Hospital and Institute, 1891 by C.E. Ponting. Brick with stone dressings. The Cottage Hospital, was opened in 1982 as the Almondsbury Memorial Institute, as a combined community space with a hospital, meeting rooms, and a library.



During and after World War I. increasingly focused on its healthcare function. It was later

houses and cottages fronting the common and Gloucester Road. It is difficult to know how many are still there with alterations and extensions. The cottages opposite the parish office are clearly C19 or older, and some of the houses set around The Hill feature on late Victorian maps of the area.



The imposing houses on the The Hill and extending along Gloucester Road reflect fashionable building styles of the Victorian and Edwardian era, illustrating what has been described as a “more refined, polite phase” of later village growth, distinct from the housing associated with the agricultural origins of Lower Almondsbury.

An example is the Red House, built at the turn of the twentieth century on a site at the eastern edge of the Almondsbury Hill common, identified for its wide view across the Severn estuary to the Welsh

The pavements are separated from the road by grass verges in many places, and there is a grass central reservation between the dual carriageways by The Hill.

There are some litter bins along the route, a postbox on pole opposite exchange building, and a pedestrian crossing near Florence Park. There is another postbox outside what was the post office in the 1960s, now part of the Swan inn.



Many of the stone buildings have been rendered modernising the look of the area.



Trees also abound along the Gloucester Road in gardens and boundary hedges, with specimen trees on the common land of The Hill .

There is also an expanse of scrubland between Gloucester Road and Woodlands Drive.



known as the Almondsbury Subsidiary Military Hospital during the WW II and then served as an annexe to Southmead Hospital after 1948. The building was sold in 1996 and converted into a private residence.



Also Grade “ Listed is its front boundary wall , with central steps and fountain, about one metre high and 80 metres long, large brick piers at left for carriage entry, wall ramped up along its length to accommodate slope of Gloucester Road.



hills. A number of tenement cottages were cleared, and the Arts & Crafts property is now 3 houses.



The C20 houses around The Hill and along Redhouse Lane continue the tradition of variation.

The ribbon development properties extending along the A38 are generally traditionally mid C20 styled and detached, many have been altered and extended, often to make the most of the view to the west, as do many of the newer in-fill houses, of various designs and materials, built either singularly or as small developments, such as Orchard Close and 4 houses off the north end of Woodlands Drive.

The narrow road of The Hill has wooden bollards in places to stop cars going across the glass and a yellow salt-bin for the slope in freezing conditions.

There are no streetlights on The Hill, Redhouse Lane or Woodlands Drive, nor pavements.

Many of the historic buildings and quite a few newer ones have boundary walls built of stone. Also it is common for properties to have high fences or hedges and often gates.



Views
Important views in and out of the character area (record location of viewpoint, and direction and extent of view)

The elevated nature of The Hill and the Tump provides a magnificent expansive ridge top view over the Severn Estuary and to Wales and the Forest of Dean beyond.

Many houses, particularly on the west side of the road also enjoy these views.





Summary of key defining characteristics and / or other observations

The development of Almondsbury village along the present A38 reflects the important later phases of the village's growth. While not as peaceful and rural in character as much of Lower Almondsbury, the wide verges, tree planting, the common and historic buildings provide an understanding of the significance of this area to the development of Almondsbury.

The twentieth century urbanisation of the A38 resulting from its increased width, intensification of traffic use and the modern ribbon development has resulted in a feeling of separation from Lower Almondsbury. There is a clear difference in character and appearance between Upper and Lower Almondsbury, however in many ways the distinction is not an entirely new characteristic of the village and reflects its historic development and special interest, which is worthy of preserving

With the Parish Hall/Almondsbury Creative and extensive sports facilities on the A38 and the school, shop and health services in the lower village Almondsbury is knitted into a community

Character Area : Upper Amondsbury		Oaklands Drive	Date: March 2025
Topography <i>Landscape setting / gradient of the local area (flat, sloping, valley, plateau, hilltop, etc.</i> Oaklands Drive lies on a fairly level ground near the top of the Severn escarpment. The land rising to the west. Buildings <i>Building heights, arrangement (detached, semidetached, terraced or apartments), materials, construction era, roof types, distinct / predominant architectural features, window types, condition, etc.</i> The detached 2-storey houses on the north side include some mid C20 bungalows, mostly rendered. At the west end are 60s/70s 2-storey semis red brick and tile hung, as are the houses in the south side cul de sacs, as is the ambulance station, but with a flat roof. There are a couple of garage blocks for the cul de sac housing. At the end of the first cul de sac is a pre-Victorian cottage with brick façade, adjacent to the Gloucester Road.	Roads/Streets/Routes <i>Vehicular routes, pedestrian pathways, cycle paths, shared surfaces, rights of way, bridleways, alleyways, etc.</i> Oaklands Drive is to the west of Gloucester Road (A38) accessed from the dual carriage by a fairly wide junction with a short turn off central lane from the from the north. There are pavements either side till halfway along, then on only the south side. There is a PROW from the end north and east towards Over Lane or the south and east along the ridge. <i>The road now curves to the south by the car home joining Woodlands Drive?</i> 	Layout <i>Relationship between buildings, spaces and routes, and how these elements are arranged in relation to each other. Building plots (wide narrow, long, short, etc.</i> The straight street has two cul de sacs on the south side. The houses on the east side of the first backing onto Gloucester Road and opposite is an ambulance station with car park. The houses on the north side generally have longer plots whilst those on the east side, including the cul de sacs, have much smaller, estate sized, plots. At the end of the road are the large grounds of the old Oaklands house, now replaced by a brand new care home with its spacious frontage. Land Use(s) <i>Residential, Retail, Leisure and Recreation, Commercial, Employment, Community, etc.</i> Mostly residential with the exception of the ambulance station and care home.	Spaces <i>Parks, playing fields, allotments, cemeteries, village greens, car parks, market squares, etc.</i> The path from the west end of the road gives access to a wooded area and down to the fields by the garden centre, Over Lane. Green / Natural Features <i>Trees, hedgerows, streams, rivers, ponds, lakes, woodland, landscaped areas, etc.</i>  There are some garden trees and hedges, rough land to the south along Woodlands Drive, and trees abound in and around the old Oaklands grounds. Views <i>Important views in and out of the character area (record location of viewpoint, and direction and extent of view)</i> No views from Oaklands Drive itself.

