

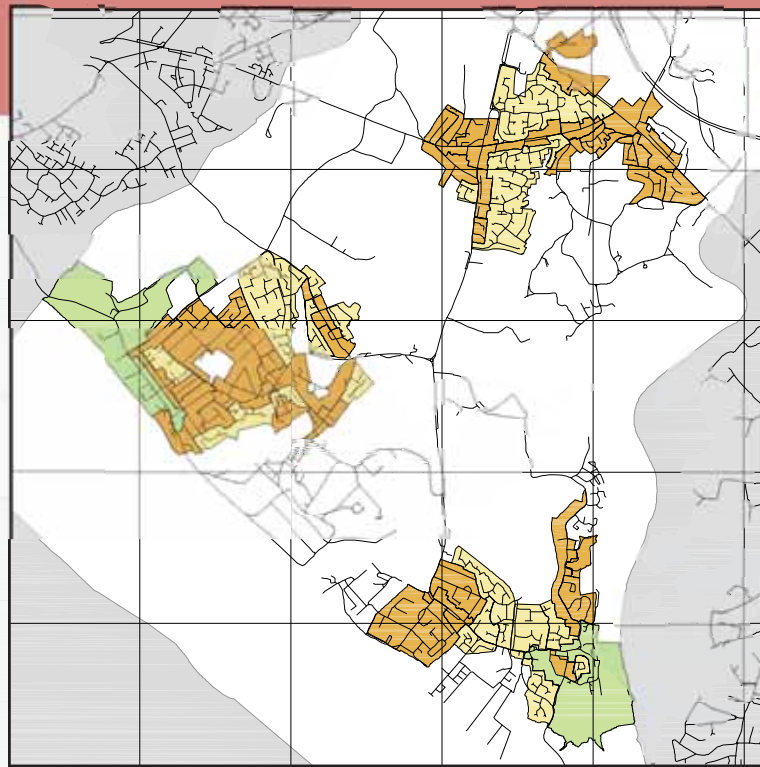
EASTLEIGH BOROUGH COUNCIL

LOCAL DEVELOPMENT FRAMEWORK

# Character Area Appraisals

Bursledon, Hamble-le-Rice and Hound

SUPPLEMENTARY PLANNING DOCUMENT



THE ADOPTED  
DOCUMENT

JANUARY 2008



URBAN CHARACTER AREA APPRAISALS  
BURSLEDON, HAMBLE-LE-RICE AND HOUND

SUPPLEMENTARY PLANNING DOCUMENT

**ROGER EVANS ASSOCIATES  
FOR EASTLEIGH BOROUGH COUNCIL**

JANUARY 2008

This document is one of four Character Area Appraisals produced by Roger Evans Associates Limited in collaboration with Eastleigh Borough Council in 2007. Each of the Appraisals is a Supplementary Planning Document and was informed by feedback from a public exhibition and Area Committee review.

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# 1. INTRODUCTION

## 1.1 Purpose

The purpose of this urban character area appraisal is to provide guidance to development control staff and prospective planning applicants to ensure that new development in Eastleigh Borough is appropriate to its surroundings and helps to retain the character that gives each area its identity.

The guidance covers small-scale development with the existing urban areas of the Borough, but does not apply to comprehensive redevelopment as this will be covered by other documents within the planning system. The guidance should not be seen as a means of preventing well-designed development. Neither is it intended to be used to identify potential development sites, although the work will be useful in supporting future urban capacity studies.

## 1.2 Relationship to the Local Development Framework

This report will be adopted as a Supplementary Planning Document (SPD) in the Eastleigh Borough Local Development Framework and will support the Chandler's Ford and Hiltingbury Character Areas SPD adopted by Eastleigh Borough Council in January 2005.

The appraisal should be considered in relation to policy 59.BE of the Eastleigh Borough Local Plan Review (adopted May 2006) on the promotion of good urban design.

This policy states that development proposals will need to:

*'Take full and proper account of the context of the site including the character and appearance of the locality or neighbourhood and are appropriate in mass, scale, materials, layout, density, design and siting, both in themselves and in relation to adjoining buildings, spaces and views, natural features and trees worthy of retention'.*

The following policies from the Local Plan Review should also be given particular consideration in relation to the report:

- Policy 179.LB - Old Bursledon Special Policy Area;
- Policy 183.LB - The Aviary Estate Special Policy Area;
- Policy 184.LB - Special Policy Areas in Campbell Road (Eastleigh) and Crowsport (Hamble); and
- Policy 175.LB - Buildings of Local Importance.

## 1.3 Consultation

In line with the requirements of PPS12 and the Eastleigh Borough Council Statement of Community Involvement, this report has involved active public participation through public exhibitions carried out for each of the four local areas. The public concerns identified at these exhibitions were then used to inform the final version of the report. The consultation process also involved consideration of the appraisal by the four Area Committees before and after the public exhibitions.

## 1.4 Area of study

The area covered by the urban character area appraisals includes the towns of Eastleigh and Hedge End and the villages of Bishopstoke, Fair Oak, Horton Heath, West End, Botley, Bursledon, Hamble and Netley. These settlements are grouped into four local areas which are each covered in a separate report.

The main commercial centres of Eastleigh, Hedge End, West End and Fair Oak are excluded from the report, as are all Conservation Areas, these being reviewed separately by Eastleigh Borough Council. However, the Old Bursledon Special Policy Area is included in the appraisal.

## 1.5 Report structure

Following on from this introduction, Section 2 of the report outlines the methodology used to complete the urban character area appraisal. Section 3 then sets out a brief history of the key settlements in the local area as a context for the appraisal and identifies the principal generic development types found in the areas. This section also defines the character area boundaries and sets out how this report should be used by development control staff and prospective planning applicants to guide future development. Section 4 forms the main output of this appraisal and provides the detailed and summary character area appraisals respectively.



## 2. METHODOLOGY

### 2.1 Approach

The approach applied to the urban character area appraisal combines traditional townscape analysis with both urban morphological and route structure analysis. The appraisal uses the key attributes and characteristics listed in **Annex A** which were identified on the basis of emerging best practice.

Unlike the Chandler's Ford and Hiltingbury study, the scope of the Eastleigh urban character area appraisal was not restricted to a number of specially selected areas. Instead, a comprehensive approach was taken in which the aim was not to say that some areas are special and others are not, but to say what makes each area distinct and give guidance on how to accommodate change in each.

The approach also recognises that some areas have a distinct identity because they have a characteristic mix of features. The urban character area appraisal therefore aims to identify not only the more uniform character areas, but also those which are valued for their diversity.

The appraisal was carried out in five key stages:

- data review
- desktop analysis
- field survey
- characterisation and guidance
- consultation and revision

### 2.2 Data Review

Data sources used in the urban character area appraisal included Ordnance Survey maps, GIS layers, aerial photographs and historic maps.

### 2.3 Desktop analysis

Desktop analysis was principally undertaken using OS 1:2,500 maps, aerial photography and historic maps. This step in the process involved the consideration of higher level attributes and characteristics including:

- land use
- route structure
- route geometry (street/block pattern)
- street place type
- patterns of plot series and plots
- plot types

Further attributes noted included:

- relative location: central, corridor, intermediate or peripheral
- position relative to principal lines of movement
- position relative to topography
- period of origin
- uniformity/diversity
- size
- rarity

The result of the desktop analysis was the identification of draft character areas and generic character types. Character areas were outlined on the OS base and a tabular pro-forma filled out for each area setting out the defining characteristics at this level.

### Interim review

The draft maps and descriptions were presented to Eastleigh Borough Council for initial review prior to the field survey and more extensive workshop review.

At this stage the character areas which had been identified were divided into two levels for analysis. Those character areas which covered large estates dating from the 1970s to the present day were designated for summary descriptions only, as their layout and density was deemed to limit the potential for future infill development. The remaining character areas were designated for detailed appraisal.

## 2.4 Field survey

The field survey provided an opportunity to check the draft character area boundaries identified in the desktop study, investigate the characteristics at a more detailed level, and make judgements about the perceptual aspects of the areas.

The field survey was carried out by walking selected streets within each of the draft character areas and completing pro-forma sheets (**Annex B**). The pro-forma sheets included the attributes listed above that could not be covered through the desktop analysis. These included:

- Street details and materials

- Frontage features and materials
- Dwelling and plan type
- Storey height
- Façade
- Roof form
- Architectural language and detailing
- Materials
- Perceptual aspects

Photographs were taken to illustrate the areas and accompany the written descriptions.

In addition, in order to further refine the basis for evaluating the different areas, initial judgements were also made about the strength of character based on the range of different features that define an area and the extent to which they are represented on the ground.

The summary quantitative measures were also compiled at this stage. This was done by taking measurements from a representative sample of examples from each character area and stating the measures as a typical range rather than a fixed single dimension.

### Workshop review

A review of the draft work provided an opportunity for Eastleigh Borough Council to actively comment on and discuss the draft character area boundaries and descriptions and make recommendations for revisions and/or refinements based on their knowledge of the area.

## 2.5 Characterisation and guidance

After completing the revisions to the character area boundaries the plans, photographs and description tables for each of the character areas covered at detailed level were compiled. Based on this information, guidance principles for each of these areas were then produced, identifying the key features to be retained, respected or enhanced.

The different elements were then compiled into a separate colour A4 report for each of the four local areas covered by the urban character area appraisal.

## 2.6 Consultation and revision

### Presentation to Area Committees

A presentation to the Area Committees was prepared in consultation with Eastleigh Borough Council. This provided an opportunity for Committee members to discuss the results and recommend any revisions and/or refinements.

### Public exhibitions

After making the revisions to the report identified at the Area Committees, exhibition panels were prepared summarising the results of the character area appraisal.

As with the presentation to the Area Committees, the public exhibitions allowed for active input on the boundaries of the character areas and the key area characteristics.

People attending the exhibition were also encouraged to make their own judgements regarding the most

appropriate approach to change and to state which areas they value most and for what reasons.

People were particularly encouraged to make judgements on strength of character by identifying key positive and negative features for each of the character areas. These judgements were used in conjunction with the field survey results to assess the range of key features found in each area against the number of each kind. The results of this evaluation were then used to determine the strength of character for each area and a broad approach to the evaluation of new development.

### Review and revision

A further review session provided the opportunity to examine the results of public exhibitions and come to a consensus on the character area boundaries and descriptions.

The character area boundaries and descriptions were revised based on the results of the workshop review. The final draft appraisals were then presented to each of the Area Committees for adoption.

## 3. CONTEXT

### 3.1 The appraisal area

The character areas covered by this appraisal are shown in Figure 1 and are allocated the character area code BHH. The appraisal includes the villages of Bursledon, Hamble and Netley. The Netley, Hamble and Bursledon Conservation Areas are excluded from the appraisal, but the Old Bursledon Special Policy Area, which overlaps significantly with the Conservation Area, is included.

### 3.2 Development history

As highlighted in Section 2, the approach adopted in this urban character appraisal has combined traditional townscape analysis with urban morphological and route structure analysis.

Route structure analysis is particularly important with regard to understanding the development history of the settlements in this area, as certain route structures can usually be associated with specific periods of development and their typical characteristics.

The route structure analysis used in this report is based on the following route structure types:

**Main thoroughfares** - routes connected at one or both ends to a settlement centre i.e. a core providing at least three attractors such as a pub, church or post office.

**Secondary thoroughfares** - routes connected to main thoroughfares at both ends.

**Local thoroughfares** - all other routes connected to thoroughfares at both ends.

**Loops** - routes that are connected at both ends to the same route.

**Multi-headed cul-de-sacs** - routes that are connected to a thoroughfare at one end only, but still offer a choice of routes.

**Cul-de-sacs** - routes that provide no other route choices and must be exited via the point of entry.

These types are distinct in character both because of their position in the hierarchy of routes and because of their correspondance with other aspects such as levels of movement, period of origin and associated built development.

The rest of this section provides a brief history of the key settlements covered in this report.

#### **Netley**

The village of Netley is located on Southampton Water between the ruins of Netley Abbey and the Royal Victoria Country Park. The historic core expanded incrementally along the main route to Hound before several large estates were constructed during the inter-war/ immediate post-war period between the historic core and the railway line. During the 1970s and 1980s the village expanded further to the east between the railway line and the linear core of Butlocks Heath.

#### **Hamble**

The village of Hamble is situated on a peninsula at the mouth of the River Hamble and is a well-established

centre for yachting and boat building. The historic core originally expanded incrementally along the local thoroughfares leading out of the village. However, during the inter-war/immediate post-war period several large estates were constructed to the west of Hamble, adjacent to the large works in this location. In the last 40 years a number of large estates based on multi-headed cul-de-sac layouts have been developed which have joined these estates to the village centre. There has also been some recent development on the northern tip of the village, immediately to the west of the River Hamble.

### **Bursledon**

The village of Bursledon was historically an important ship building centre. It is located immediately west of the River Hamble, to the south of what was originally the main route between Bitterne and Sarisbury. The open, low-density character of the historic core has remained largely intact. However, the village has expanded significantly to the north in the last 40 years, merging it with the linear core of Lowford.

## **3.3 Character types**

Using the townscape, urban morphological and route structure analysis techniques described in section 2, it is possible to identify a number of generic character types which are common to the development of the settlements described above. These character types are set out below and were principally used to help identify the character areas at desktop level.

- A Victorian linear cores - terraced, semi-detached and detached development on main and secondary thoroughfares.
- B Large Victorian to present day detached development set in large plots on main, secondary and local thoroughfares.
- C Victorian terraced and semi-detached development on regular or skewed grids.
- D Inter-war/immediate post-war linear expansion - semi-detached development along main, secondary and local thoroughfares.
- E Inter-war to present-day linear expansion - detached development on main, secondary and local thoroughfares.
- F Inter-war/immediate post-war estates - terraced, semi-detached and detached development on loops and cul-de-sacs.
- G Inter-war/immediate post-war estates - terraced, semi-detached and detached development on interconnected networks.
- H 1960s/1970s terraced and semi-detached and detached development on loops and cul-de-sacs.
- I 1960s to present day detached (multi-family) development on main, secondary, local thoroughfares, loops and cul-de-sacs.



J 1970s to present-day terraced, semi-detached and detached development on loops and cul-de-sacs (areas of this type are covered at summary level only).

K Other character types.

### 3.4 How to use this report

#### Guidance

Section 4 of this report provides the detailed and summary appraisals for the BHH character areas shown in Figure 1. A glossary of the terminology used in this section is provided in **Annex C**.

For each of the detailed character areas a series of guidance principles is provided based on the data obtained from the site surveys. This guidance forms the key outcome of this report and has the principle aim of helping development control staff and prospective planning applicants ensure that new development serves to retain the character that gives each area its identity.

Where character areas are consistent with Special Policy Areas, the key policies have been included in the guidance section along with any additional principles identified in the character area appraisal. The character area appraisal is intended to supersede the freestanding Special Policy Area documents. However, **Annex D** provides a summary of the original document for each of the Special Policy Areas covered in the appraisal.

In the use of this report, it is important to recognise that the guidance does not prescribe hard and fast rules on the design of new development, or preclude new

development in the majority of cases. For example, where future development may have an impact on a key feature, it cites the need to maintain the *importance* of that feature, but does not seek to retain the feature in its exact present state.

It is also important to recognise that the principles identified in this appraisal are intended as guidance only. Each individual development proposal should be carefully considered on its own merit.

#### Description tables

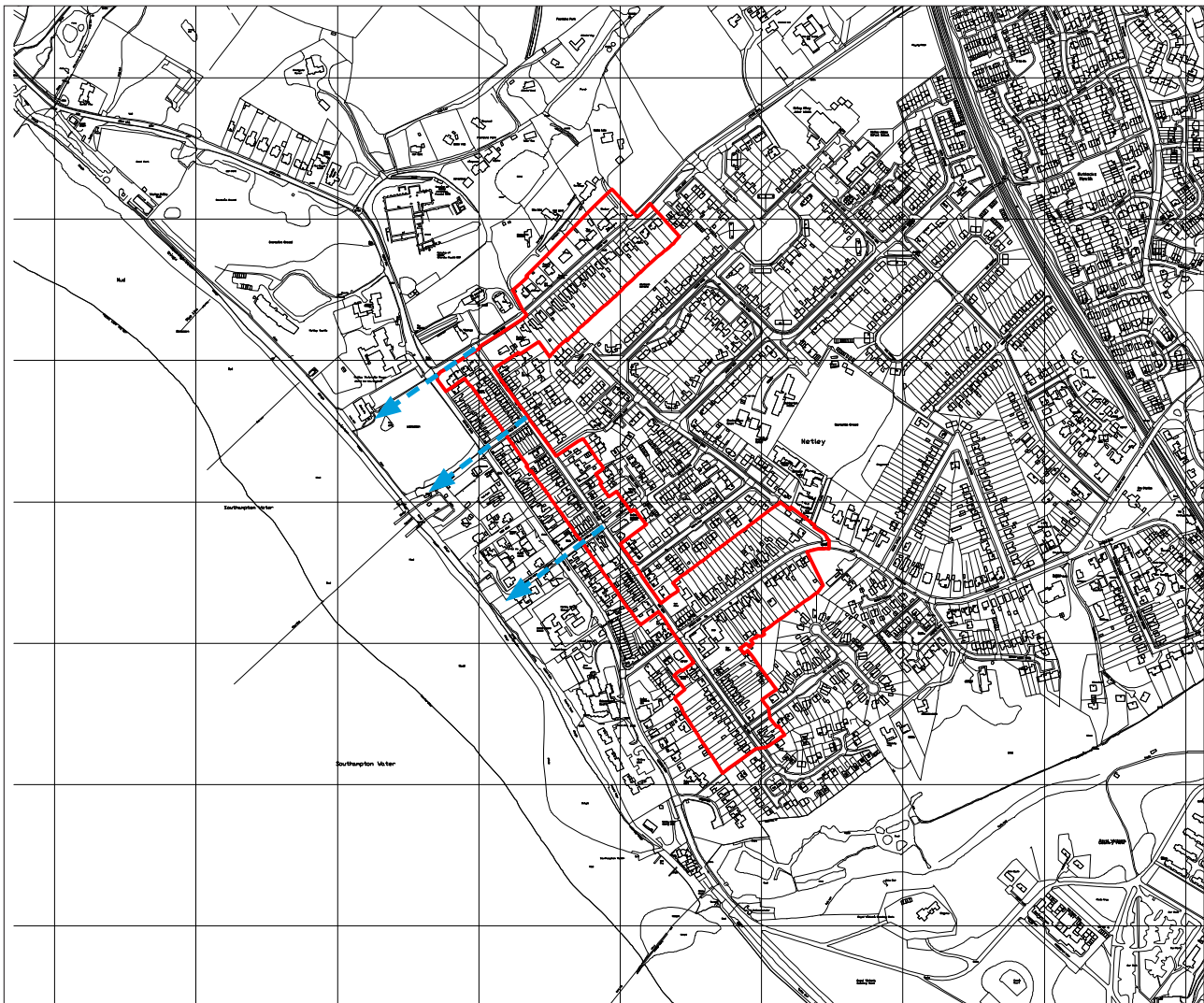
Section 4 of this report also provides a description table for each of the detailed character area appraisals.

