

Character Area : Hortham		Assessors:		Date: April 2025	
Topography	Land Use(s)	Layout	Roads/Streets/Routes	Spaces	Buildings
<i>Landscape setting / gradient of the local area (flat, sloping, valley, plateau, hilltop, etc.</i> Hortham lies to the east of the Severn Ridge escarpment and the A38, with the land falling downhill slightly from the ridge along Hortham Lane with the main “village” area being a fairly level site.	<i>Residential, Retail, Leisure and Recreation, Commercial, Employment, Community, etc.</i> Hortham is primarily residential, with a few farms and business units, including a caravan business, two non-conformist churches and Bristol Rovers’ large private sports ground, with car parking. There is farmland north of Hortham Lane.	<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> Hortham is bordered by the A38, M4 and M5, on three of the four sides. The main residential estate, Hortham Village, was built at the turn of this century on the site of the old Hortham colony, with only one entrance for cars.	<i>Vehicular routes, pedestrian pathways, cycle paths, shared surfaces, rights of way, bridleways, alleyways, etc.</i> Access is primarily from the A38, as east of Hortham the road becomes narrow, single lane in places with infrequent passing points. Hickory Lane is the road into the Hortham Village estate from Hotham Lane and to continue along Hortham Lane from Hickory Lane you need to turn left at the junction.	<i>Parks, playing fields, allotments, cemeteries, village greens, car parks, market squares, etc.</i> Hortham very much has an open, rural feel, but there is not much in the way of PROWs to access the countryside. However, Hortham Village is fortunate in that there is a great deal of open space, including a playground and a nature reserve within and surrounding the footprint of the village.	<i>Building heights, arrangement (detached, semidetached, terraced or apartments), materials, construction era, roof types, distinct / predominant architectural features, window types, condition, etc.</i>  The residential houses along Hortham Lane include some that were formally Colony staff accommodation, plus postwar bungalows, most altered and various individual properties. In the Village itself there is a wide mix of home sizes, all dating from the turn of this century. The styles include 2 & 3-storeys, redbrick and rendered, detached, terraced, etc.
					



Some houses are set out in a mock village style setting, around a green, close to the pavements with parking areas. Others have more modern traditional driveways to the front or side. All are on modern smallish plots.

The houses along Hortham Lane itself tend to have larger/longer plots.



Several other roads and closes stem out from Hickory Lane. There are some shared driveways and there is an additional entrance to the estate from Hortham Lane only for buses, taxis and cycles.

A network of pathways has been built through the estate and around the S,E & W sides. Small cul de sac, Hortham Court, is on the northside of Hortham Lane.

PROWs

There is a bridle path from Hortham Lane heading north, initially alongside the M5, eventually to Woodhouse Avenue, Woodhouse Down.

From the east side of Hortham Village a foot path heads under the M5 to Crantock Drive/Florence Park.



Hortham Court is a recently built cul de sac of detached rendered houses some with wood trim.

Landmarks	Green / Natural Features	Streetscapes	Views	Summary of key defining characteristics and / or other observations
<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> 	<i>Trees, hedgerows, streams, rivers, ponds, lakes, woodland, landscaped areas, etc.</i> 	<i>Lamp posts, benches and seating, street surfacing materials, signage, boundary treatments, etc.</i> From the A38, where there are good bus links, traffic lights lead into Hortham Lane. There is a pavement along the southside and streetlights. Many of the houses have boundary hedges and/or walls to the front. From by the Hortham Village entrance there are pavements both sides of the road, some pedestrian accesses to the Village estate and a post box. Towards the end of the village housing the pavement and streetlighting ends. After the sports ground site there is a rather overgrown pavement, separated from the road by grass, to the bridge over the M5.	Important views in and out of the character area Being flat, the area does not lend itself to far reaching views, but from Hortham Lane there are general countryside views, particularly from the bridge over the M5. 	Although close to major roads, Hortham is a “village” in a lovely setting, but lacks general amenities and community facilities, the nearest being in Almondsbury.
There are few built environment landmarks to catch the eye (apart from the 3 major roads A38, M5 & M4), but Hortham village has preserved many old trees and an open landscape.	Hortham Lane is flanked by trees, bushes, hedges, fields and natural areas. Hortham Brook runs north alongside the M5 and south through the old Woodlands golf course. Hortham Village has an abundance of open spaces and nature reserves.		Streetscapes Continued In Hortham Village the streetscape includes pavements, streetlights, some brick paved areas, some boundary walls and railings, benches, litter bins, even a sculpture. Hortham Village, not being a through route, is particularly traffic free.	