Towards the end of the road the old stone Oaklands outbuilding have been recently replaced by stone and rendered semis.



The old Oaklands was built in 1895 and had been a care home until the 2010s. Having been gutted by a fire it was demolished and replaced by a new Art Deco style purpose build care home.



Streetscapes

Lamp posts, benches and seating, street surfacing materials, signage, boundary treatments, etc.

The road is not wide, it has street lighting and there are parking restrictions along its length and in the first cul de sac.

There are old low rubble stone boundary walls on the north side and new ones built in front of the most recent houses.

Landmarks

Distinct and instantly recognisable local features (including buildings, statues and monuments, and other locally significant features of the local area, both built and natural)

Pear Tree Cottage and boundary wall, Oaklands Drive south side. Grade II. House. Early C19 refronting of earlier house with C20 alterations.



Summer house in the grounds of Oaklands, about 60 metres north west of house. Grade II. Early C18. Square plan.



Summary of key defining characteristics and / or other observations

Although by the busy A38, Oaklands Drive is deemed a quiet road, unless the ambulances are called, of mixed style housing, with a large care home development at the end.

Character Area : **Upper Amondsbury**

Florence Park, Crantock Drive & Cope Park

Date: July 2025

Topography

Landscape setting / gradient of the local area (flat, sloping, valley, plateau, hilltop, etc.

A level area of land at the top of the Severn Escarpment

Buildings

Building heights, arrangement (detached, semidetached, terraced or apartments), materials, construction era, roof types, distinct / predominant architectural features, window types, condition, etc.



The 2-storey detached houses along Florence Park and Crantock Drive are mid-century rendered properties, many altered and extended, often with garages added. Crantock Drive has some bungalows. The flats at the west end are red bricked 70s style.

Roads/Streets/Routes

Vehicular routes, pedestrian pathways, cycle paths, shared surfaces, rights of way, bridleways, alleyways, etc.



Florence Park heads southeast side from the A38, with Crantock Drive forming a U shape Crescent to its south, and Cope Park forming a tree shape to its north. The area is a cul de sac from Gloucester Road.

There are pavements either side of the roads and **PROWs** from the northside garage area at the end of Florence Park and the south corner of Crantock Drive. The former across fields towards Horfield Village and the latter into Windmill Field.

Layout

Relationship between buildings, spaces and routes, and how these elements are arranged in relation to each other. Building plots (wide narrow, long, short, etc.

Florence Park is a straight road with largish house plots, some on the south side being particularly long. There are flats, with a shared drive and garage block, opposite a Milestone Trust home, at the eastern dead end.

The Crantock Drive gardens are shorter than those typical on Florence Park, though all have driveways to the front.



Spaces

Parks, playing fields, allotments, cemeteries, village greens, car parks, market squares, etc.



There is a green space along Cope Park and access to local fields.

Green / Natural Features

Trees, hedgerows, streams, rivers, ponds, lakes, woodland, landscaped areas, etc.

The established gardens of Florence Park and Crantock Drive provide for trees and shrubbery, and Cope Park has wide green verges in places.

The fields behind are bounded by hedges and there is a small wood to the east by the M4.



Cope Park has 70s style linked detached (by their garages) 2-storey houses of faced with reconstituted stone with hung tiles, with tiles some having been replaced by cladding, and some houses are rendered.

Streetscapes

Lamp posts, benches and seating, street surfacing materials, signage, boundary treatments, etc.

The road junctions are wide and marked and there is street lighting. There is a post box near the A38.

Most houses long Florence and Crantock have low boundary walls of an old brick colour or reconstituted stone and several also have hedges.

Cope Park has a very open street feel.



Cope Park has an unusual wide area where the road goes 2-ways either side of a small kerbed reservation, and the houses are set around large square road/paved areas on its 3 branches. There are shared driveways in places, particularly where the houses are furthest back set back, and the plots are quite reasonable sizes for estate housing.

Land Use(s)

Residential, Retail, Leisure and Recreation, Commercial, Employment, Community, etc.

Residential, including the Milestone Trust home.

Farmland behind.

Landmarks

Distinct and instantly recognisable local features (including buildings, statues and monuments, and other locally significant features of the local area, both built and natural

No significant features.

Views

Important views in and out of the character area (record location of viewpoint, and direction and extent of view)

No views from Oaklands Drive itself, although some houses may have views over open ccountryside.

Summary of key defining characteristics and / or other observations

Although accessed from the busy A38, the roads have a gentle suburban feel to them and the access to the nearby open space and countryside is appreciated by, regularly used by and of benefit to local residents.

Character Area : Upper Amondsbury	Old Aust Road, The Quarries & Bishop's Wood		Date: July 2025
Topography <i>Landscape setting / gradient of the local area (flat, sloping, valley, plateau, hilltop, etc.</i> Old Aust Road heads north-west down the Severn escarpment, with The Quarries sloping down the to the west and Bishop's Wood rising on the east side.  Buildings <i>Building heights, arrangement (detached, semidetached, terraced or apartments), materials, construction era, roof types, distinct / predominant architectural features, window types, condition, etc.</i> There is a complete mix of detached housing styles and materials from the later C20 to recent times. There are no excessively tall buildings, mostly two storey, a few bungalows.	Roads/Streets/Routes <i>Vehicular routes, pedestrian pathways, cycle paths, shared surfaces, rights of way, bridleways, alleyways, etc.</i> Old Aust Road use to head towards Tockington but was cut by the M4 and is now a dead end. The are no pavements. However, Bishop's Wood, though the road is narrow, was built with pavements.  Both Bishop's Wood and The Quarries are short cul de sacs. There are no PROWs in this area.	Layout <i>Relationship between buildings, spaces and routes, and how these elements are arranged in relation to each other. Building plots (wide narrow, long, short, etc.</i> The housing either side ends as Old Aust Road narrows to single track, ending by a long driveway to a house beside the M4.  Apart from a couple of properties closest to the M4 on the east side and a couple set well back down long drives on the west side the houses generally do not have particularly large plots. Most of the gardens slope either up or down. There are a few shared driveways along the road and Bishop' Wood.	Spaces <i>Parks, playing fields, allotments, cemeteries, village greens, car parks, market squares, etc.</i> There are no opens spaces in this area, nor public access to the countryside. Green / Natural Features <i>Trees, hedgerows, streams, rivers, ponds, lakes, woodland, landscaped areas, etc.</i> The gardens are generally well stocked with trees and shrubbery, many are landscaped. There is a wooded area on the western side behind the houses, the field to the north has boundary hedges and the M5 has a wooded embankment. 