These tables identify the characteristics of each area for a selection of key criteria ranging from neighbourhood level down to the design of individual buildings. A brief explanation of these criteria is provided in the table template in **Annex E**.

The purpose of this table is to effectively provide development control staff and prospective planning applicants with a design code for the make-up of each character area which can be used to ensure that new development retains the character that gives each area its identity.

In particular, the table should be used to obtain the more detailed information required to implement the guidance principles identified.

# 4 CHARACTER AREA APPRAISALS



Character Area: BHH 1

Scale: 1:10,000



#### GUIDANCE

- Maintain the predominant shallow building setbacks in order to retain the sense of enclosure provided by existing development.
- Maintain the importance of the views south to Southampton Water along Grange Road, Garfield Road and Chamberlayne Road.
- Maintain the predominant narrow plot widths.



<b>CHARACTER AREA: BHH 1</b>	
<b>NEIGHBOURHOOD</b>	
<b>General description</b>	Type A. Netley - Victorian/Edwardian core to the east of the Conservation Area off Grange Road, New Road and Station Road. Fair condition.
<b>Route structure</b>	Main thoroughfare/local thoroughfare.
<b>Landform</b>	Moderate slope down towards Southampton Water along Grange Road, Garfield Road and Chamberlayne Road.
<b>Non-residential uses</b>	Local shops along Station Road.
<b>STREETS/SQUARES</b>	
<b>Special features</b>	None.
<b>Tree cover</b>	Insignificant.
<b>Spatial enclosure</b>	4-5:1.
<b>Nodes/landmarks/views</b>	Framed/filtered views south to Southampton Water along Grange Road, Garfield Road and Chamberlayne Road (---▶).
<b>Parking</b>	Apparent/prominent along Station Road - on-street.
<b>Traffic</b>	Apparent - motor car.
<b>PLOTS</b>	
<b>Dimensions</b>	Widths: 5-7m (terraces/semi-detached), 10-39m (detached). Depths: 30-72m.
<b>Position of building within plot</b>	Terraces/semi-detached/detached. Front-on. Setback: 3-5m (terraces/semi-detached), 5-10m (detached).
<b>Plot boundaries</b>	Brick walls/fences/hedges.
<b>Parking</b>	Apparent - plots converted for parking.
<b>Planting</b>	Apparent - mixed ornamental.
<b>BUILDINGS</b>	
<b>Period/type</b>	Victorian/Edwardian villas/terraces/semi-detached pairs.
<b>Storey height</b>	2.
<b>Façade/roof form</b>	Regular façades. Gabled/hipped roofs.
<b>Facing materials</b>	Brick/render walls. Tile roofs.
<b>OTHER FEATURES</b>	
<b>Strength of character: strong.</b>	



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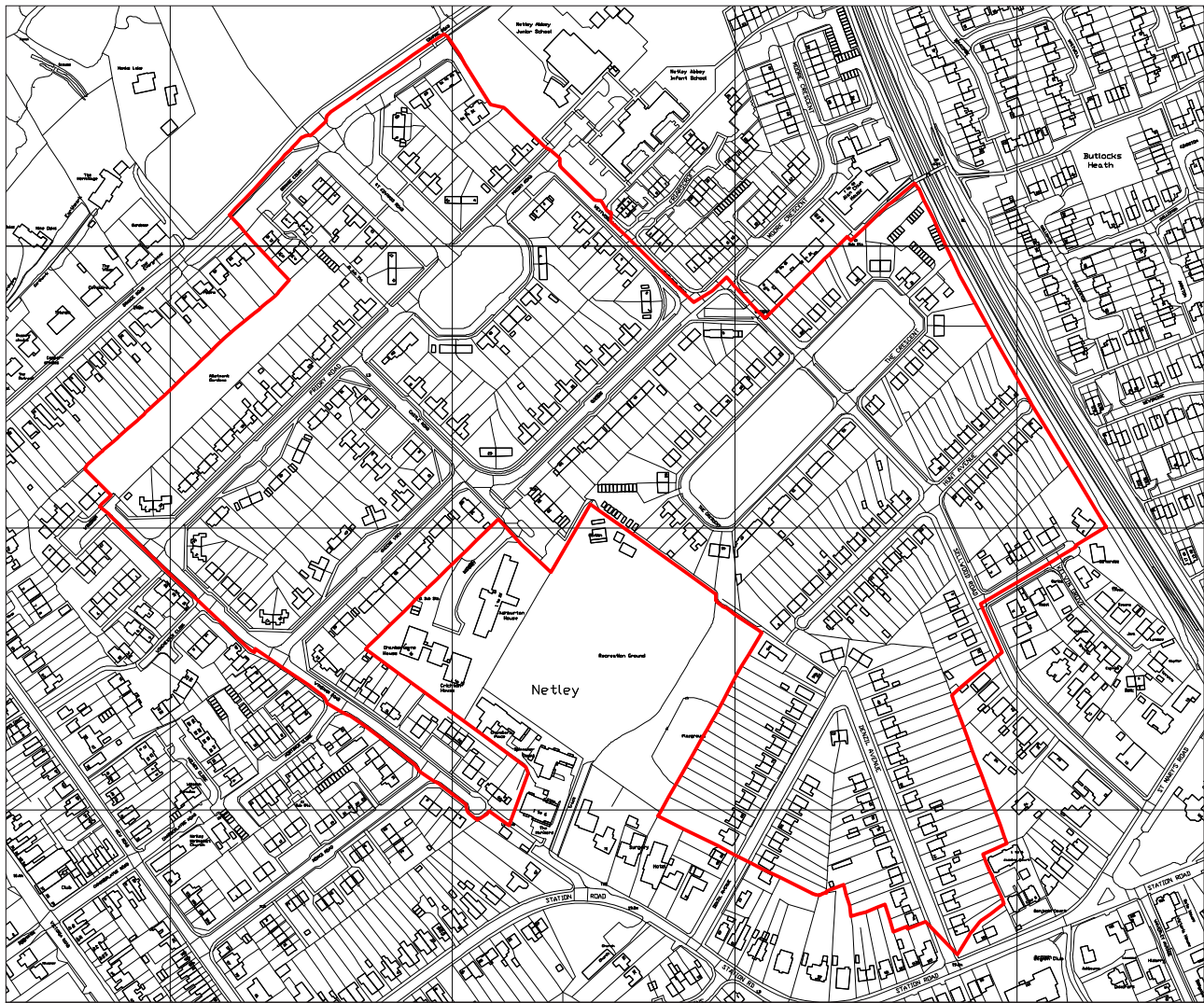
<b>Character Area: BHH 2</b>	<b>Scale: 1:2,500</b>	
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**GUIDANCE**

- Retain the grass verges.
- Maintain a uniformity in building heights on each side of the street.
- Ensure that the materials applied in new development are similar or complementary to those prominent in existing development.

<b>CHARACTER AREA: BHH 2</b>	
<b>NEIGHBOURHOOD</b>	
<b>General description</b>	Type G. Inter-war/immediate post-war development to the east of Netley Centre. Fair/poor condition.
<b>Route structure</b>	Local thoroughfare.
<b>Landform</b>	Gentle slope down to south west along Monk Road.
<b>Non-residential uses</b>	None.
<b>STREETS/SQUARES</b>	
<b>Special features</b>	Grass verges.
<b>Tree cover</b>	Insignificant.
<b>Spatial enclosure</b>	4-5:1 / >5:1.
<b>Nodes/landmarks/views</b>	None.
<b>Parking</b>	Apparent - on-street.
<b>Traffic</b>	Apparent - motor car.
<b>PLOTS</b>	
<b>Dimensions</b>	Widths: 5-9m, 13m. Depths: 23-39m.
<b>Position of building within plot</b>	Terraced/semi-detached. Front-on. Setback: 4-8m.
<b>Plot boundaries</b>	Brick walls/hedges.
<b>Parking</b>	Apparent.
<b>Planting</b>	Apparent - mixed ornamental.
<b>BUILDINGS</b>	
<b>Period/type</b>	Inter-war/immediate post-war bungalows/terraces/semi-detached pairs.
<b>Storey height</b>	1 and 2.
<b>Façade/roof form</b>	Regular/irregular façades. Gabled roofs.
<b>Facing materials</b>	Brick walls. Tile roofs.
<b>OTHER FEATURES</b>	
<b>Strength of character: moderate.</b>	



**Character Area: BHH 3**

**Scale: 1:5,000**

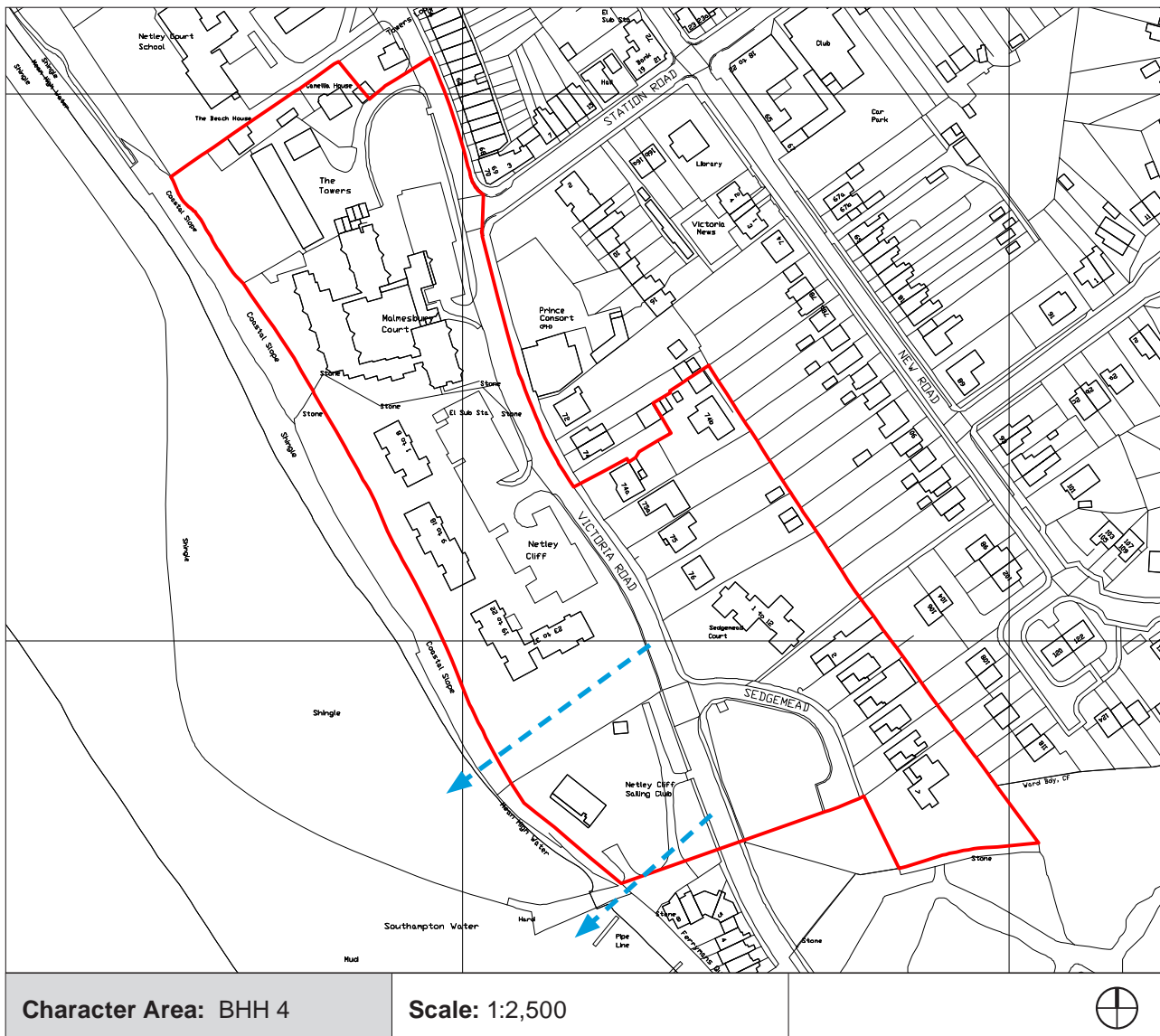


**GUIDANCE**

- Maintain the formal building compositions around route intersections and open spaces.
- Retain the wide grass verges and associated semi-mature broadleaved tree planting.
- Maintain the importance of the open green spaces at the centre of loops and associated semi-mature broadleaved tree planting.
- Maintain the predominant plot widths and continuity in building line on Denzil Avenue and Hunt Avenue.

<b>CHARACTER AREA: BHH 3</b>	
<b>NEIGHBOURHOOD</b>	
<b>General description</b>	Type F/G. Large inter-war/immediate post-war estate to the north east of Netley centre, off Priory Road and Sellwood Road. Fair condition.
<b>Route structure</b>	Interconnected network/loops.
<b>Landform</b>	Gentle slope down to south.
<b>Non-residential uses</b>	None.
<b>STREETS/SQUARES</b>	
<b>Special features</b>	Wide grass verges, particularly at route intersections.
<b>Tree cover</b>	Apparent - semi-mature broadleaved on open green spaces and verges.
<b>Spatial enclosure</b>	>5:1. (4-5:1 on Denzil Avenue and Hunt Avenue)
<b>Nodes/landmarks/views</b>	Large open green spaces at centre of loops.
<b>Parking</b>	Apparent - on-street.
<b>Traffic</b>	Apparent - motor car.
<b>PLOTS</b>	
<b>Dimensions</b>	Widths: 7-8m (Denzil Avenue and Hunt Avenue), 8-12m. Depths: 30-61m.
<b>Position of building within plot</b>	Semi-detached. Front-on/skewed at route intersections. Setback: 4-8m.
<b>Plot boundaries</b>	Brick walls/fences. Fences along plot sides prominent at intersection between Sellwood Road and Hunt Avenue.
<b>Parking</b>	Apparent - plots converted for parking.
<b>Planting</b>	Apparent - mixed ornamental.
<b>BUILDINGS</b>	
<b>Period/type</b>	Inter-war/immediate post-war terraces/semi-detached pairs.
<b>Storey height</b>	2.
<b>Façade/roof form</b>	Regular façades. Hipped roofs.
<b>Facing materials</b>	Predominantly brick walls. Rendered along Denzil Avenue and Hunt Avenue. Tile roofs.
<b>OTHER FEATURES</b>	
<b>Strength of character: strong.</b> This area has a particularly strong character due to the formal composition of buildings around large open spaces and route intersections. There is also a strong uniformity to the form and materials used in the predominant house types.	