Character Area : Woodhouse		Assessors: Fi Riches		Date: April 2025	
Topography	Land Use(s)	Layout	Roads/Streets/Routes	Spaces	Buildings
<i>Landscape setting / gradient of the local area (flat, sloping, valley, plateau, hilltop, etc.</i> Set on the Severn escarpment ridge.	<i>Residential, Retail, Leisure and Recreation, Commercial, Employment, Community, etc.</i> Bordering Olveston Parish to the north (where there are fields and woodland, a petrol station and plumbing shop) and west (where there is Woodhouse Park Scout camping and activity centre), the part of Woodhouse/ Woodhouse Down in Almondsbury Parish is made up of residential roads, with farmland to the south & east, some woodland to the east, the odd agricultural building, part of the A38, and a small commercial unit site (just north of Hortham Lane).	<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 Woodhouse area of Almondsbury is just north of Hortham, mainly on the east side of the A38.	<i>Vehicular routes, pedestrian pathways, cycle paths, shared surfaces, rights of way, bridleways, alleyways, etc.</i> Ferndale Close and Woodhouse Avenue are both off the A38/ Gloucester Road to the east.	<i>Parks, playing fields, allotments, cemeteries, village greens, car parks, market squares, etc.</i> Large open space with play area, hard court and car parking on South Road	<i>Building heights, arrangement (detached, semidetached, terraced or apartments), materials, construction era, roof types, distinct / predominant architectural features, window types, condition, etc.</i> The houses on Gloucester Road and nearer the A38 on Woodhouse Avenue are larger, individually styled, detached. There are some traveller properties and older buildings, originally part of Woodhouse Farm, opposite Hortham Lane. The east end of Woodhouse Avenue and South Road is what was originally a council estate and the houses are mostly semis, rendered and painted.
		 The houses on Gloucester Road (A38) mainly have large plots, Ferndale Close is a private road with modern sized plots, and Woodhouse Avenue and South Road have older style, long plots.	South Road is off Woodhouse Avenue and Woodhouse Close off South Road.	The woodland to the east of Woodhouse is accessible to pedestrians and is well maintained	

			PROW From the east end of Woodhouse Avenue there is a bridle path to Hortham Lane and footpaths from this to Gaunts Earthcott.		Ferndale is a development of rebrick modern detached homes.
Landmarks	Green / Natural Features	Streetscapes	Views	Summary of key defining characteristics and / or other observations	
<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> None	<i>Trees, hedgerows, streams, rivers, ponds, lakes, woodland, landscaped areas, etc.</i> Lots of hedgerows and trees along Gloucester Road and Woodhouse Avenue. Fields and woodland. Hortham Brook to the east.	<i>Lamp posts, benches and seating, street surfacing materials, signage, boundary treatments, etc.</i> All the roads have pavements and streetlighting. There is a postbox on Woodhouse Avenue and another on Gloucester Road. As a busy main road the A38 has the usual signage. The bus stops provide good bus links. Ferndale Close, the road is brick paved. There is a line of pylons across the landscape.	<i>Important views in and out of the character area</i> Countryside views from the A38, along Woodhouse Avenue and the end of South Road.	Away from the A38 the no through road streets provide for a quiet residential area. 	

Character Area : Gaunts Earthcott				Date: April 2025	
Topography	Land Use(s)	Layout	Roads/Streets/Routes	Spaces	Buildings
<i>Landscape setting / gradient of the local area (flat, sloping, valley, plateau, hilltop, etc.</i> A slightly undulating area to the east of the Severn Ridge escarpment. 	<i>Residential, Retail, Leisure and Recreation, Commercial, Employment, Community, etc.</i> Residential houses and farms, with farming being the only business in the area. Land use is mainly pasture and grazing.	<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 hamlet is a very small straddle of farms and houses set along or off from farm tracks from the only road, Hortham Lane, which become Gaunts Earthcott Lane. Most the houses are on either old or current farm sites, mostly with large plots.	<i>Vehicular routes, pedestrian pathways, cycle paths, shared surfaces, rights of way, bridleways, alleyways, etc.</i> Hortham Lane/ Gaunts Earthcott lane, is a cut through, narrow in places, between the A38 at Hortham, and Frampton Cotterell to the east. There are no bus links. PROWs Some of the PROW lead from farm tracks and are not clearly marked. A PROW heads south and east, from Gaunts Earthcott Lane, partly along a farm lane, south to the old Woodlands golf course. There is one north to an underpass under the M5 and eventually to the A38, and another to Oldfield Lane, Earthcott Green.	<i>Parks, playing fields, allotments, cemeteries, village greens, car parks, market squares, etc.</i> There are but no public recreational grounds or open spaces. 	<i>Building heights, arrangement (detached, semidetached, terraced or apartments), materials, construction era, roof types, distinct / predominant architectural features, window types, condition, etc.</i> Some of the larger Gaunts Earthcott of the Middle Ages can still be seen in the manor house and converted farm buildings, mostly built of coursed rubble with stone. Today the buildings are predominately old and agricultural, with additional modern farm structures, some cottages, converted buildings and individual houses, with a variety of outbuildings.