There is a building plot at the top of the road on the corner with Gloucester Road. <i>Streetscapes</i> <i>Lamp posts, benches and seating, street surfacing materials, signage, boundary treatments, etc.</i> The roads do not have streetlights and there are a couple of salt bins for freezing conditions.  There are some grass verges and frontages, along with walls, hedges and landscaping.	<i>Land Use(s)</i> <i>Residential, Retail, Leisure and Recreation, Commercial, Employment, Community, etc.</i> Residential, with an orchard plantation to the west and farmland to the north. 	<i>Landmarks</i> <i>Distinct and instantly recognisable local features (including buildings, statues and monuments, and other locally significant features of the local area, both built and natural)</i> The area is marked as quarries, limekiln and old lead mine on Victorian maps.	<i>Views</i> <i>Important views in and out of the character area (record location of viewpoint, and direction and extent of view)</i> The views across the floodplain from where Old Aust Road narrows. Many of the houses would have been built to also enjoy the views. <i>Summary of key defining characteristics and / or other observations</i> A quiet road of expensive houses.
---	--	--	---

Topography

Landscape setting / gradient of the local area (flat, sloping, valley, plateau, hilltop, etc.

The Scop and Hollow Road are two roads that head west from the A38 down from the Severn escarpment ridge into Lower Almondsbury.



Forest Hills is on the northwest side The Scop along the lower part of the ridge.

Land Use(s)

Residential, Retail, Leisure and Recreation, Commercial, Employment, Community, etc.

The buildings all appear to be residential.

Roads/Streets/Routes

Vehicular routes, pedestrian pathways, cycle paths, shared surfaces, rights of way, bridleways, alleyways, etc.

The Scop/ Gloucester Road junction lies 1/3 mile north of the Hollow Road junction, which is opposite the north end of The Hill.

Both roads currently have central turn off lanes for the traffic coming south on the A38, but after the junctions both roads become narrow, single-track lanes as they head downhill.



Forest Hills is a cul de sac with a pavement and turning areas.

Layout

Relationship between buildings, spaces and routes, and how these elements are arranged in relation to each other. Building plots (wide narrow, long, short, etc.

The properties along the Scop sit on good size, though mostly not overly large plots. Many are set into the hillside, with sloping plots, making the most of the views. They are mostly well back, a few with long driveways, and there are some on the south above high retaining walls.



There are just a few houses on largish plots on the north side near the top of Hollow Road.



Spaces

Parks, playing fields, allotments, cemeteries, village greens, car parks, market squares, etc.

At the bottom of The Scop there are the Scop and Vernal's Fields, the latter with play area.

At the top of Hollow Road is the common land of the Tump.

Green / Natural Features

Trees, hedgerows, streams, rivers, ponds, lakes, woodland, landscaped areas, etc.



There is a wooded area, what's left of Ridge Wood, between The Scop and Forest Hills and the remnants of Weavers Wood around the path to Hollow Road. This latter was

Buildings

Building heights, arrangement (detached, semidetached, terraced or apartments), materials, construction era, roof types, distinct / predominant architectural features, window types, condition, etc.

There is a complete mix of detached, mostly 2-storey, housing styles and materials from the C20 to recent times - brick, reconstituted stone, rendered, etc.

Streetscapes

Lamp posts, benches and seating, street surfacing materials, signage, boundary treatments, etc.

The Scop and Hollow Road are narrow, steep in places and without streetlights. They both have 20mph limits. The Scop has a salt bin by Forest Hills. Hollow Road, in particular, is largely in a cutting banked by trees either side.

At the top of Hollow Road there is a small rough tarmacked used for parking by Tump.

Most properties have boundary walls, some on the Scop also being high retaining walls, built from a variety of materials, including old stone, and also many hedges.

The Scop has a pavement near the top and this footpath then lies behind the trees on the north side until the Forest Hill junction where there is a **PROW** to the Scop field and Vernal's field play area.



There is also a **PROW** on the south side back to the A38 opposite Orchard Close.



As well as one from the Scop to Hollow Road.

Hollow Road has no pavements, just a few pacing places.

Landmarks

Distinct and instantly recognisable local features (including buildings, statues and monuments, and other locally significant features of the local area, both built and natural)

Hollow Road borders Almondsbury Tump at the top.



historically known as Soapsuds Alley as it follows the line of a natural spring through the woodland, taking its name from residents historically bringing their washing to this water source.

As well as the expanse of the Tump, there are abundant trees on Almondsbury Hill on the southside of Hollow Road and opposite by Glebe House.

The gardens are generally have established trees and shrubs.

Views

Important views in and out of the character area (record location of viewpoint, and direction and extent of view)

Many of the houses would have been built to enjoy the views across the floodplain to the Severn and beyond.

Summary of key defining characteristics and / or other observations

Quiet lanes with a country feel that are unsuitable for the unfortunate times when they are used as rat-runs for traffic from the A38.

Topography

Landscape setting / gradient of the local area (flat, sloping, valley, plateau, hilltop, etc.

Over Lane heads west from the A38 along the edge of the Severn ridge, down into a hollow by Sundays Hill, then rises again to the promontory of Knole Park, before undulating and twisting down southwestwardly to the hamlet of Over.

The boundary between Compton and Almondsbury wards is the railway line.

Buildings

Building heights, arrangement (detached, semidetached, terraced or apartments), materials, construction era, roof types, distinct / predominant architectural features, window types, condition, etc.



At the top of Over Lane there are some old cottages, but further down the houses are more commonly C20. There are some

Roads/Streets/Routes

Vehicular routes, pedestrian pathways, cycle paths, shared surfaces, rights of way, bridleways, alleyways, etc.

Over Lane is the main route from Almondsbury to Easter Compton, avoiding the motorway.

The top, A38, end Over Lane has a pavement, running alongside the road and common and woods of Almondsbury Hill, down to the Sundays Hill junction, where it goes along the south side of the road for a short stretch to the garden centre. From there there is no pavement until Over.

Past the garden centre entrance there is a private stretch of road parallel to Over Lane, on the north side, giving access to the houses there.

As the lane turns south, **Knole Park** is a private cul de sac on the west side, without pavements, and with some houses sharing access drives.