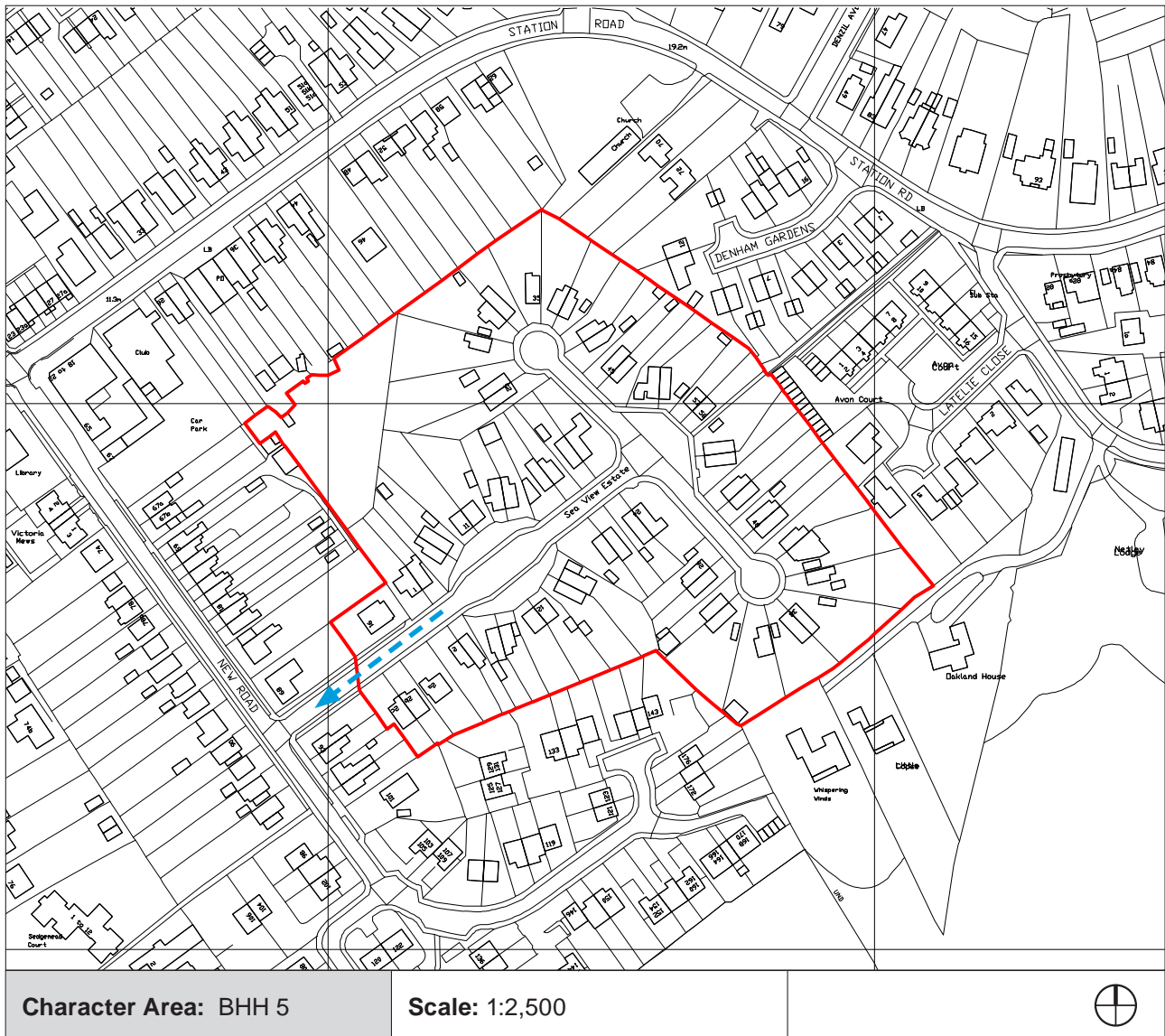




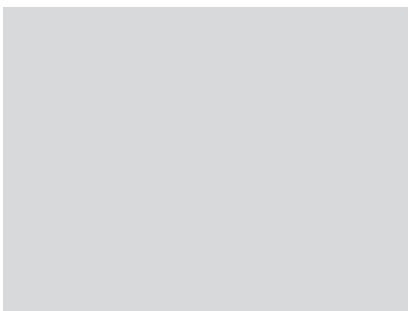
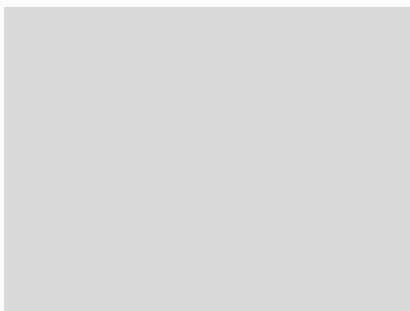
**GUIDANCE**

- Maintain the importance of the views to the south west over Southampton Water.
- Maintain the predominant deep building setbacks in order to retain/reinforce the existing levels of on-plot planting.

<b>CHARACTER AREA: BHH 4</b>	
<b>NEIGHBOURHOOD</b>	
<b>General description</b>	Type E/I. 1970s to present day development immediately north of the sailing club and jetty, off Victoria Road. Good/fair condition.
<b>Route structure</b>	Local thoroughfare/cul-de-sac.
<b>Landform</b>	Immediately north east of Southampton Water. Gentle slope down to water.
<b>Non-residential uses</b>	Sailing club.
<b>STREETS/SQUARES</b>	
<b>Special features</b>	None.
<b>Tree cover</b>	Insignificant.
<b>Spatial enclosure</b>	>5:1.
<b>Nodes/landmarks/views</b>	Sailing club. Views to south west over Southampton Water from Victoria Road ( - - ➔ ).
<b>Parking</b>	Apparent - courtyard parking for Sedgemoor Court, Netley Cliff and Malmesbury Court.
<b>Traffic</b>	Apparent - motor car.
<b>PLOTS</b>	
<b>Dimensions</b>	Widths: 5-13m. Depths: 33-63m.
<b>Position of building within plot</b>	Detached. Front-on/skewed. Setback: 10-14m.
<b>Plot boundaries</b>	Fences/hedges.
<b>Parking</b>	Apparent.
<b>Planting</b>	Prominent - coniferous/semi-mature broadleaved/mixed ornamental.
<b>BUILDINGS</b>	
<b>Period/type</b>	1970s to present day villas/multi-family villas.
<b>Storey height</b>	1 / 2 / 3.
<b>Façade/roof form</b>	Regular/irregular façades. Dormer/gabled/hipped/flat roofs.
<b>Facing materials</b>	Brick walls. Tile roofs.
<b>OTHER FEATURES</b>	
<b>Strength of character: moderate.</b>	



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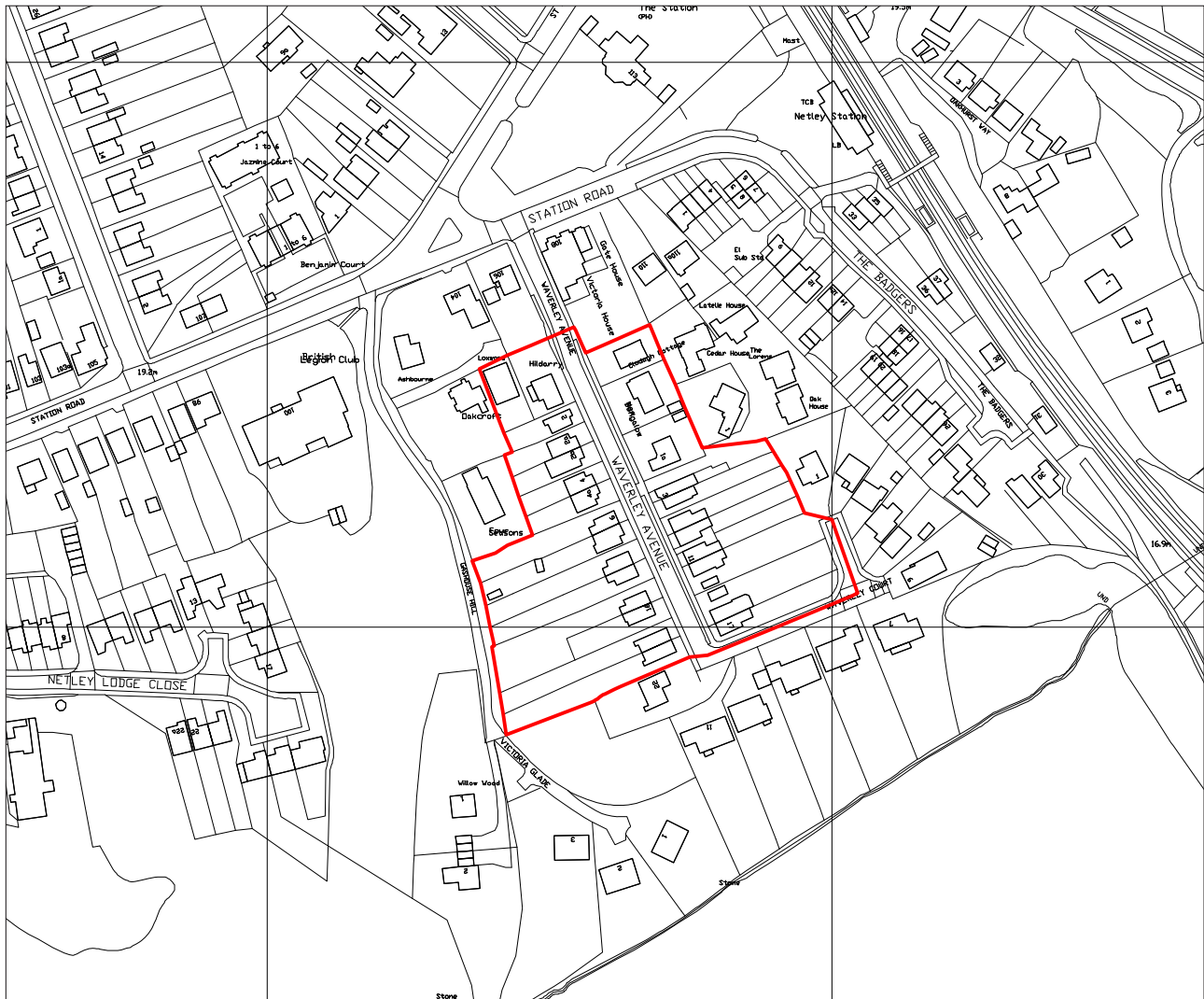


**GUIDANCE**

- Maintain the predominant orientation of ridgelines in existing development relative to the slope.
- Maintain the importance of the views south to Southampton Water.
- Ensure that the form of new development relates effectively with the hipped roofs and bay windows prominent in existing development.
- Maintain the formal building compositions around open spaces and cul-de-sacs.

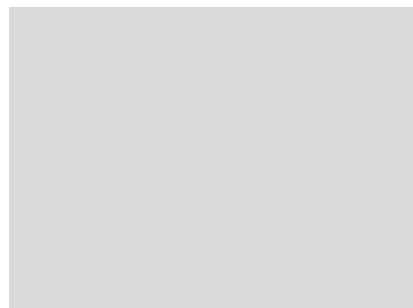


CHARACTER AREA: BHH 5	
NEIGHBOURHOOD	
General description	Type F. Sea View Estate - inter-war/immediate post-war development to the east of Netley centre. Fair condition.
Route structure	Symmetrical multi-headed cul-de-sac.
Landform	Moderate slope down to south west.
Non-residential uses	None.
STREETS/SQUARES	
Special features	Telegraph poles.
Tree cover	Insignificant.
Spatial enclosure	4-5:1.
Nodes/landmarks/views	Views south to Southampton Water (— — ➔).
Parking	Apparent - on-street.
Traffic	Insignificant.
PLOTS	
Dimensions	Widths: 7-10m. Depths: 36-47m.
Position of building within plot	Semi-detached/detached. Front-on/skewed. Setback: 3-8m.
Plot boundaries	Brick walls/fences/hedges.
Parking	Apparent.
Planting	Apparent - mixed ornamental.
BUILDINGS	
Period/type	Inter-war/immediate post-war semi-detached pairs.
Storey height	2.
Façade/roof form	Regular façades. Hipped roofs.
Facing materials	Brick/render walls. Tile roofs.
OTHER FEATURES	
<b>Strength of character: strong.</b> This area has a particularly strong character due to the symmetry of the layout, the topography and the uniformity of the inter-war semi-detached housing.	



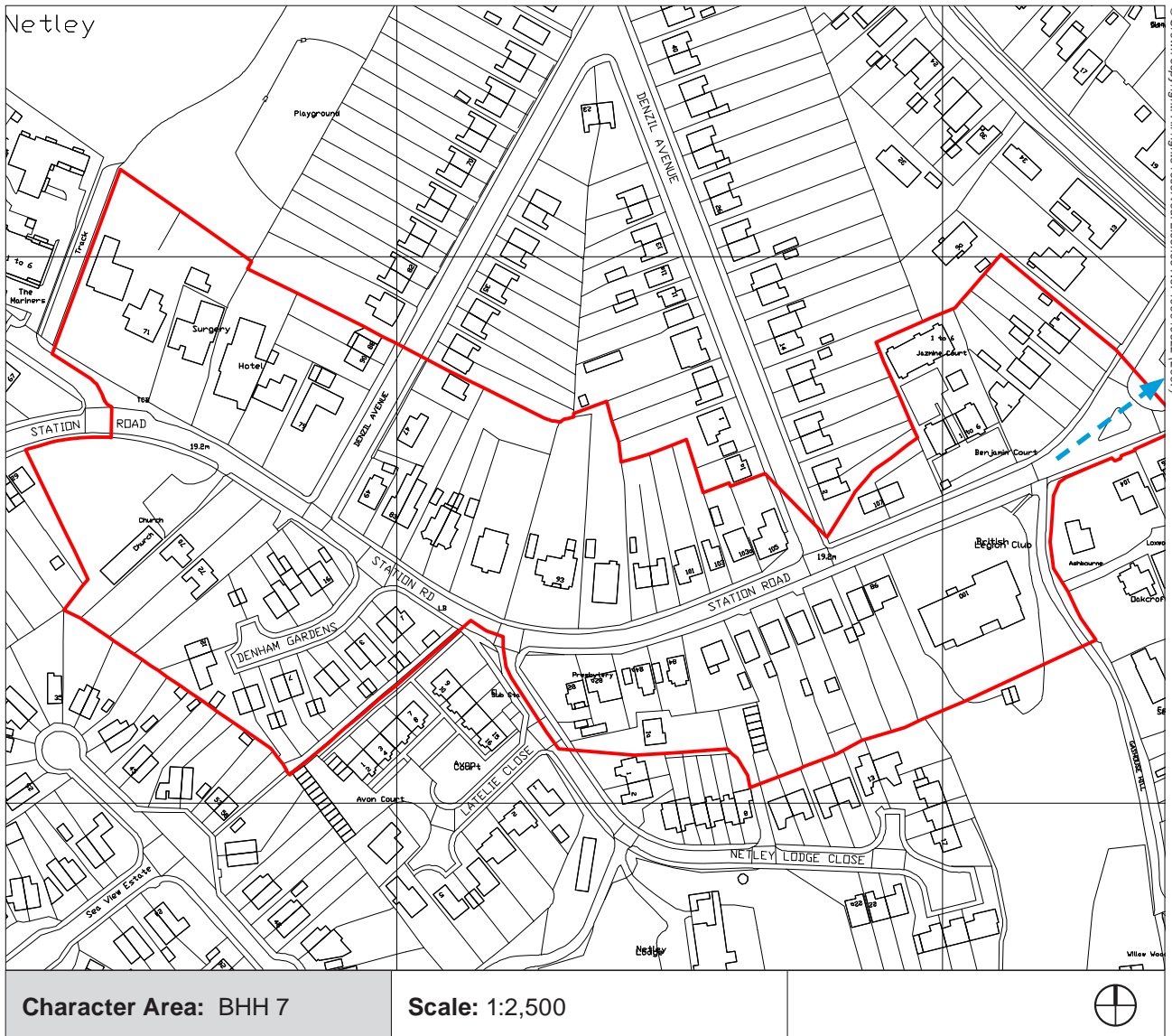
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<b>Character Area: BHH 6</b>	<b>Scale: 1:2,500</b>	
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GUIDANCE
<ul style="list-style-type: none"> <li>• Retain the grass verges and associated mature broadleaved tree planting.</li> <li>• Maintain the predominant shallow building setbacks in order to retain the sense of enclosure provided by existing development.</li> <li>• Minimise the requirement for on-street parking in new development.</li> <li>• Maintain the predominant plot widths.</li> </ul>

<b>CHARACTER AREA: BHH 6</b>	
<b>NEIGHBOURHOOD</b>	
<b>General description</b>	Type A/D. Victorian to immediate post-war development on the southern edge of Netley. Fair condition.
<b>Route structure</b>	Cul-de-sac.
<b>Landform</b>	Flat.
<b>Non-residential uses</b>	None.
<b>STREETS/SQUARES</b>	
<b>Special features</b>	Grass verges on eastern edge of Waverly Avenue.
<b>Tree cover</b>	Prominent - mature broadleaved at regular intervals along verges.
<b>Spatial enclosure</b>	3-4:1.
<b>Nodes/landmarks/views</b>	None.
<b>Parking</b>	Prominent - on-street.
<b>Traffic</b>	Insignificant.
<b>PLOTS</b>	
<b>Dimensions</b>	Widths: 6-8. Depths: 28-68m.
<b>Position of building within plot</b>	Semi-detached/detached. Front-on. Setback: 3-5m.
<b>Plot boundaries</b>	Brick walls.
<b>Parking</b>	Apparent.
<b>Planting</b>	Apparent - mixed ornamental.
<b>BUILDINGS</b>	
<b>Period/type</b>	Victorian to immediate post-war semi-detached pairs
<b>Storey height</b>	2.
<b>Façade/roof form</b>	Regular façades. Hipped/half-hipped roofs.
<b>Facing materials</b>	Brick/render walls. Tile roofs.
<b>OTHER FEATURES</b>	
<p>Detached cottages and bungalows at the northern end of Waverley Avenue. Wider plots and deeper building setbacks.</p> <p><b>Strength of character: moderate.</b></p>	



**GUIDANCE**

- Mitigate the effects of the heavy vehicular traffic on Station Road in new development using measures such as boundary planting, set backs, transition spaces and orientation of internal spaces.
- Retain/reinforce the continuity in building line between the two intersections with Denzil Avenue.
- Maintain the predominant brick wall/fence plot boundaries.
- Ensure that new development relates effectively with the proportions and form of the earlier development which gives the area its distinctive character.