Landmarks	Green / Natural Features	Streetscapes	Views	Summary of key defining characteristics and / or other observations
<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 Manor House (formerly listed as Manor Farmhouse) Grade II*. C16 core, dated 1603 on front gable, south block dated 1680, with later alterations and additions. Gaunt's Earthcott Wall, gate piers and attached mounting block about 10 metres south-east of Manor House G.V. II, C18. Limestone and sandstone about 18 metres long.	<i>Trees, hedgerows, streams, rivers, ponds, lakes, woodland, landscaped areas, etc.</i> The tree-lined Dockham Ditch to the east forms the boundary of Almondsbury Parish. The hamlet is surrounded by countryside with hedgerows. There are some remnant ponds. To the north a couple of small wooded sites.	<i>Lamp posts, benches and seating, street surfacing materials, signage, boundary treatments, etc.</i> The road does not have pavements or street lighting. As Hortham Lane becomes Gaunts Earthcott Lane it becomes narrow, single track with passing places.	Important views in and out of the character area (record location of viewpoint, and direction and extent of view) Views of the countryside around the hamlet.	A tiny rural community.
				

Court Farmhouse
Grade II, C17 with
C19 and C20
alterations.



Green Farmhouse
Grade II, Late C17
with C18 rear
wings, C19 and C20
alterations and
additions. Diagonal
chimneys. Former
bakehouse/
brewhouse to west
and 2-storey former
dairy to east.



Character Area : Woodlands				Date: April 2025	
Topography	Land Use(s)	Layout	Roads/Streets/Routes	Spaces	Buildings
<i>Landscape setting / gradient of the local area (flat, sloping, valley, plateau, hilltop, etc.</i> The site of the old Woodlands golf course bounded by the M5 to the north, M4 to the west, Bradley Stoke to the south and Hortham Brook to the east. The land undulates slightly, rising to the west with the motorway interchange and slip roads and dips into the slight valley of Hortham Brook.	<i>Residential, Retail, Leisure and Recreation, Commercial, Employment, Community, etc.</i> The land was a golf course and is now designated for housing and associated development. See the development plans.	<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> See the development plans.	<i>Vehicular routes, pedestrian pathways, cycle paths, shared surfaces, rights of way, bridleways, alleyways, etc.</i> Currently the only road access is via Trench Lane, Bradley Stoke. There is no direct road link to the rest of Almondsbury Parish. Hortham Land and Gaunts Earthcott Lane lie to the north of the site. With the new development there is a proposal for another entrance to the site from Hortham Lane, close to the M5.	<i>Parks, playing fields, allotments, cemeteries, village greens, car parks, market squares, etc.</i> See the development plans.	<i>Building heights, arrangement (detached, semidetached, terraced or apartments), materials, construction era, roof types, distinct / predominant architectural features, window types, condition, etc.</i> Currently there is a clubhouse and carpark by Trench Lane, and a couple of houses/ outbuildings by Hortham Lane to the north.
					See the development plans.

Landmarks	Green / Natural Features	Streetscapes	Views	Summary of key defining characteristics and / or other observations
<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>	<i>Trees, hedgerows, streams, rivers, ponds, lakes, woodland, landscaped areas, etc.</i> The motorway embankments are tree and shrub lined, and there are more trees, shrubs, lakes/ponds and grass areas around the old golf course area. Hortham Brook is the main water course adjacent to the site with Dockham Ditch, from Gaunts Earthcott, merging into it. There are fields to the east.	<i>Lamp posts, benches and seating, street surfacing materials, signage, boundary treatments, etc.</i> See development plans.	Important views in and out of the character area (record location of viewpoint, and direction and extent of view)	