Further along, on the west side, there is a shared access point to the driveway of 4 houses, also a side road providing access to some

Layout

Relationship between buildings, spaces and routes, and how these elements are arranged in relation to each other. Building plots (wide narrow, long, short, etc.

The cottages and houses from Gloucester Road to Sundays Hill are all on the south side of Over Lane. Plots are not particularly large, and some houses are set up on the hill behind others.



Past Sundays Hill all the houses, except one, are on the northwest side. The houses along the private side stretch of Over Lane are on large or long plots, generally sloping downhill, with long driveways.



Land Use(s)

Residential, Retail, Leisure and Recreation, Commercial, Employment, Community, etc.

Apart from residential properties and some agricultural fields closer to Over, the main other land users are the garden centre, solar farm, The old Springfield Nursery, the old Cattybrook brick quarry (now a SSSI), and the Ibstock brickworks.

Almondsbury Garden Centre traces its history back to the 1930s, with green houses added in the late 1940s, and becoming a what we now recognise as a garden centre in the 1970s.



By the 1980s the store had been redeveloped and expanded to its current size.

semis but most are detached, especially further down the road.

There is a complete of mix styles, most quite large and 2-storey, many with alterations and extensions, and materials, including brick and stone, but the majority are rendered.



At the entrance to Knole Park there is a C18 lodge cottage. Knole Park was the C16 manor house of Almondsbury, built on the site of an ancient hill fort and Roman camp, overlooking the Severn estuary. In latter days it was St. Catherines boarding school, and the surrounding grounds sold for houses between the wars.



terraced houses, and by the railway line is the entrance road to Ibstock Bricks

Public Rights of Way



A **PROW** also heads northwest from the Tump, behind a stone retaining wall beside the road, down through the trees to Lower Almondsbury.



Other PROWs go south from Over Lane, near the junction with Sundays Hill, up through the fields to the east of the garden centre to Oaklands Drive or round the solar farm to Pegwell Wood.



The garden centre opposite is in a bit of a hollow between Oaklands Drive and Knole Park, with Over Lane rising above it heading east.



From there until Knole Park there is a bank between the road and some houses.

Knole Park itself is a private road cul de sac on the site of the old manor house and grounds. The properties sit on substantial plots

Opposite, is the entrance to a large field of solar panels to the east, between Over Lane and the M5.



The Bristol Solar Energy Farm was built in the 2010s.

The old manorial land to the west of Knole Park and north of the rail-way line, became the site of [a large brick quarry](#) (now a SSSI) and adjacent Cattybrook Brick-works, now owed by the [Ibstock Group](#), in the 19th C,. In the early 1980s, the glass houses of Springwood Nurseries were built.

Spaces

Parks, playing fields, allotments, cemeteries, village greens, car parks, market squares, etc.

The expanse of the Tump is at the top of Over Lane, with paths down the wooded hill to Lower Almondsbury.

The houses here were largely built in the 'arts and crafts' style of architecture. The manor house was demolished after a fire in the 1970s. A couple of houses are in old manorial buildings, with one incorporating the C15 octagonal tower which predated the manor house.



Almondsbury Garden Centre is made up of retail sheds and greenhouses.



PROW south from the east end of the Over Lane private side road towards Knole Close.



Another from opposite Knole Park to the route around the solar farm.



PROW from near the railway, south up to Pegwell Wood.



As Over Lane dips southeast the houses on the west side are set high up on the Knole Park hill bank before the land levels, where there are a few more houses with large gardens, on route into Over.



The glass houses of Springwood Nursery are sited north of Over Lane, behind which is the SSSI site of the old brick quarry, and to the west of this the Ibstock brickworks with its access road alongside the railway line.

Also on the north side, at a right angle to Over Lane, is a side lane of terraced houses with fairly long back gardens.



The fields to the east of the garden centre are extensively walked by locals and visitors as are the PROWs from there.

Green / Natural Features
Trees, hedgerows, streams, rivers, ponds, lakes, woodland, landscaped areas, etc.

Most of the houses have large established gardens with an abundance of trees and shrubbery, especially those on the site of the old manor grounds of Knole Park, with mature C18 & C19 planting and open green spaces.

Up near the M5 towards Over is the woodland of Pegwell Wood, and to the northeast of Over Lane & Knole Park is the Site of Special Scientific Interest at Cattybrook brickworks.



There are extensive greenhouses on the site of the now closed Springwood Nursery.



The Ibstock/Cattybrook brickworks has a large chimney.



And there is a row of 3 red brick local authority-built terraces on a side lane.

Streetscapes

Lamp posts, benches and seating, street surfacing materials, signage, boundary treatments, etc.

Over Lane does not have any streetlighting and there is a 30mph speed limit.

There is a bus stop at the top of the hill, but no buses. There are benches on the Tump, by a layby further along, and by the war memorial.



Many of the houses have stone boundary walls, also fences and railings, hedge fronts and the occasional verge. In places the road is set into a cutting with embankments on one or both sides.

There is a salt bin and postbox opposite Knole Park and in many places mirrors to help drivers exit onto Over Lane.

Landmarks

Distinct and instantly recognisable local features (including buildings, statues and monuments, and other locally significant features of the local area, both built and natural

Almondsbury Garden Centre is a leisure “destination” and the Tump attracts those wanting to just sit and look at the views.

The Lodge, corner of Over Lane and Knole Park. Grade II Listed. Lodge to the Knole Park manor (now demolished). Dated 1731 on plaque, c.1820 diamond glazing bars, wall curves to south, altered and extended C19 and c.1930 rear addition.

The War Memorial on the corner of Over Lane and Sundays Hill is Grade II listed. C1919 designed by Sir J Ninian Comper, constructed of local stone, bomb damaged in 1940 and restored in 1952.

Site of Special Scientific Interest

Cattybrook Brickpit, notified in 1989. A former clay pit and brickworks, situated on the northwest margin of the Bristol-Somerset Coalfield, with geological significance, specifically noted for its well-preserved fossil flora and historical interest.



Over Lane is tree/ hedge lined on at least one side for most of its route and the fields from the garden centre to Over are bounded by hedges.



Views

*Important views in and out of the character area
(record location of viewpoint, and direction and
extent of view)*

The views are a major feature of Over Lane. The view from the top of Over Lane is magnificent, taking in the Severn floodplain, the two bridges, the Forest of Dean and Wales beyond.