CHARACTER AREA: BHH 7	
NEIGHBOURHOOD	
General description	Type D/E. Victorian to immediate post-war linear development in east Netley, along Station Road. Fair condition.
Route structure	Main thoroughfare.
Landform	Flat.
Non-residential uses	None.
STREETS/SQUARES	
Special features	None.
Tree cover	Insignificant.
Spatial enclosure	4-5:1.
Nodes/landmarks/views	View north east to Station Pub and open space in foreground (← - - →).
Parking	Insignificant.
Traffic	Prominent - motor car/goods vehicle.
PLOTS	
Dimensions	Widths: 8-13m. Depths: 24-79m.
Position of building within plot	Semi-detached/detached. Front-on. Setback: 6-15m.
Plot boundaries	Brick walls/hedges.
Parking	Apparent.
Planting	Apparent - coniferous/mixed ornamental.
BUILDINGS	
Period/type	Victorian to immediate post-war villas and semi-detached pairs.
Storey height	2.
Façade/roof form	Regular façades. Gabled/hipped roofs.
Facing materials	Brick/render walls. Tile roofs.
OTHER FEATURES	
<b>Strength of character: moderate.</b> This area has undergone significant change but retains a distinctive character due to the proportions and form of the earlier development.	

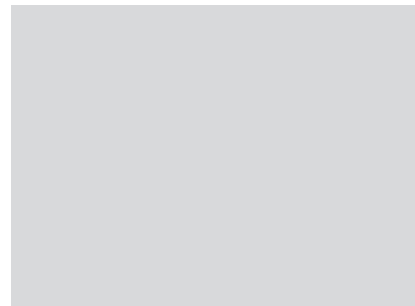




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**Character Area: BHH 8**

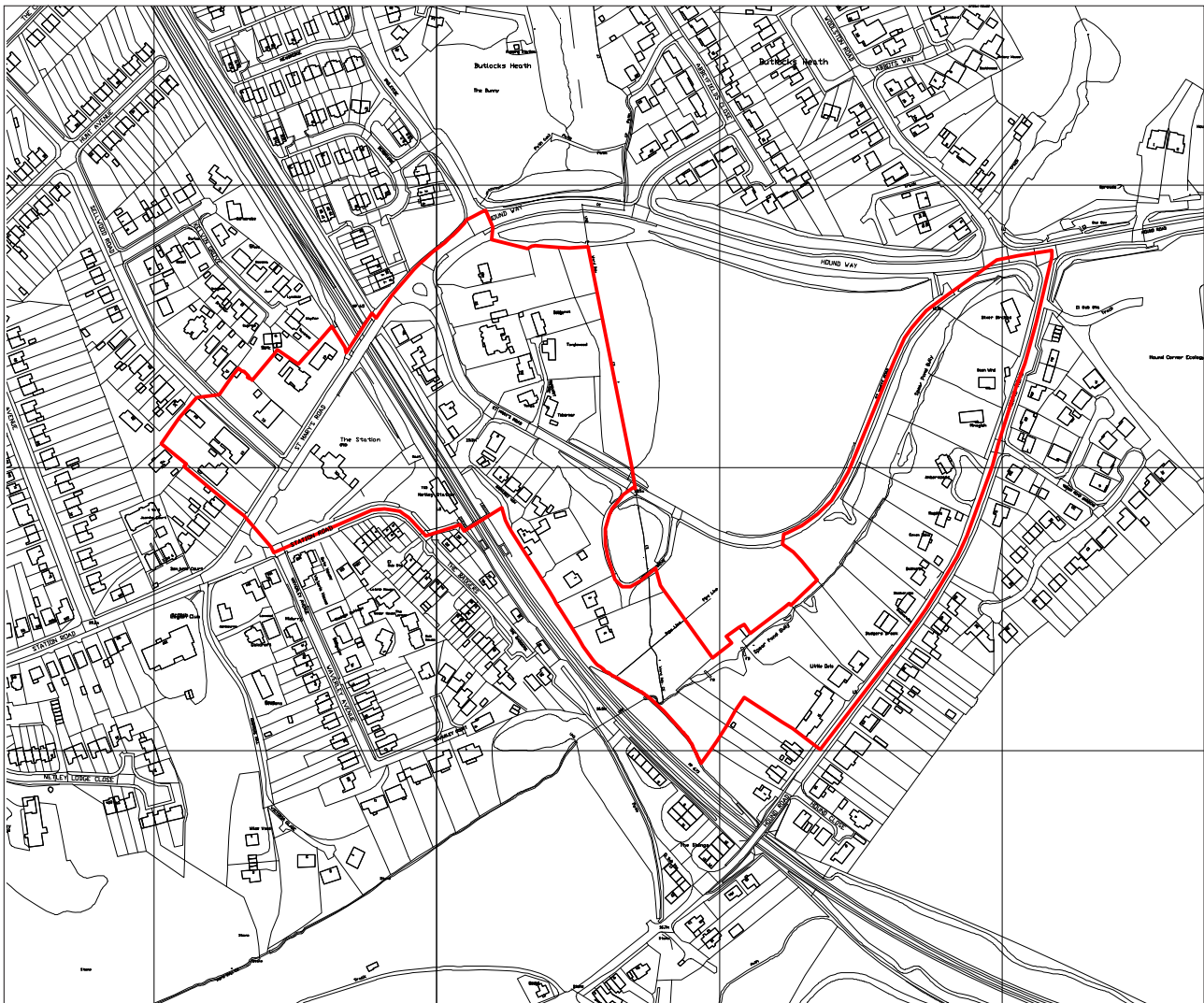
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**GUIDANCE**

- Retain the grass verges on Sellwood Road.
- Maintain the brick wall plot boundaries on Sellwood Road.

<b>CHARACTER AREA: BHH 8</b>	
<b>NEIGHBOURHOOD</b>	
<b>General description</b>	Type F. Inter-war/immediate post-war development in east Netley, immediately west of the railway line. Fair condition.
<b>Route structure</b>	Local thoroughfare/cul-de-sac.
<b>Landform</b>	Flat.
<b>Non-residential uses</b>	None.
<b>STREETS/SQUARES</b>	
<b>Special features</b>	Grass verges. Telegraph poles.
<b>Tree cover</b>	None.
<b>Spatial enclosure</b>	>5:1.
<b>Nodes/landmarks/views</b>	None.
<b>Parking</b>	Insignificant.
<b>Traffic</b>	Apparent - motor car.
<b>PLOTS</b>	
<b>Dimensions</b>	Widths: 10-30m. Depths: 24-39m.
<b>Position of building within plot</b>	Semi-detached/detached. Front-on/skewed. Setback: 7-13m.
<b>Plot boundaries</b>	Brick walls.
<b>Parking</b>	Apparent.
<b>Planting</b>	Apparent - coniferous/mixed ornamental.
<b>BUILDINGS</b>	
<b>Period/type</b>	Inter-war/immediate post-war bungalows.
<b>Storey height</b>	1 / 1.5.
<b>Façade/roof form</b>	Regular/irregular façades. Dormer/hipped roofs.
<b>Facing materials</b>	Brick/render walls. Tile roofs.
<b>OTHER FEATURES</b>	
<b>Strength of character: weak.</b>	



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**Character Area: BHH 9**

**Scale: 1:5,000**

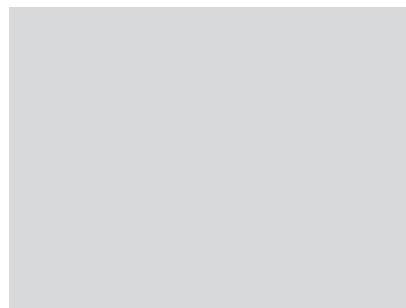
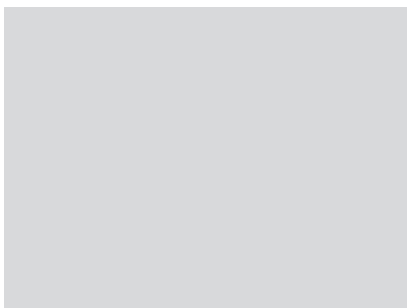
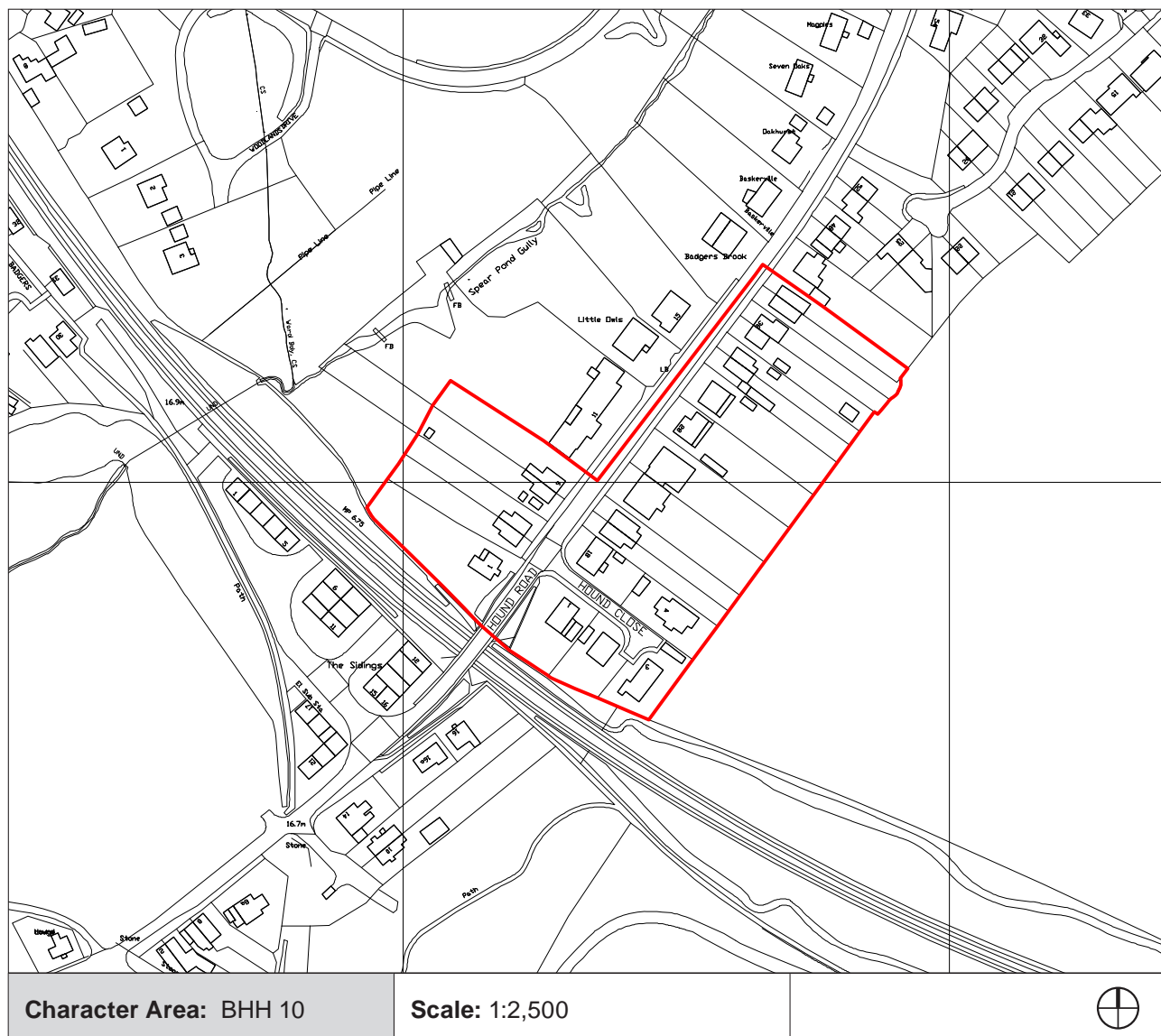


**GUIDANCE**

- Retain the soft verges and supplement with additional planting in order to maintain the 'lane' quality.
- Maintain the predominant deep building setbacks in order to retain/reinforce the existing levels of on-plot planting.



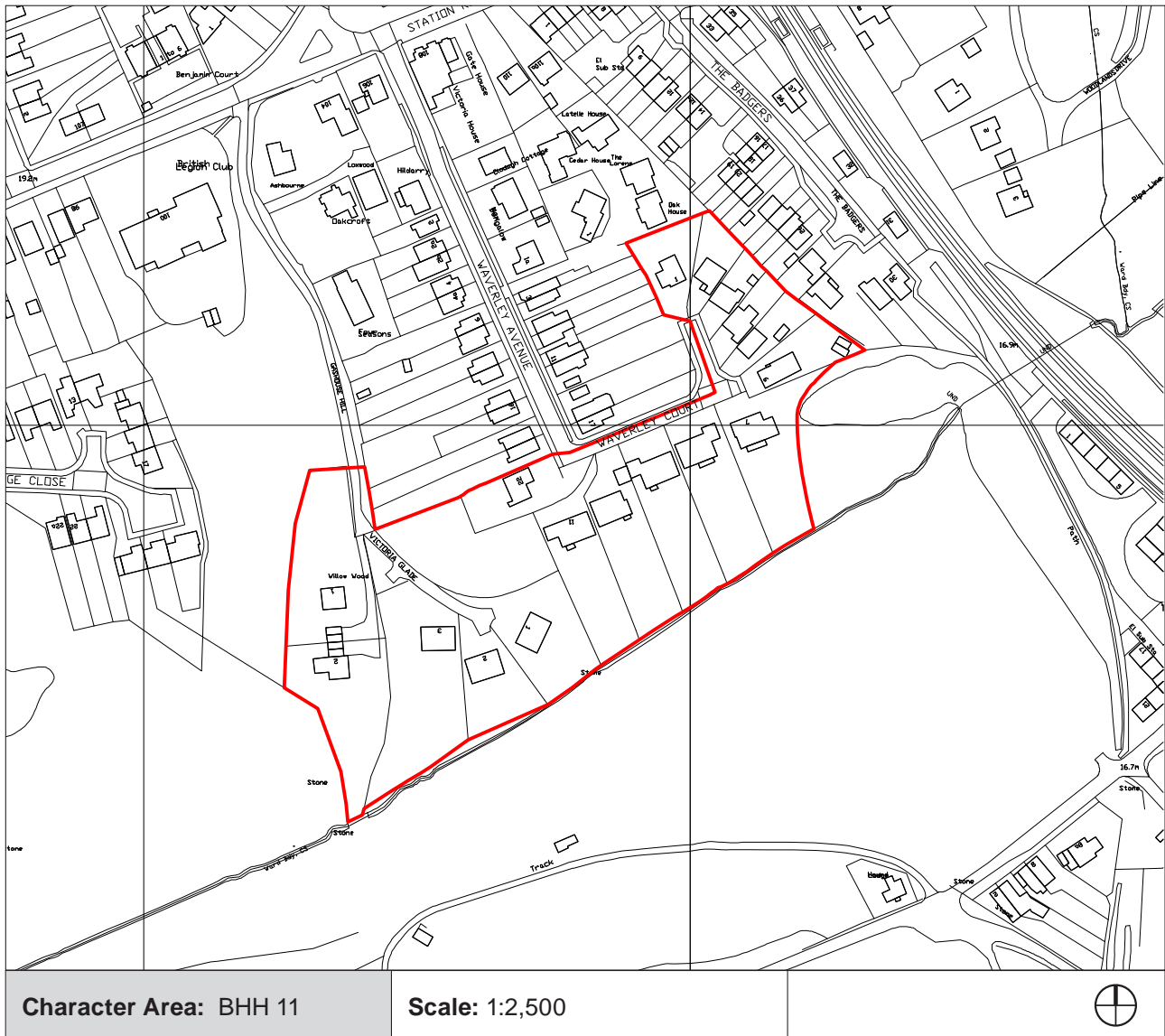
<b>CHARACTER AREA: BHH 9</b>	
<b>NEIGHBOURHOOD</b>	
<b>General description</b>	Type B/E. Victorian to present day development in east Netley, off Hound Road and St Marys Road. Fair condition.
<b>Route structure</b>	Loop/cul-de-sac.
<b>Landform</b>	Steep slope down to south on St Mary's Road.
<b>Non-residential uses</b>	None.
<b>STREETS/SQUARES</b>	
<b>Special features</b>	No pavement/curb.
<b>Tree cover</b>	Insignificant.
<b>Spatial enclosure</b>	>5:1. (4-5:1 at southern end of Hound Road).
<b>Nodes/landmarks/views</b>	None.
<b>Parking</b>	Insignificant.
<b>Traffic</b>	Insignificant.
<b>PLOTS</b>	
<b>Dimensions</b>	Widths: 11-46m. Depths: 28-69m.
<b>Position of building within plot</b>	Detached. Front-on/skewed. Setback: 7-18m.
<b>Plot boundaries</b>	Open/brick walls/hedges.
<b>Parking</b>	Apparent.
<b>Planting</b>	Prominent - coniferous/semi-mature/mature broadleaved/mixed ornamental.
<b>BUILDINGS</b>	
<b>Period/type</b>	Victorian to present day villas.
<b>Storey height</b>	1 / 1.5 / 2.
<b>Façade/roof form</b>	Regular/irregular façades. Gabled/hipped roofs.
<b>Facing materials</b>	Brick/tile walls. Tile roofs.
<b>OTHER FEATURES</b>	
<b>Strength of character: moderate.</b>	



**GUIDANCE**

- Retain and extend the continuity in building line.
- Ensure that the form of new development relates effectively with the hipped roofs and bay windows prominent in existing development.

<b>CHARACTER AREA: BHH 10</b>	
<b>NEIGHBOURHOOD</b>	
<b>General description</b>	Type D/E. Inter-war/immediate post-war linear development on the eastern edge of Netley. Fair condition.
<b>Route structure</b>	Local thoroughfare/cul-de-sac.
<b>Landform</b>	Flat.
<b>Non-residential uses</b>	None.
<b>STREETS/SQUARES</b>	
<b>Special features</b>	None.
<b>Tree cover</b>	Insignificant.
<b>Spatial enclosure</b>	4-5:1.
<b>Nodes/landmarks/views</b>	None.
<b>Parking</b>	Insignificant.
<b>Traffic</b>	Insignificant.
<b>PLOTS</b>	
<b>Dimensions</b>	Widths: 6-7m (semi-detached), 15m (detached). Depths: 62m.
<b>Position of building within plot</b>	Semi-detached/detached. Front-on. Setback: 6-7m.
<b>Plot boundaries</b>	Brick walls/hedges.
<b>Parking</b>	Apparent.
<b>Planting</b>	Apparent - mixed ornamental.
<b>BUILDINGS</b>	
<b>Period/type</b>	Inter-war/immediate post-war villas/semi-detached pairs.
<b>Storey height</b>	2.
<b>Façade/roof form</b>	Regular façades. Hipped roofs.
<b>Facing materials</b>	Brick/render walls. Tile roofs.
<b>OTHER FEATURES</b>	
<b>Strength of character: moderate.</b>	



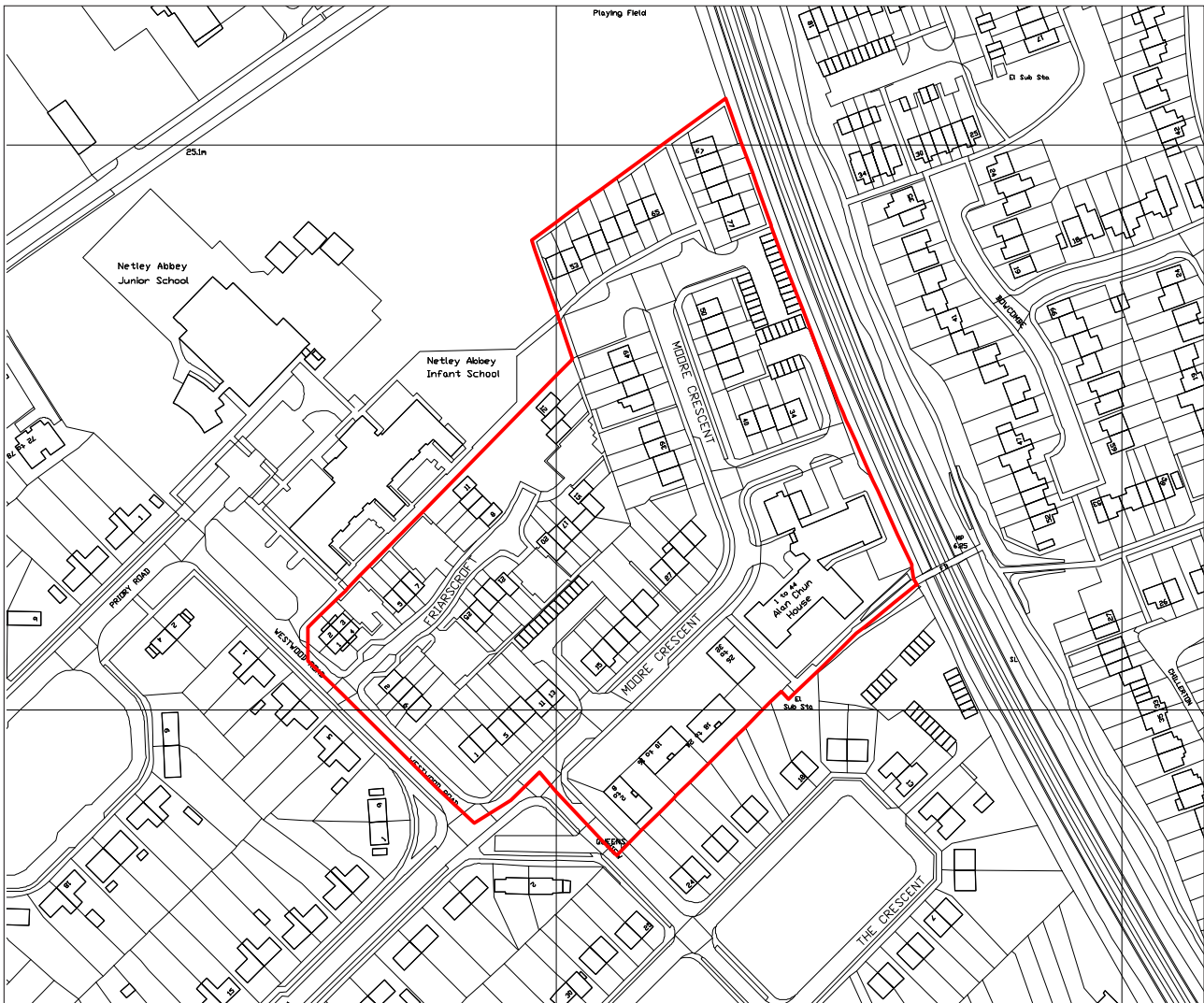
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**GUIDANCE**

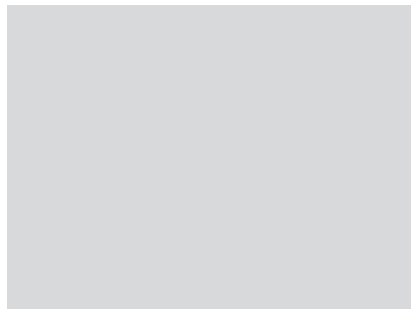
- Maintain the predominant open/brick wall plot boundaries.
- Maintain the predominant building setbacks in order to retain/reinforce the existing levels of on-plot planting.

<b>CHARACTER AREA: BHH 11</b>	
<b>NEIGHBOURHOOD</b>	
<b>General description</b>	Type H. 1970s to present day development on the south eastern edge of Netley. Good condition.
<b>Route structure</b>	Cul-de-sacs.
<b>Landform</b>	Flat.
<b>Non-residential uses</b>	None.
<b>STREETS/SQUARES</b>	
<b>Special features</b>	None.
<b>Tree cover</b>	Insignificant.
<b>Spatial enclosure</b>	>5:1.
<b>Nodes/landmarks/views</b>	None.
<b>Parking</b>	Insignificant.
<b>Traffic</b>	Insignificant.
<b>PLOTS</b>	
<b>Dimensions</b>	Widths: 18-20m. Depths: 33-62m.
<b>Position of building within plot</b>	Detached. Front-on/side-on. Setback: 9-16m.
<b>Plot boundaries</b>	Open/brick walls.
<b>Parking</b>	Apparent.
<b>Planting</b>	Prominent - mature coniferous trees to the south of Waverley Court.
<b>BUILDINGS</b>	
<b>Period/type</b>	1970s to present day villas/bungalows.
<b>Storey height</b>	1 and 2.
<b>Façade/roof form</b>	Regular/irregular façades. Gabled roofs.
<b>Facing materials</b>	Brick walls. Tile roofs.
<b>OTHER FEATURES</b>	
<b>Strength of character: moderate.</b>	



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<b>Character Area:</b> BHH 12	<b>Scale:</b> 1:2,500	
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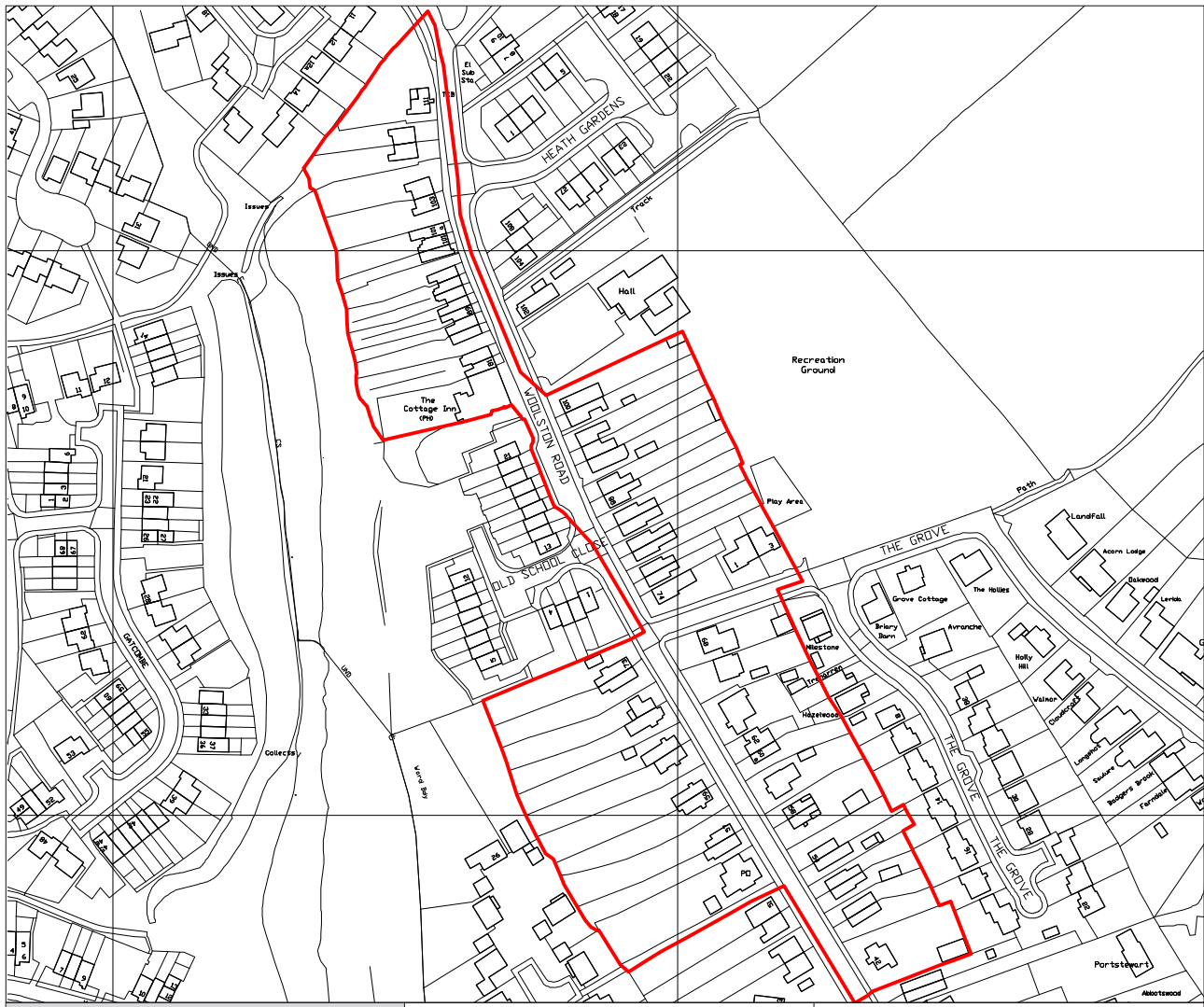


**GUIDANCE**

- Retain the wide grass verges and associated semi-mature broadleaved tree planting.
- Maintain the predominant narrow plot widths.
- Maintain the predominant open frontages while seeking to maintain a clear distinction between public and private space.

<b>CHARACTER AREA: BHH 12</b>	
<b>NEIGHBOURHOOD</b>	
<b>General description</b>	Type H. 1960s/1970s estate on the northern edge of Netley, immediately south of the railway line. Fair condition.
<b>Route structure</b>	Multi-headed cul-de-sacs.
<b>Landform</b>	Flat.
<b>Non-residential uses</b>	None.
<b>STREETS/SQUARES</b>	
<b>Special features</b>	Wide grass verges.
<b>Tree cover</b>	Apparent - semi-mature broadleaved on verges.
<b>Spatial enclosure</b>	>5:1.
<b>Nodes/landmarks/views</b>	None.
<b>Parking</b>	Apparent - on-street/courtyard.
<b>Traffic</b>	Insignificant.
<b>PLOTS</b>	
<b>Dimensions</b>	Widths: 4-5m. Depths: 20-33m.
<b>Position of building within plot</b>	Terraced. Front-on/side-on. Setback: 5-12m.
<b>Plot boundaries</b>	Open/hedges.
<b>Parking</b>	Insignificant.
<b>Planting</b>	Apparent - mixed ornamental.
<b>BUILDINGS</b>	
<b>Period/type</b>	1960s/1970s terraces.
<b>Storey height</b>	2.
<b>Façade/roof form</b>	Regular façades. Gabled roofs.
<b>Facing materials</b>	Brick/tile walls. Tile roofs.
<b>OTHER FEATURES</b>	
<b>Strength of character: moderate.</b>	





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<b>Character Area:</b> BHH 13	<b>Scale:</b> 1:2,500	
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**GUIDANCE**

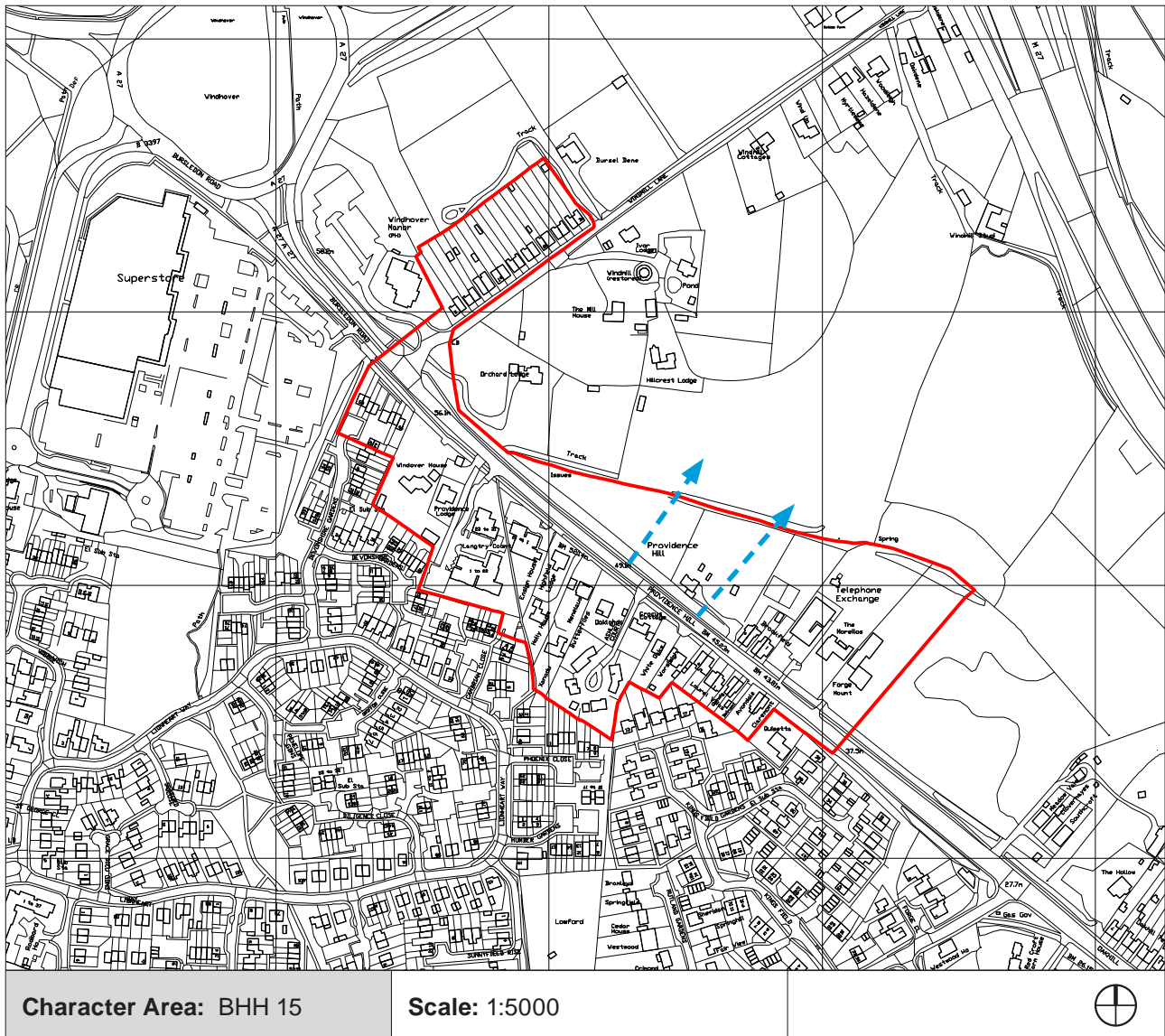
- Maintain the predominant shallow building setbacks and narrow plot widths in order to retain the sense of enclosure provided by existing development.
- Maintain the predominant brick wall boundaries.
- Ensure that new development relates effectively with the building features and materials prominent in existing development.