Summary of key defining characteristics and / or other observations

Over Lane can be very busy being the main route from the Almondsbury to Easter Compton, and from the A38 to Lower Almondsbury, with its primary school, shop and health facilities, and to the busy garden centre. At times there are long queues at the top waiting to exit onto the A38.

However, the views and countryside means it is home to some expensive houses.



View over the fields to Pegwell Wood.

Character Area : Lower Almondsbury Village Centre Sundays Hill, Church Road, The Pound, Townsend Lane Lower Court Road & The Scop (lower end)	Date: July 2025
---	------------------------

Topography <i>Landscape setting / gradient of the local area (flat, sloping, valley, plateau, hilltop, etc.</i> Lower Almondsbury nestles under the Severn escarpment, below the upper part of the village. The central part of the village generally slopes gently downhill north & west, with small undulations, and the eastern roads rise up the escarpment hill.  Land Use(s) <i>Residential, Retail, Leisure and Recreation, Commercial, Employment, Community, etc.</i> Lower Almondsbury is mainly residential, with fields/agricultural land, primarily pasture, to the north, west and south. There are also fields of rough pasture within the village. There is a community shop, the	Roads/Streets/Routes <i>Vehicular routes, pedestrian pathways, cycle paths, shared surfaces, rights of way, bridleways, alleyways, etc.</i> From the A38 three roads descend into Lower Almondsbury, Sundays Hill, from Over Lane, is the widest. The other two roads, The Scop and Hollow Road are both narrow, single track. <i>Sundays Hill</i>, narrowish in places, descends north-westwards to Lower Almondsbury, with Hollow Road joining it from the east as it bends north-east, meeting Church Road by the church and the small village green. To the west <i>Church Road</i> heads to The Pound, on its left, which in turn leads to Townsend Lane. Continuing west Church Road, single track in places, has Walnut Tree Close on its north side, and it becomes Tockington Lane at the Townsend Lane/Lower Court Road crossroads.	Layout <i>Relationship between buildings, spaces and routes, and how these elements are arranged in relation to each other. Building plots (wide narrow, long, short, etc.</i> The grouping of Lower Almondsbury's historic buildings, including the former national school, Court Farm (the original manor), St Mary's Church and nearby inn, set around the small green, with pump, provides for a typical village scene and forms the core of the village. The roads radiate from here in a typical winding village pattern. Most of the houses have larger than average plots, some very large. A feature of the houses on the upper end of <i>Sundays Hill</i> is they sit on large sloping plots, mostly below the road level, on the northwest side of the road. By the junction with Hollow Road is the Glebe House care home sitting in large grounds beside the church and its extensive old graveyard. The rest of the road is dominated by the	Buildings <i>Building heights, arrangement (detached, semidetached, terraced or apartments), materials, construction era, roof types, distinct / predominant architectural features, window types, condition, etc.</i> Some buildings, such as those at Court Farm and St Mary's Church include medieval fabric, however the majority of traditional buildings date from the seventeenth to the nineteenth century. There is a high concentration of cottages of local limestone with clay roof tile. The shared vernacular form of these traditional buildings relates to Almondsbury's farming heritage and the manorial tenure of the Chester and Chester-Masters family, which extended over four centuries. The stone for the historic buildings and boundary walls was quarried directly from the steep scarp which forms the now wooded backdrop to the Conservation Area. Most often the stone is still exposed, but
--	---	--	--

village hall (old school), the primary school, the parish church, an inn, a business on the old forge site, a couple of farmyards, a doctor's surgery, a dentist's and a nursing home.



Outside the village is farmland and a commercial apple orchard.

Landmarks

Distinct and instantly recognisable local features (including buildings, statues and monuments, and other locally significant features of the local area, both built and natural

The Lower Almondsbury Conservation Area was designated in 1975 as a way of safeguarding its special architectural and historic character. Many features contribute to this special character including trees, boundaries, walls, gardens, open spaces, groups of buildings,

By the church, Church Road also goes to the east, then turns northeast to a junction with Lower Court Road and The Scop.

The Scop heads eastwards up to the A38, with the Glebe Fields off to the south and east. *Lower Court Road* goes west, with Court View Close on its northside and Chesterman Close to its south, ending at the crossroads with Tockington Lane, Townsend Lane and Church Road.

Sundays Hill from the church end has a pavement on the right to the school, and a little bit of a path behind the wall on the left to the Doctors' surgery. Round the bend at Hollow Road the pavement moves to left becoming a path behind a fence and greenery alongside the bank up the hillside. The pavement re-appears briefly by a bus stop, and then, at the top of the hill, by the war memorial, meets the one down Over Lane.

From junction with The Scop and Lower Court Road, *Church Road* has a pavement on the left. There is a shared driveway and The Bowl's

Almondsbury Primary School with its carpark, playground and playing field and, to a lesser extent, Almondsbury Surgery, with a few houses with large gardens in-between

The whole southwest corner of *Church Road* and *The Pound* is taken up by the buildings and land of Court Farm, which was the medieval manor of the village. The largish car park for the Bowl sits on the opposite side of Church Road to the pub itself. The cottages alongside the pub front directly onto the pavement.

Along Lower Court Road some houses sit up on bank demonstrating some undulation within the village.

Generally, most houses have larger than average plots, some very large, and driveways of various lengths, a few being shared, and a couple quite long.

occasionally the old buildings are rendered and painted.

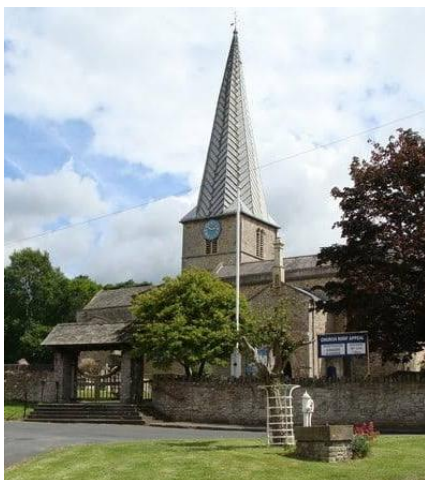
Apart from the listed buildings, notable buildings include:

The Bown Inn pub takes its name from the bowl shape of the land surrounding the estuary. Parts of this whitewashed-stone inn were originally the three cottages erected in 1146 to house the monks building the adjacent church of St Mary the Virgin. The building became a brewery for the church when the parish was owned by St Augustine's Abbey, and a building on this site became a licensed inn in 1550.