<b>CHARACTER AREA: BHH 13</b>	
<b>NEIGHBOURHOOD</b>	
<b>General description</b>	Type A. Butlocks Heath - Victorian/Edwardian core to the north east of Netley. Fair condition.
<b>Route structure</b>	Local thoroughfare.
<b>Landform</b>	Flat.
<b>Non-residential uses</b>	None.
<b>STREETS/SQUARES</b>	
<b>Special features</b>	None.
<b>Tree cover</b>	Insignificant.
<b>Spatial enclosure</b>	3-4:1.
<b>Nodes/landmarks/views</b>	None.
<b>Parking</b>	Apparent - on street.
<b>Traffic</b>	Apparent - motor car.
<b>PLOTS</b>	
<b>Dimensions</b>	Widths: 4-10m (semi-detached), 8-17m (detached). Depths: 38-64m.
<b>Position of building within plot</b>	Semi-detached/detached. Front-on. Setback: 3-6m.
<b>Plot boundaries</b>	Brick walls.
<b>Parking</b>	Apparent - plots converted for parking.
<b>Planting</b>	Apparent - mixed ornamental.
<b>BUILDINGS</b>	
<b>Period/type</b>	Victorian/Edwardian villas/semi-detached pairs.
<b>Storey height</b>	2.
<b>Façade/roof form</b>	Regular façades. Hipped roofs.
<b>Facing materials</b>	Brick/render walls. Tile roofs.
<b>OTHER FEATURES</b>	
<b>Strength of character: strong.</b>	



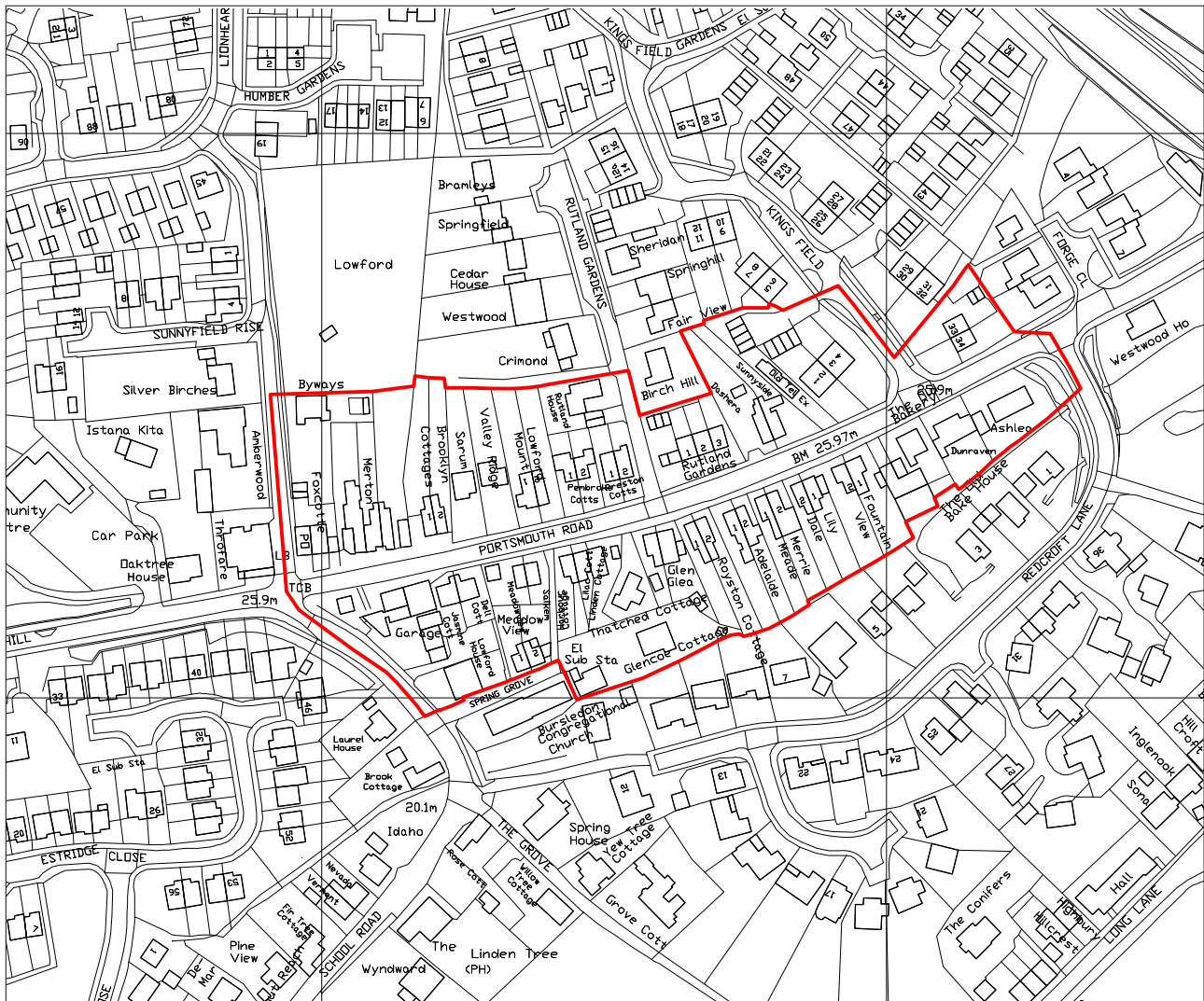
<b>CHARACTER AREA: BHH 14</b>	
<b>NEIGHBOURHOOD</b>	
<b>General description</b>	Type D/E. Inter-war/immediate post-war development to the south east of Butlocks Heath. Fair condition.
<b>Route structure</b>	Local thoroughfare.
<b>Landform</b>	Steep slope down to south at southern end of Woolston Road.
<b>Non-residential uses</b>	None.
<b>STREETS/SQUARES</b>	
<b>Special features</b>	None.
<b>Tree cover</b>	Apparent - semi-mature broadleaved on open green space to west of Woolston Road.
<b>Spatial enclosure</b>	>5:1.
<b>Nodes/landmarks/views</b>	None.
<b>Parking</b>	Insignificant.
<b>Traffic</b>	Apparent - motor car.
<b>PLOTS</b>	
<b>Dimensions</b>	Widths: 10m (semi-detached), 10-24m (detached). Depths: 36-74m.
<b>Position of building within plot</b>	Semi-detached/detached. Front-on/skewed. Setback: 7m (semi-detached), 6-14m (detached).
<b>Plot boundaries</b>	Open/brick walls/fences/hedges/trees.
<b>Parking</b>	Apparent.
<b>Planting</b>	Prominent - coniferous/semi-mature broadleaved/mature broadleaved/mixed ornamental.
<b>BUILDINGS</b>	
<b>Period/type</b>	Inter-war/immediate post-war villas/semi-detached pairs.
<b>Storey height</b>	2.
<b>Façade/roof form</b>	Regular/irregular façades. Hipped roofs.
<b>Facing materials</b>	Brick/render walls. Tile roofs.
<b>OTHER FEATURES</b>	
<b>Strength of character: moderate.</b>	



- GUIDANCE**
- Retain the grass verges and the semi-mature/mature broadleaved tree planting along the eastern edge of Providence Hill.
  - Maintain the importance of the views east to Providence Hill.
  - Maintain the predominant deep building setbacks in order to retain/reinforce the existing levels of on-plot planting.
  - Mitigate the effects of the heavy vehicular traffic on Providence Hill in new development using measures such as boundary planting, transition spaces and orientation of internal spaces.

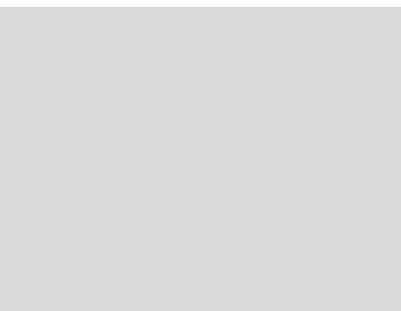
<b>CHARACTER AREA: BHH 15</b>	
<b>NEIGHBOURHOOD</b>	
<b>General description</b>	Type D/E. Inter-war/immediate post-war development on the northern edge of Bursledon, off Providence Hill. Fair condition.
<b>Route structure</b>	Main thoroughfare.
<b>Landform</b>	Moderate slope down to south east along Providence Hill.
<b>Non-residential uses</b>	None.
<b>STREETS/SQUARES</b>	
<b>Special features</b>	Grass verges.
<b>Tree cover</b>	Apparent - semi-mature broadleaved/mature broadleaved along eastern edge of Providence Hill.
<b>Spatial enclosure</b>	>5:1.
<b>Nodes/landmarks/views</b>	Filtered views east to Providence Hill (---▶).
<b>Parking</b>	Insignificant.
<b>Traffic</b>	Prominent - motor car/goods vehicles.
<b>PLOTS</b>	
<b>Dimensions</b>	Widths: 7-12m (semi-detached), 16-40m (detached). Depths: 35-70m.
<b>Position of building within plot</b>	Semi-detached/detached. Front-on/skewed. Setback: 4-9m (semi-detached), 8-30m (detached).
<b>Plot boundaries</b>	Brick walls/fences/hedges/trees.
<b>Parking</b>	Apparent.
<b>Planting</b>	Prominent - coniferous/semi-mature broadleaved/mature broadleaved/mixed ornamental.
<b>BUILDINGS</b>	
<b>Period/type</b>	Inter-war/immediate post-war villas/semi-detached pairs.
<b>Storey height</b>	2.
<b>Façade/roof form</b>	Regular/irregular façades. Hipped roofs.
<b>Facing materials</b>	Brick walls. Tile roofs.
<b>OTHER FEATURES</b>	
<b>Strength of character: weak.</b>	





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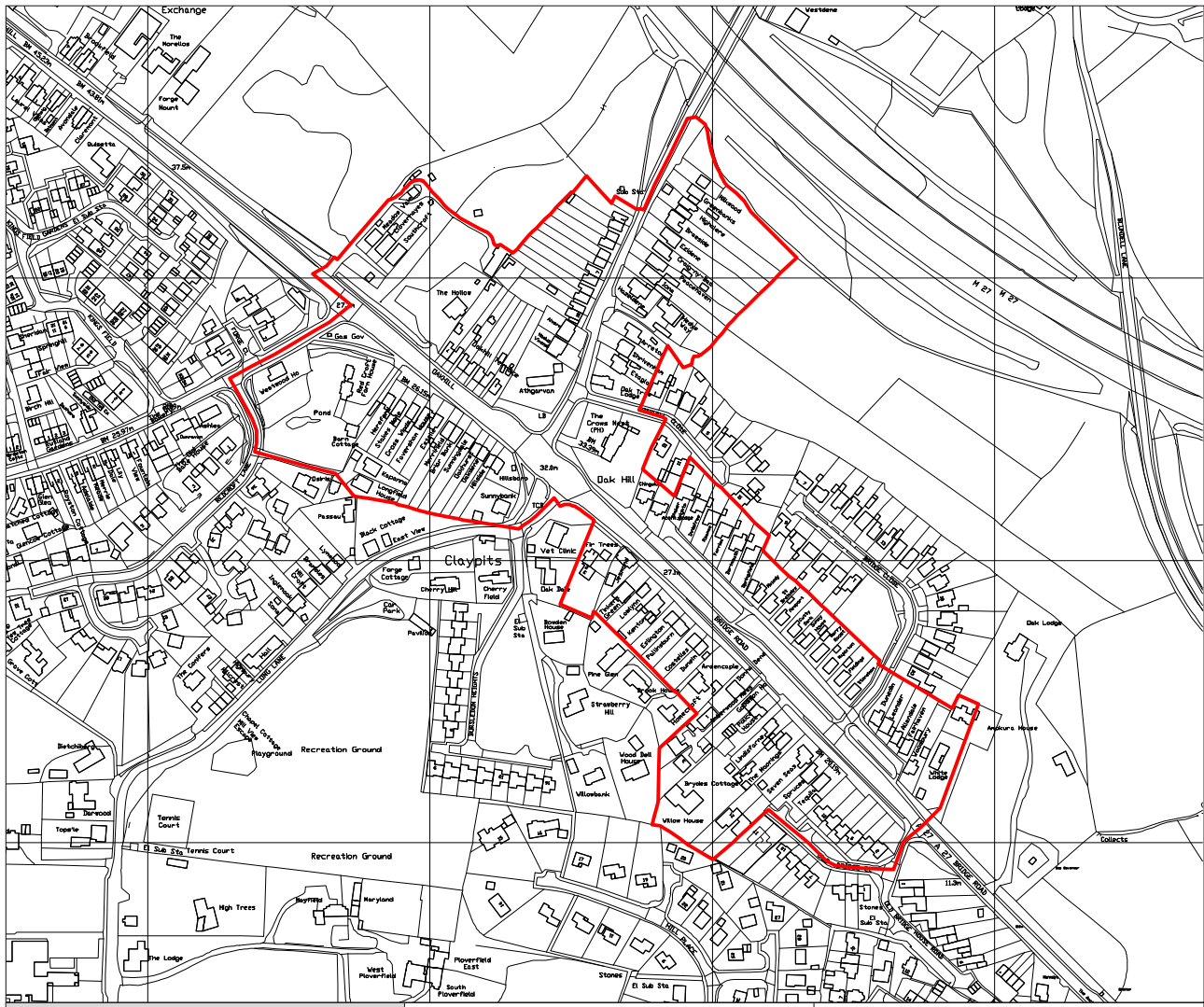
<b>Character Area: BHH 16</b>	<b>Scale: 1:2,500</b>	
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GUIDANCE
<ul style="list-style-type: none"> <li>Maintain the predominant shallow building setbacks on the southern side of Portsmouth Road in order to retain the sense of enclosure provided by existing development.</li> <li>Minimise the requirement for on-street parking in new development.</li> <li>Mitigate the effects of the heavy vehicular traffic on Portsmouth Road in new development using measures such as boundary planting, transition spaces and orientation of internal spaces.</li> </ul>



<b>CHARACTER AREA: BHH 16</b>	
<b>NEIGHBOURHOOD</b>	
<b>General description</b>	Type A. Lowford - Victorian/Edwardian linear core in north Bursledon. Fair/poor condition.
<b>Route structure</b>	Secondary thoroughfare.
<b>Landform</b>	Flat.
<b>Non-residential uses</b>	Parade of local shops.
<b>STREETS/SQUARES</b>	
<b>Special features</b>	Telegraph poles.
<b>Tree cover</b>	Insignificant.
<b>Spatial enclosure</b>	3-4:1.
<b>Nodes/landmarks/views</b>	None.
<b>Parking</b>	Prominent - on-street.
<b>Traffic</b>	Prominent - motor car/goods vehicle.
<b>PLOTS</b>	
<b>Dimensions</b>	Widths: 6-13m. Depths: 15-54m.
<b>Position of building within plot</b>	Semi-detached/detached. Front-on. Setback: 3-6m.
<b>Plot boundaries</b>	Brick walls/hedges.
<b>Parking</b>	Insignificant.
<b>Planting</b>	Apparent - coniferous/mixed ornamental.
<b>BUILDINGS</b>	
<b>Period/type</b>	Victorian/Edwardian villas and semi-detached pairs.
<b>Storey height</b>	2.
<b>Façade/roof form</b>	Regular/irregular façades. Gabled/hipped roofs.
<b>Facing materials</b>	Brick/render walls. Tile roofs.
<b>OTHER FEATURES</b>	
<b>Strength of character: moderate.</b>	