The village hall opened in 1833 as a school. It was built in the local stone and became known as the

land use, the degree of enclosure and the age, materials, size, scale, and detailing of the buildings.



The Parish Church of St Mary (Grade I Listed) is by far the most impressive landmark. Said to have been consecrated in 1148, it has a splendid broach spire, built on the C13 tower. The church was heavily restored in the C19, and the most notable features are its Norman north porch, the font and several Grade II Listed chest tombs, both inside and in the churchyard. The distinctive 1920s built Lich Gate is the name of the parish magazine.

Court Farmhouse, The Pound, Grade II Listed, was the original manor house, C16 with later alterations including a C17 wing and C19 rear additions. The

carpark opposite. There are paths across the churchyard, but no pavement along the narrow bit of road to the triangular green. There is a cut-through path opposite the church to the south spur of *Chestermaster Close* - obviously an older route as it is called Bowl Lane. From the green there are pavements both sides of Church Road to Walnut Close, then just on the left to the crossroads.

The pavements both sides of *Walnut Tree Close* lead to a path through to Chestermaster Close.

The Pound is narrow in places and has no pavements.

Lower Court Road from The Scop is narrow to Court View, a cul de sac with pavements. From there the pavements continue along Lower Court Road and around Chestermaster Close to where the road is narrow again, mostly, up to the crossroads.

The Scop from Lower Court Road has pavements up to and around the Glebe Field cul de sac, and opposite there is a private road of 5

Streetscapes

Lamp posts, benches and seating, street surfacing materials, signage, boundary treatments, etc.

The traditional rubble stone boundary walls lining roadsides and enclosing gardens are a particularly attractive and unifying feature of the Conservation Area. Their position at the back edge of the roads or pavements creates a strong sense of enclosure. The height of the walls varies, often depending on the importance of the building they enclose. Walls to Court Farm for example are very high in some parts. Retention of traditional boundary walls has been important in maintaining the character of the conservation area.



Old School when a larger school was built up Sundays Hill.



Almondsbury Church of England Primary School was built c1900 of red brick (probably from the local Cattybrook brickworks). It has been much extended in the years since.



The Glebe House Care Home was once the old vicarage, and the home maintains many of its original Victorian features.

buildings and grounds at Court Farm, which were originally part of the manorial complex belonging to St Augustine's Abbey, are of architectural and historic importance.



The Barn, about 15 metres west of Court Farmhouse, is also Grade II, C16 with later additions including C20 brick extension.



Old Pound, The Pound, Listed Grade II ,

or so houses. Then the road narrows to single track as it heads uphill to the A38.

Townsend Lane, from the crossroads, has a pavement on the left for a short stretch, though road narrow so some cars park on it there. After meeting The Pound the lane is narrow without pavements but has some wide grass verges. Towards Knole Close there is a pavement on the right the other side of the grass verge.

PROWs

There are PROWs and permissive paths across the various parts of Lower Almondsbury, as well as linking to The A38, Over, Tockington and Olveston, as listed below.

From Sundays Hill across the fields downhill to Townsend Lane



In places the narrow roads have generous natural grass verges, particularly along Townsend Lane, enhancing the rural character of the village.



The whole lower village has a 20mph speed limit from Sundays Hill before the school, where There are safety barriers, yellow zigzags and yellow lines outside the school and a barrier on corner of bend opposite Hollow Road. This



On the corner of the Church Road and The Pound is the community shop, with picnic tables in garden.



Almondsbury Surgery was built in the 1990s, cottage style, in stone.



House, late C16, altered and extended C19 and C20.



Rock House, Townsend Lane, Grade II Listed. Early C17, formerly 2 cottages, altered C19 and C20, now a house.

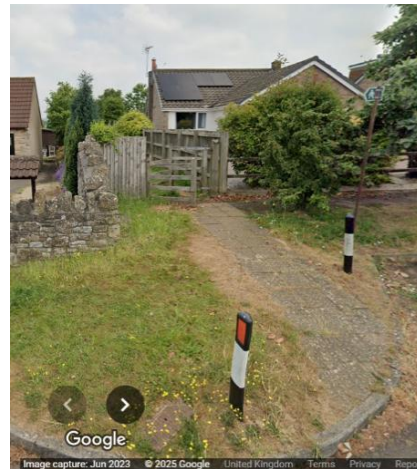


Coombe House, Church Road is Grade II Listed. It was two houses in C19, now one, with date inscription on door head 1617.

From corner of Sundays Hill & Hollow Road up through wooded Almondsbury Hill to the Tump and the Gloucester Road (A38)



From Lower Court Lane through the orchard plantation to Tockington Lane



At junction with Sundays Hill, by the small village green, outside the Old School Hall is a small parking area, post box, litter bin and the old phone box. There is a bench opposite. The Bowl has picnic tables out front and opposite on the grass verge with picnic tables.

Generally, the village does not have any street lighting, but there a few lampposts in Chestermaster Close, Court View Close and Glebe Field.

Whilst there are bus stops around there are no bus links in Lower Almondsbury.

Spaces

Parks, playing fields, allotments, cemeteries, village greens, car parks, market squares, etc.

The village green is very small, though perfectly formed!



There are no excessively tall residential buildings, only a few houses more than two storey. Houses mainly range from what were small old cottages to four-bedroom newer detached houses. Many houses have been adapted and extended over the years. The vast majority have owner occupiers.

Church Road has mostly stone cottages and houses, even the modern ones being stone. By The Bowl the cottages (new and old) are terraced, the old ones rendered and painted, and there are some 70s style semis opposite.



A building phase in the 1960/70s produced a large number of chalet style houses, mostly of light brick. As well as detached houses in this style forming the cul de sac of Court View Close, Walnut Tree



5-7 Lower Court Road, Grade II Listed, House, now 2 houses, with C17 origins.



The Telephone Kiosk on Church Road, by the green, is Grade II Listed, being a cast iron Type K6, designed 1935, now housing a defibrillator.

From Lower Court Road across the by the play park to The Scop by Forest Hills.



From Townsend Lane to back up to Sundays Hill



There is another triangular greens area on the corner of The Pound and Townsend Lane.

For recreation there is the Scop Field at bottom of The Scop and the Vernal's Field children's play area.



The Glebe field provides for a large area of greenness, the churchyard a place for quiet contemplation, the path up Almondsbury Hill takes you through woodland, and the retention of open fields between Sundays Hill and Townsend Lane gives a country feel, as do the many PROWs into the countryside.

The Bowl car park on Church Street charges non-customers.

Close has semis, which are also to be found in *The Pound*, where there are listed and old buildings to either side and opposite.



The dental surgery off Lower Court Road is located in a brick chalet style building.



The Chesterman Close 60/70s houses are tile hung or rendered, detached with front garages.



Green / Natural Features

Trees, hedgerows, streams, rivers, ponds, lakes, woodland, landscaped areas, etc.

Scop Field and the many fields of pasture and rough pasture together with several plantations of trees form the natural features of the village. Field boundaries are mainly hedges, and well-established trees abound in the village, gardens, hedges and on the escarpment.



There are no streams in the lower village, old maps showing only wells, ponds and the pump, but there are some rhines on the floodplain to the northeast.

Views

Important views in and out of the character area (record location of viewpoint, and direction and extent of view)

From parts of Lower Almondsbury, particularly the outskirts there are views across open countryside, with some woodland outlooks, especially east up the escarpment.

Some lucky properties, particularly those in an elevated position, look west to the Severn Bridges and Wales beyond.

Summary of key defining characteristics and / or other observations

Lower Almondsbury is tight knit rural village. There are many village based societies and groups. The school is very popular and has a good reputation.



Lower Court Road has a line of detached bungalows, as well as 1970s to 90s detached houses, with the oldest buildings being at the crossroads end.

At the bottom of the Scop is the Old Poor House, now flats.

Glebe Field has late C20 style detached houses, reddish brick or rendered, with double garages, some integral. Opposite a private cul de sac has a mix of rendered styles from a similar or older era.

Townsend Lane has a mix of materials and ages, including old and modern stone built and a line of classic 1960/70s detached.

Character Area : **Lower Almondsbury**

Townsend, Monmouth Hill, Knole Close & Church View

Date: July 2025 Updated: February 2026

Topography

Landscape setting / gradient of the local area (flat, sloping, valley, plateau, hilltop, etc.

Townsend is a fairly level road, with the land rising slightly on its south side and gently falling away to the north.



Knole Close rises to the south in the direction of the Knole Park hilltop and Church View goes uphill further in a more easterly direction.

Monmouth Hill heads west downhill, turning south towards the railway line embankment.

Land Use(s)

Residential, Retail, Leisure and Recreation, Commercial, Employment, Community, etc.

The roads are residential with farmland and plantation to the north and west.

Roads/Streets/Routes

Vehicular routes, pedestrian pathways, cycle paths, shared surfaces, rights of way, bridleways, alleyways, etc.



Townsend Lane (from the east) becomes Townsend at the junction with Knole Close. It has pavements until it becomes a single-track lane heading west out of the village.



Layout

Relationship between buildings, spaces and routes, and how these elements are arranged in relation to each other. Building plots (wide narrow, long, short, etc.

Nearly all the houses have plots that tend to befit their size. There are a few that are set down long drives. Even Knole Close and Church View are also low density developments.

Streetscapes

Lamp posts, benches and seating, street surfacing materials, signage, boundary treatments, etc.

Monmouth Hill is a single-track country lane with hedges either side.

Buildings

Building heights, arrangement (detached, semidetached, terraced or apartments), materials, construction era, roof types, distinct / predominant architectural features, window types, condition, etc.

Townsend has a mix of mostly detached housing styles and materials, from the later C20 to recent times, including a few bungalows. There are a few older properties.



Knole Close has detached bungalows, some with attic rooms and loft conversions, and Church View has newer large 2-storey detached. Most are rendered, but there are some brick features and other materials.

On Monmouth Hill there are some modern stable buildings and the old Cattybrook Farm buildings have been converted into houses.

To the south and east of Monmouth Hill is the Site of Special Scientific Interest, Cattybrook Brickpit.

Spaces

Parks, playing fields, allotments, cemeteries, village greens, car parks, market squares, etc.

There are no public open spaces at this west end of the village. There are fields and woodland with PROW access nearby.

Green / Natural Features

Trees, hedgerows, streams, rivers, ponds, lakes, woodland, landscaped areas, etc.

The gardens are generally well stocked with trees and shrubbery, many are landscaped.

The fields to the north, south and west are bounded by hedgerows. There is a wood to the south as the road narrows to single track, and the much older woods of Monmouth Covert and Square Covert to the west and northwest, and Old Withy Bed has become a much larger plantation.

The fields lower down the floodplain to the north have a network of Rhines.



Townsend becomes Monmouth Hill as it dips down, then becoming Badger's Lane towards Over.



It is of note that Badger's Lane/Monmouth Hill/ Badger Lane actually goes through the old farmyard site of Cattybrook Farm.

Knole Close, and its cul de sac off shoots either side, have pavements, then when it turns into Church View, which becomes a dead end, it is without pavements, being just a turning circle and shared driveway.

Townsend and Knole Close are in the village 20mph zone and do not have streetlights, but Church View does, and there is a salt bin at the top of Knole Close.



Townsend has mostly stone front boundary walls, whilst Knole Close had grass verges and some low brick boundary wall.



There are hedges, shrubs and front garden plant here and along Church View.

There are some grass verges and frontages, along with the walls, hedges and landscaping.

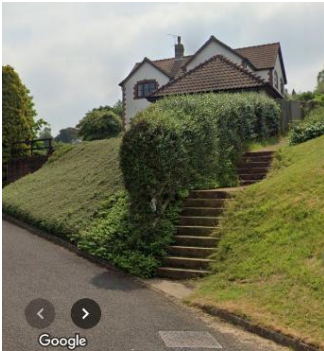
Landmarks

Distinct and instantly recognisable local features (including buildings, statues and monuments, and other locally significant features of the local area, both built and natural

There is nothing significant at this end of the village, but where Monmouth Hill meets Badger's Lane (north side) is **Cattybrook Farmhouse** G.V. II Listed. Early C17, with C18, C19 and C20 alterations & additions. Dairy wing at rear.



Also to the south and east of Monmouth Hill is the **Site of Special Scientific Interest** Cattybrook Brickpit, notified in 1989. A former clay pit and brickworks, situated on the northwest margin of the Bristol-Somerset Coalfield, with geological significance, specifically noted for its well-preserved fossil flora and historical interest.