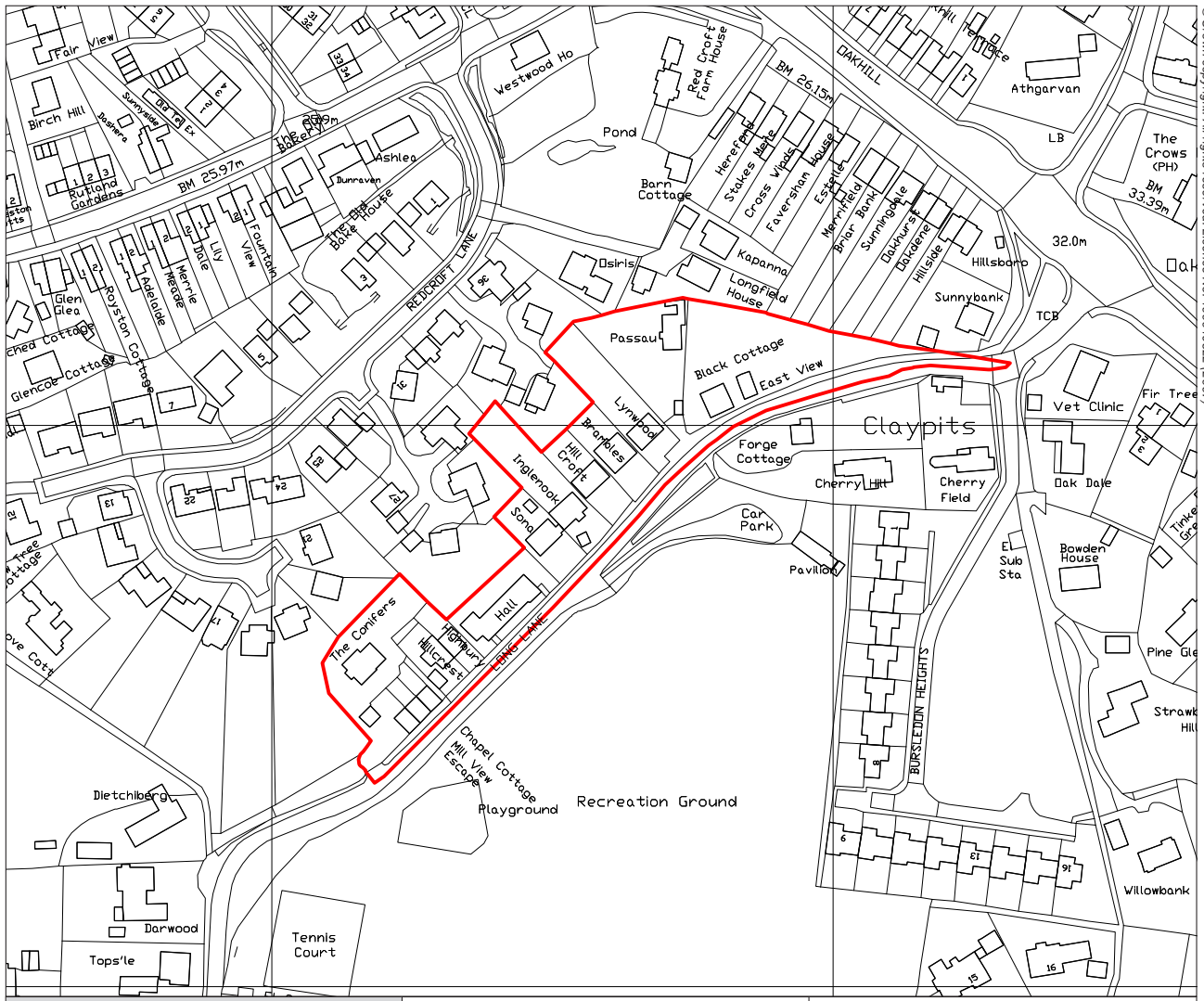
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<b>Character Area: BHH 17</b>	<b>Scale: 1:5,000</b>	
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GUIDANCE
<ul style="list-style-type: none"> <li>Retain the wide grass verges/island and associated semi-mature broadleaved tree planting on Bridge Road.</li> <li>Mitigate the effects of the heavy vehicular traffic on Bridge Road in new development using measures such as boundary planting, set backs, transition spaces and orientation of internal spaces.</li> </ul>

<b>CHARACTER AREA: BHH 17</b>	
<b>NEIGHBOURHOOD</b>	
<b>General description</b>	Type D/E. Inter-war/immediate post-war linear development on the north eastern edge of Burlesdon, off Bridge Road and Oak Hill. Fair condition.
<b>Route structure</b>	Main thoroughfare.
<b>Landform</b>	Moderate slope down to south east on Bridge Road.
<b>Non-residential uses</b>	None.
<b>STREETS/SQUARES</b>	
<b>Special features</b>	Wide grass verges on Bridge Road.
<b>Tree cover</b>	Apparent - semi-mature broadleaved planting strip on Bridge Road.
<b>Spatial enclosure</b>	>5:1.
<b>Nodes/landmarks/views</b>	None.
<b>Parking</b>	Insignificant.
<b>Traffic</b>	Prominent - motor car/goods vehicle.
<b>PLOTS</b>	
<b>Dimensions</b>	Widths: 6-12m. Depths: 32-80m.
<b>Position of building within plot</b>	Semi-detached/detached. Front-on/skewed. Setback: 4-15m.
<b>Plot boundaries</b>	Brick walls/fences/hedges.
<b>Parking</b>	Apparent.
<b>Planting</b>	Apparent - coniferous/mixed ornamental.
<b>BUILDINGS</b>	
<b>Period/type</b>	Inter-war/immediate post-war villas/semi-detached pairs.
<b>Storey height</b>	2.
<b>Façade/roof form</b>	Regular façades. Hipped roofs.
<b>Facing materials</b>	Brick/render walls. Tile roofs.
<b>OTHER FEATURES</b>	
<b>Strength of character: moderate.</b>	



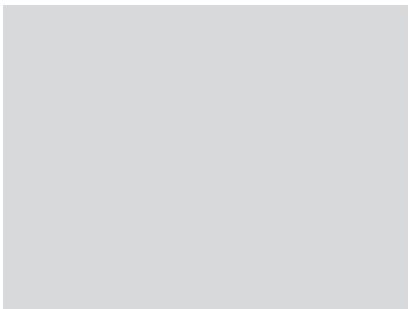
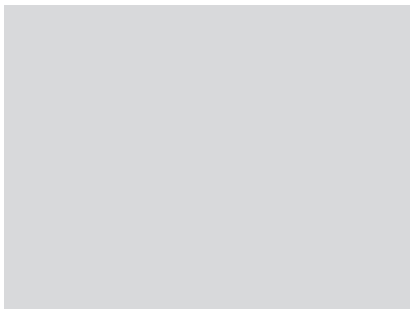
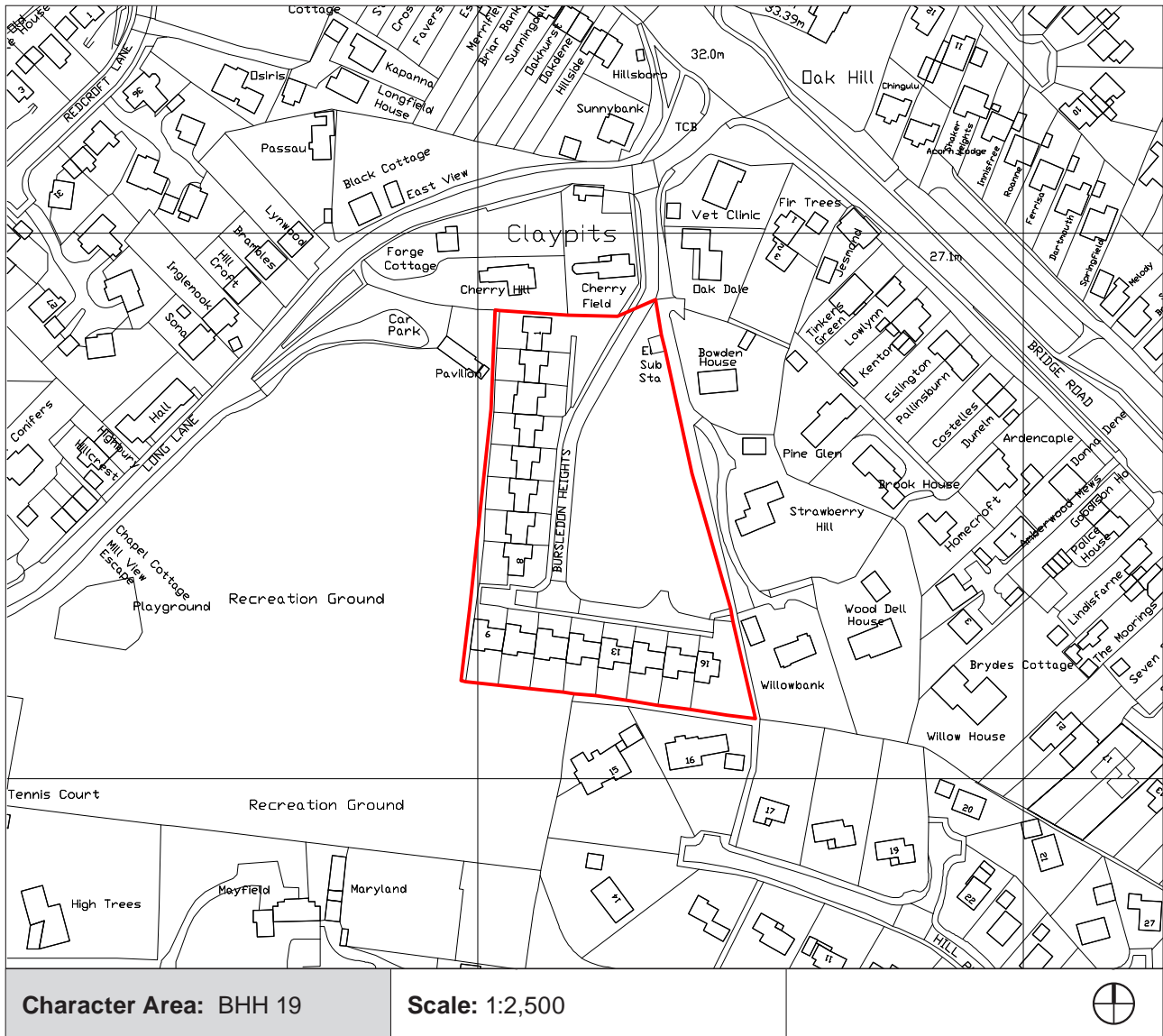
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<b>Character Area:</b> BHH 18	<b>Scale:</b> 1:2,500	
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GUIDANCE
<ul style="list-style-type: none"> <li>Maintain the predominant deep building setbacks in order to retain/reinforce the existing levels of on-plot planting.</li> <li>Maintain a uniformity in building heights within the street.</li> </ul>

<b>CHARACTER AREA: BHH 18</b>	
<b>NEIGHBOURHOOD</b>	
<b>General description</b>	Type E. Inter-war/immediate post-war development in north Burlesdon, immediately north of Long Lane. Fair condition.
<b>Route structure</b>	Local thoroughfare.
<b>Landform</b>	Moderate slope down to north east along Long Lane.
<b>Non-residential uses</b>	None.
<b>STREETS/SQUARES</b>	
<b>Special features</b>	None.
<b>Tree cover</b>	Insignificant.
<b>Spatial enclosure</b>	>5:1.
<b>Nodes/landmarks/views</b>	None.
<b>Parking</b>	Insignificant.
<b>Traffic</b>	Apparent - motor car.
<b>PLOTS</b>	
<b>Dimensions</b>	Widths: 7-14m. Depths: 27-60m.
<b>Position of building within plot</b>	Detached. Front-on. Setback: 8-11m.
<b>Plot boundaries</b>	Brick walls/hedges.
<b>Parking</b>	Apparent.
<b>Planting</b>	Prominent - coniferous/semi-mature broadleaved/mixed ornamental.
<b>BUILDINGS</b>	
<b>Period/type</b>	Inter-war/immediate post-war bungalows.
<b>Storey height</b>	1.
<b>Façade/roof form</b>	Regular/irregular façades. Hipped/gabled roofs.
<b>Facing materials</b>	Brick walls. Tile roofs.
<b>OTHER FEATURES</b>	
<b>Strength of character: moderate.</b>	

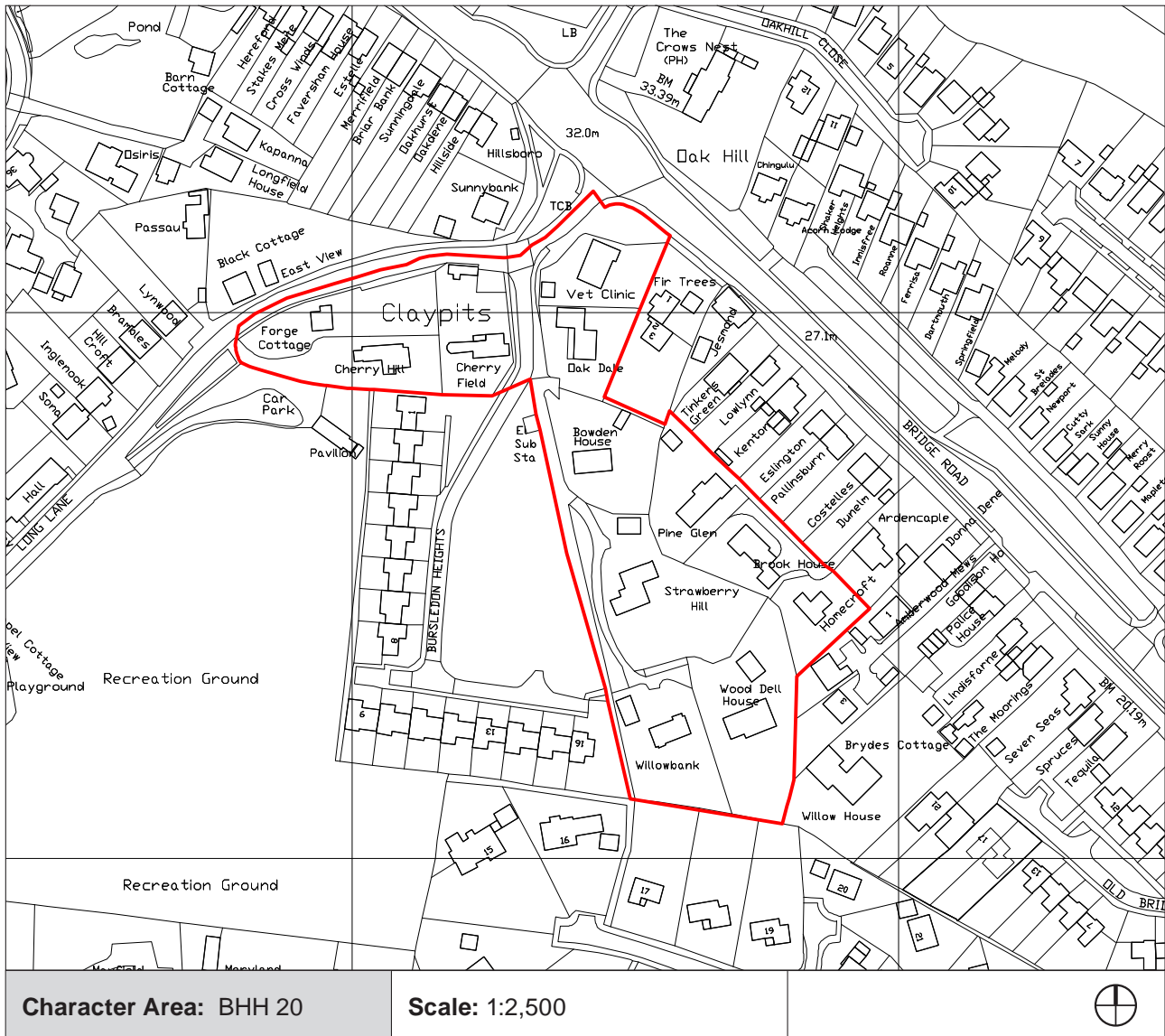


- GUIDANCE**
- Retain/reinforce the mature broadleaved tree planting on the central open green space.
  - Maintain the importance of the central open green space and the associated mature broadleaved tree planting in any new development.
  - Maintain the predominant plot widths and continuity in building line.
  - Maintain the predominant open frontages while seeking to maintain a clear distinction between public and private space.

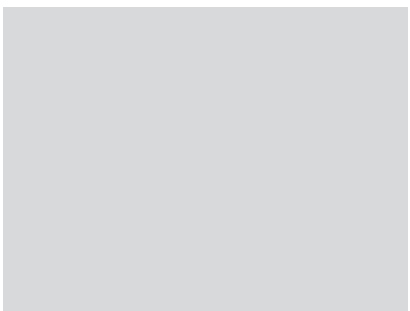
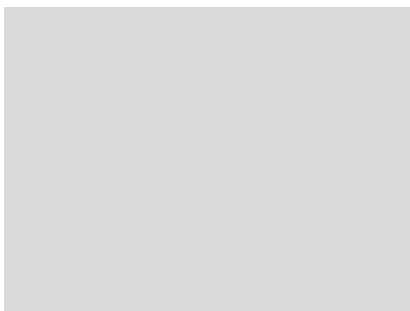


<b>CHARACTER AREA: BHH 19</b>	
<b>NEIGHBOURHOOD</b>	
<b>General description</b>	Type H. Bursledon Heights - 1960s/1970s cul-de-sac development in north east Bursledon. Fair condition.
<b>Route structure</b>	Cul-de-sac.
<b>Landform</b>	Gentle slope down to north.
<b>Non-residential uses</b>	Non.
<b>STREETS/SQUARES</b>	
<b>Special features</b>	Non.
<b>Tree cover</b>	Apparent - mature broadleaved on central open green space.
<b>Spatial enclosure</b>	>5:1.
<b>Nodes/landmarks/views</b>	Large open green space at centre of development.
<b>Parking</b>	Insignificant.
<b>Traffic</b>	Insignificant.
<b>PLOTS</b>	
<b>Dimensions</b>	Widths: 12m. Depths: 27m.
<b>Position of building within plot</b>	Terraced/detached (attached garages). Front-on. Setback: 6m.
<b>Plot boundaries</b>	Open.
<b>On-plot parking</b>	Apparent.
<b>On-plot planting</b>	Insignificant.
<b>BUILDINGS</b>	
<b>Period/type</b>	1960s/1970s villas.
<b>Storey height</b>	2.
<b>Façade/roof form</b>	Regular façades. Mono-pitch gable end frontages.
<b>Facing materials</b>	Brick/tile walls. Tile roofs.
<b>OTHER FEATURES</b>	
<b>Strength of character: strong.</b>	