There is a **PROW** southeast uphill from Church View across a field to Over Lane.

And another from Townsend south west through a wood towards Cattybrook.



Down Monmouth Hill the PROW crosses the road, north the the woods of Monmouth Covert and south to Cattybrook briickworks.

By the stables Boarding House Lane is a rough track towards Ellen's Wood.



Further down another PROW crosses Monmouth Hill



Views
Important views in and out of the character area (record location of viewpoint, and direction and extent of view)

There are views south across the floodplain, particularly from the southside of Townsend and Monmouth Hill, and from up Knole Close. And as the name suggests a northeast outlook for some on Church View.



Summary of key defining characteristics and / or other observations

Quiet roads of generally large houses away from the centre of the village, and leading into the countryside.

Character Area : Lower Almondsbury	Tockington Lane	Date: July 2025
Topography <i>Landscape setting / gradient of the local area (flat, sloping, valley, plateau, hilltop, etc.</i> Tockington Lane is at the lower end of the village sloping gently down onto the Severn floodplain. Land Use(s) <i>Residential, Retail, Leisure and Recreation, Commercial, Employment, Community, etc.</i> The road is primarily residential until the end of the village where there is a cemetery, a water treatment plant and a farm to the west. The orchard plantation extends behind the houses on the east side, and the rest of the land is agricultural. 	Roads/Streets/Routes <i>Vehicular routes, pedestrian pathways, cycle paths, shared surfaces, rights of way, bridleways, alleyways, etc.</i> Tockington Lane starts at the crossroads with Church Road, Townsend Lane and Lower Court Road, heading north then east out of the village, under the M4 to Tockington. There is a pavement on the left side to the bend of Marshwall Lane, then pavements both sides to the end of the housing. A path then goes across a grass area to the left to the cemetery. There is no pavement out of the village from here. There are stretches of gravelly hardstanding and some proper kerbed parking areas by the houses, and a parking area behind some houses on the east side. Marshwall Lane, which heads west from Tockington Lane, is very narrow, is a farm track which provides access to a couple of houses on the corner.	Layout <i>Relationship between buildings, spaces and routes, and how these elements are arranged in relation to each other. Building plots (wide narrow, long, short, etc.</i> There are some larger plots on Tockington Lane, but most are on the small side for the village. There are a few houses set behind the others accessed by shared driveways. At the end of the village, on the west, are the plots of the parish cemetery, with a commonwealth war grave, and its layby type parking area.  Opposite behind the hedgerow is the western edge of the orchard plantation. Buildings <i>Building heights, arrangement (detached, semidetached, terraced or apartments), materials, construction era, roof types, distinct / predominant architectural features, window types, condition, etc.</i> There are some individual large detached houses, in a mix of styles, at either end of the road, but the majority are local authority built mid-century semis and terraces in red brick, and 1960s style brick and rendered flats and bungalows.  There is a small terrace of 1970s tile hung house by Marshwall Lane. 

Streetscapes

Lamp posts, benches and seating, street surfacing materials, signage, boundary treatments, etc.

The road does not have streetlights and is part of the village 20mph zone until after the 30mph signs after the cemetery. There are bus stops but no buses.



From the crossroads there are stone boundary walls either side, then further along there are brick low walls, some also with hedges and a few wooden fences, and open feel.



As the road heads out of the village there are hedges either side and it narrows to single track.

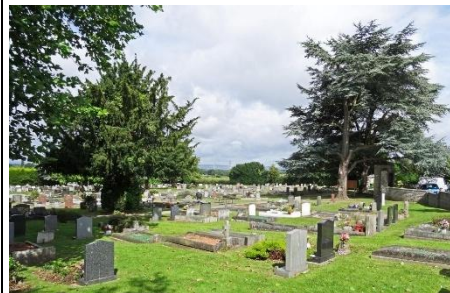
A **PROW** zig zags north and east from Marshwall Lane towards Moor Lane, near Awkley, or then south to Monmouth Hill.

Spaces

Parks, playing fields, allotments, cemeteries, village greens, car parks, market squares, etc.

There are no public open spaces in this area, but there is access to the countryside via the PROW off Marshwall Lane.

Almondsbury Cemetery is a quiet place with lovely views.



Landmarks

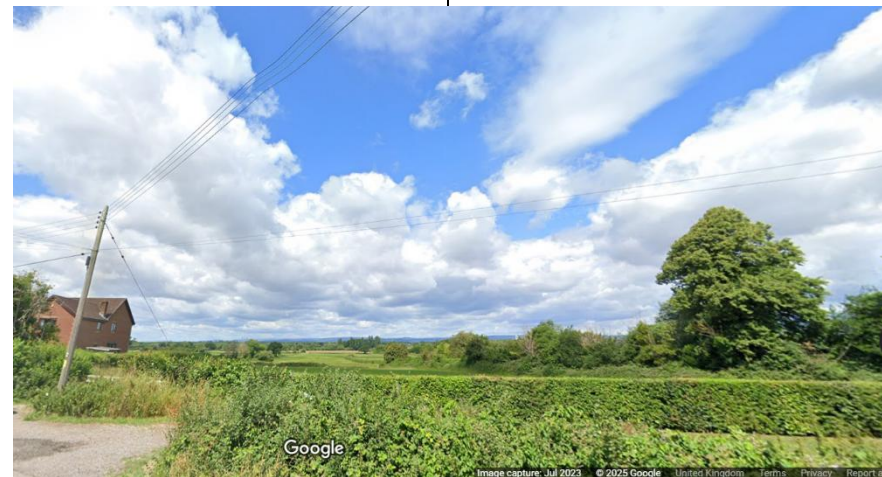
Distinct and instantly recognisable local features (including buildings, statues and monuments, and other locally significant features of the local area, both built and natural)

There are no significant features at this end of the village.

Green / Natural Features

Trees, hedgerows, streams, rivers, ponds, lakes, woodland, landscaped areas, etc.

The smaller gardens in this part of the village means there are less tree and shrubs, but the surrounding fields are bounded by hedges. Sandy Rhine heads west from by the farm.



Views

Important views in and out of the character area (record location of viewpoint, and direction and extent of view)

There are views across the Severn floodplain from various locations.

Summary of key defining characteristics and / or other observations

A residential community in a rural setting.