4 CHARACTER AREA APPRAISALS



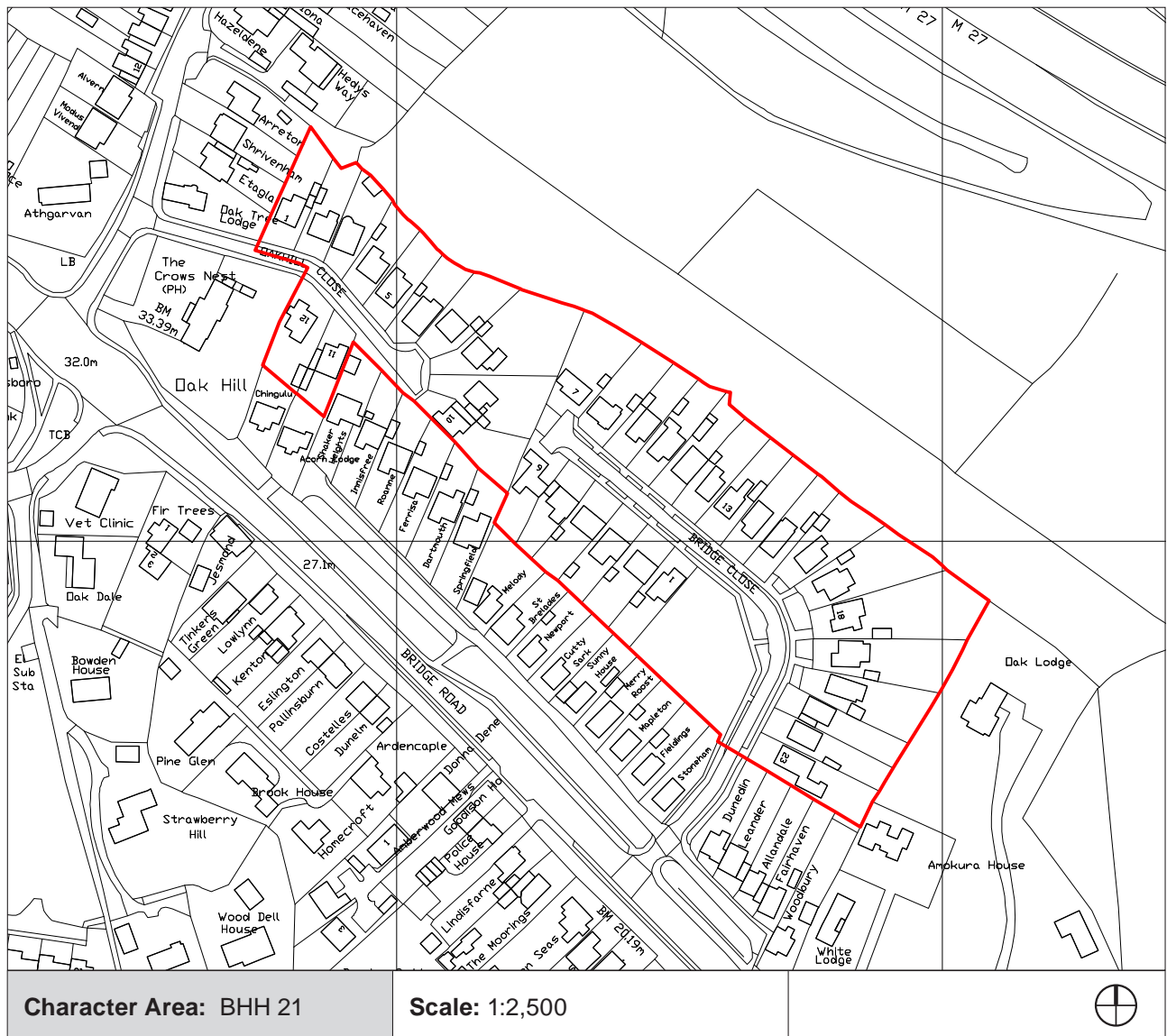
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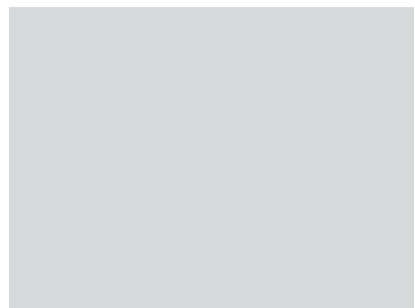
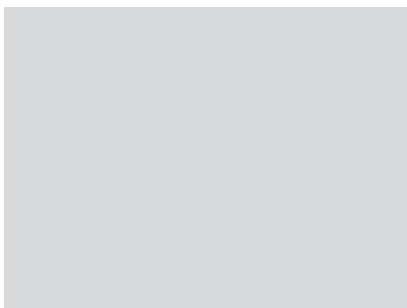
- GUIDANCE**
- Retain the soft verges and supplement with additional planting in order to maintain the 'lane' character.
  - Maintain the predominant deep building setbacks in order to retain/reinforce the existing levels of on-plot planting.

<b>CHARACTER AREA: BHH 20</b>	
<b>NEIGHBOURHOOD</b>	
<b>General description</b>	Type B. Inter-war to present day cul-de-sac development in north east Bursledon. Fair condition.
<b>Route structure</b>	Local thoroughfare/cul-de-sac.
<b>Landform</b>	Moderate slope down to north east along Long Lane.
<b>Non-residential uses</b>	Veterinary Clinic.
<b>STREETS/SQUARES</b>	
<b>Special features</b>	Private lane. No curb/pavement.
<b>Tree cover</b>	Insignificant.
<b>Spatial enclosure</b>	>5:1.
<b>Nodes/landmarks/views</b>	None.
<b>Parking</b>	Insignificant.
<b>Traffic</b>	Insignificant.
<b>PLOTS</b>	
<b>Dimensions</b>	Widths: 24-65m. Depths: 15-63m.
<b>Position of building within plot</b>	Detached. Front-on/skewed/side-on. Setback: 4-21m.
<b>Plot boundaries</b>	Open/fences/hedges/trees.
<b>Parking</b>	Apparent.
<b>Planting</b>	Prominent - coniferous/semi-mature broadleaved/mixed ornamental.
<b>BUILDINGS</b>	
<b>Period/type</b>	Inter-war to present day villas.
<b>Storey height</b>	2.
<b>Façade/roof form</b>	Regular/irregular façades. Hipped/gables roofs.
<b>Facing materials</b>	Brick/tile walls. Tile roofs.
<b>OTHER FEATURES</b>	
<b>Strength of character: moderate.</b>	

## 4 CHARACTER AREA APPRAISALS



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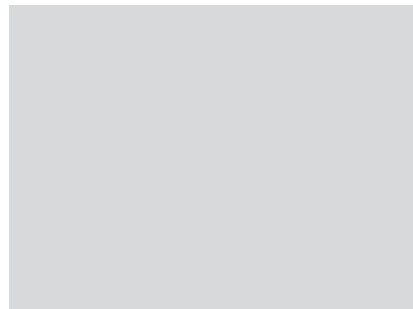
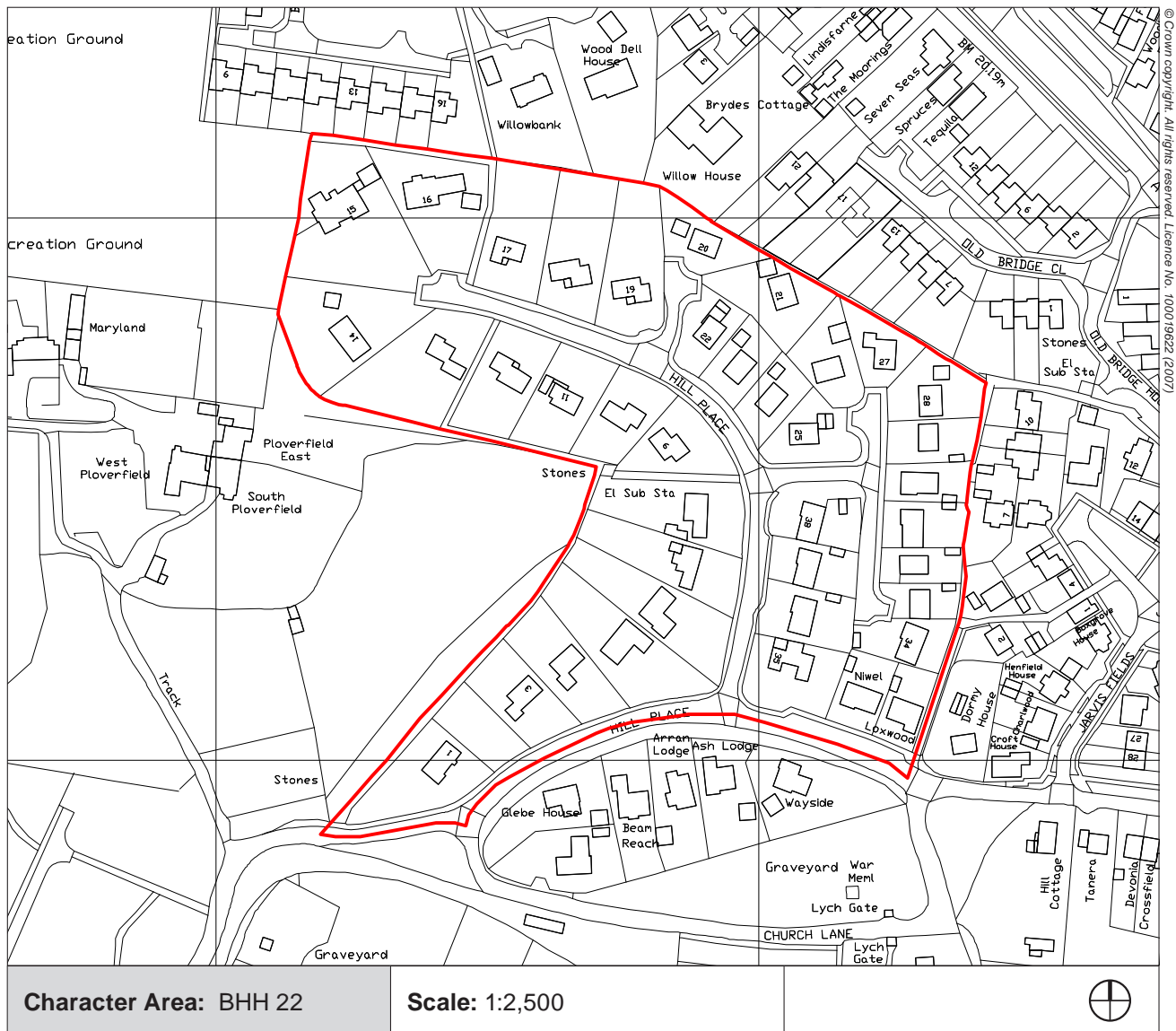


### GUIDANCE

- Maintain the predominant orientation of ridgelines in existing development relative to the slope.
- Retain the wide grass verges.
- Maintain the importance of the central open green space and the associated semi-mature broadleaved tree planting in any new development.
- Maintain the predominant plot widths and continuity in building line.
- Maintain a uniformity in building heights within the street.

<b>CHARACTER AREA: BHH 21</b>	
<b>NEIGHBOURHOOD</b>	
<b>General description</b>	Type F. Inter-war/immediate post-war development on the north eastern edge of Bursledon. Fair condition.
<b>Route structure</b>	Cul-de-sacs.
<b>Landform</b>	Moderate slope down to south west.
<b>Non-residential uses</b>	None.
<b>STREETS/SQUARES</b>	
<b>Special features</b>	Wide grass verges.
<b>Tree cover</b>	Apparent - semi-mature broadleaved on central open green space.
<b>Spatial enclosure</b>	>5:1.
<b>Nodes/landmarks/views</b>	Open green space.
<b>Parking</b>	Insignificant.
<b>Traffic</b>	Insignificant.
<b>PLOTS</b>	
<b>Dimensions</b>	Widths: 11-13m. Depths: 38-43m.
<b>Position of building within plot</b>	Detached. Front-on. Setback: 9-10m.
<b>Plot boundaries</b>	Brick walls.
<b>Parking</b>	Apparent.
<b>Planting</b>	Insignificant.
<b>BUILDINGS</b>	
<b>Period/type</b>	Inter-war/immediate post-war bungalows.
<b>Storey height</b>	1.
<b>Façade/roof form</b>	Regular façades. Hipped roofs.
<b>Facing materials</b>	Brick walls. Tile roofs.
<b>OTHER FEATURES</b>	
<b>Strength of character: moderate.</b>	

## 4 CHARACTER AREA APPRAISALS

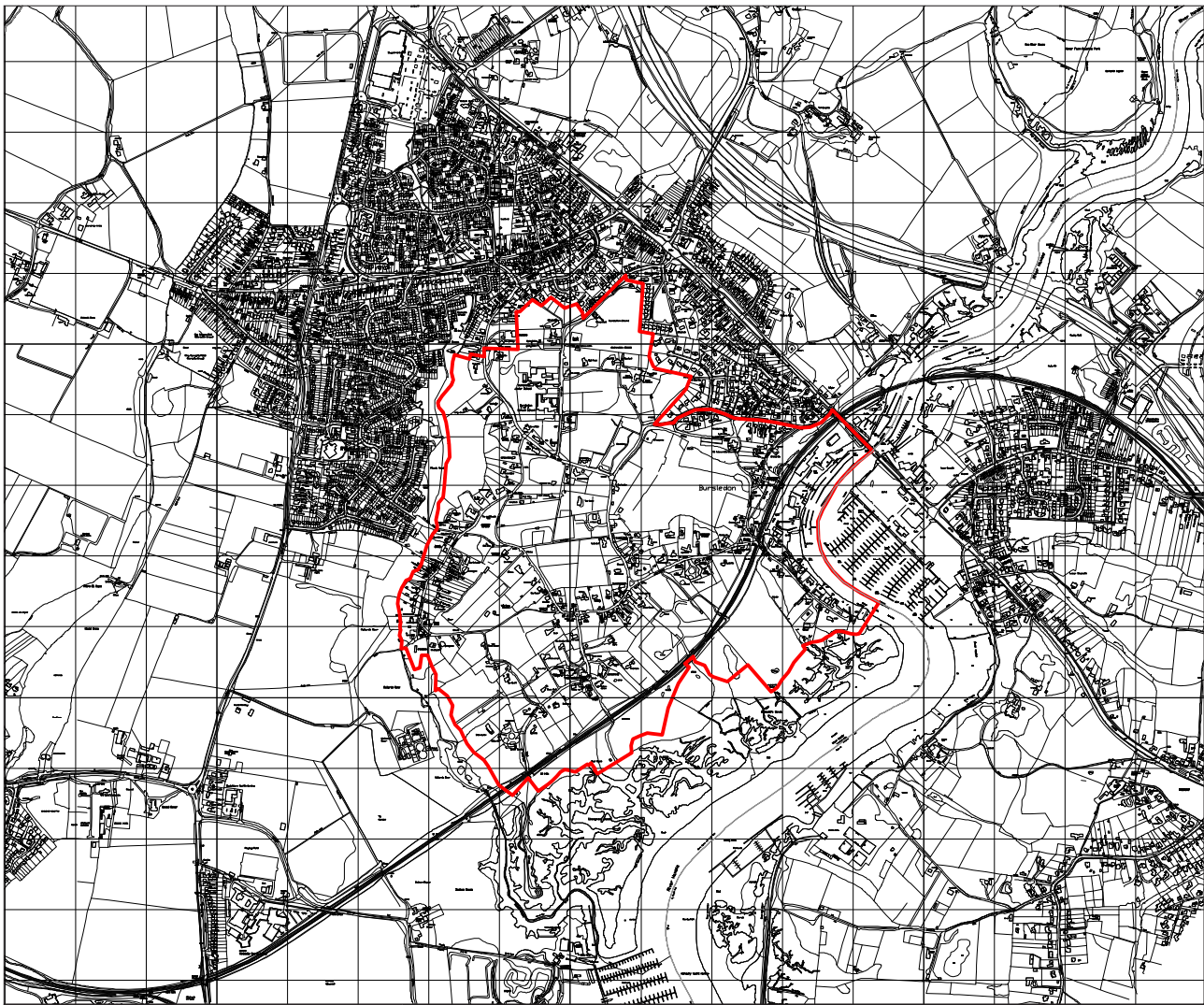


### GUIDANCE

- Maintain the predominant orientation of ridgelines in existing development relative to the slope.
- Ensure that the form of new development relates effectively with the gable end frontages prominent in existing development along Hill Place.



<b>CHARACTER AREA: BHH 22</b>	
<b>NEIGHBOURHOOD</b>	
<b>General description</b>	Type B/H. Hill Place - 1970/1980s development to the north of the Bursledon Conservation Area. Good/fair condition.
<b>Route structure</b>	Multi-headed cul-de-sac.
<b>Landform</b>	Moderate slope down to south.
<b>Non-residential uses</b>	None.
<b>STREETS/SQUARES</b>	
<b>Special features</b>	None.
<b>Tree cover</b>	Insignificant.
<b>Spatial enclosure</b>	>5:1.
<b>Nodes/landmarks/views</b>	None.
<b>Parking</b>	Insignificant.
<b>Traffic</b>	Insignificant.
<b>PLOTS</b>	
<b>Dimensions</b>	Widths: 16-22m. Depths: 29-73m.
<b>Position of building within plot</b>	Detached. Front-on/skewed/side-on. Setback: 3-23m.
<b>Plot boundaries</b>	Low brick walls/hedges.
<b>Parking</b>	Apparent.
<b>Planting</b>	Apparent - coniferous/mixed ornamental. Well maintained.
<b>BUILDINGS</b>	
<b>Period/type</b>	1970s/1980s villas/bungalows.
<b>Storey height</b>	1 / 1.5 / 2.
<b>Façade/roof form</b>	Regular/irregular façades. Gable end frontages. Gabled/hipped roofs.
<b>Facing materials</b>	Brick/tile walls. Tile roofs.
<b>OTHER FEATURES</b>	
<b>Strength of character: moderate.</b>	



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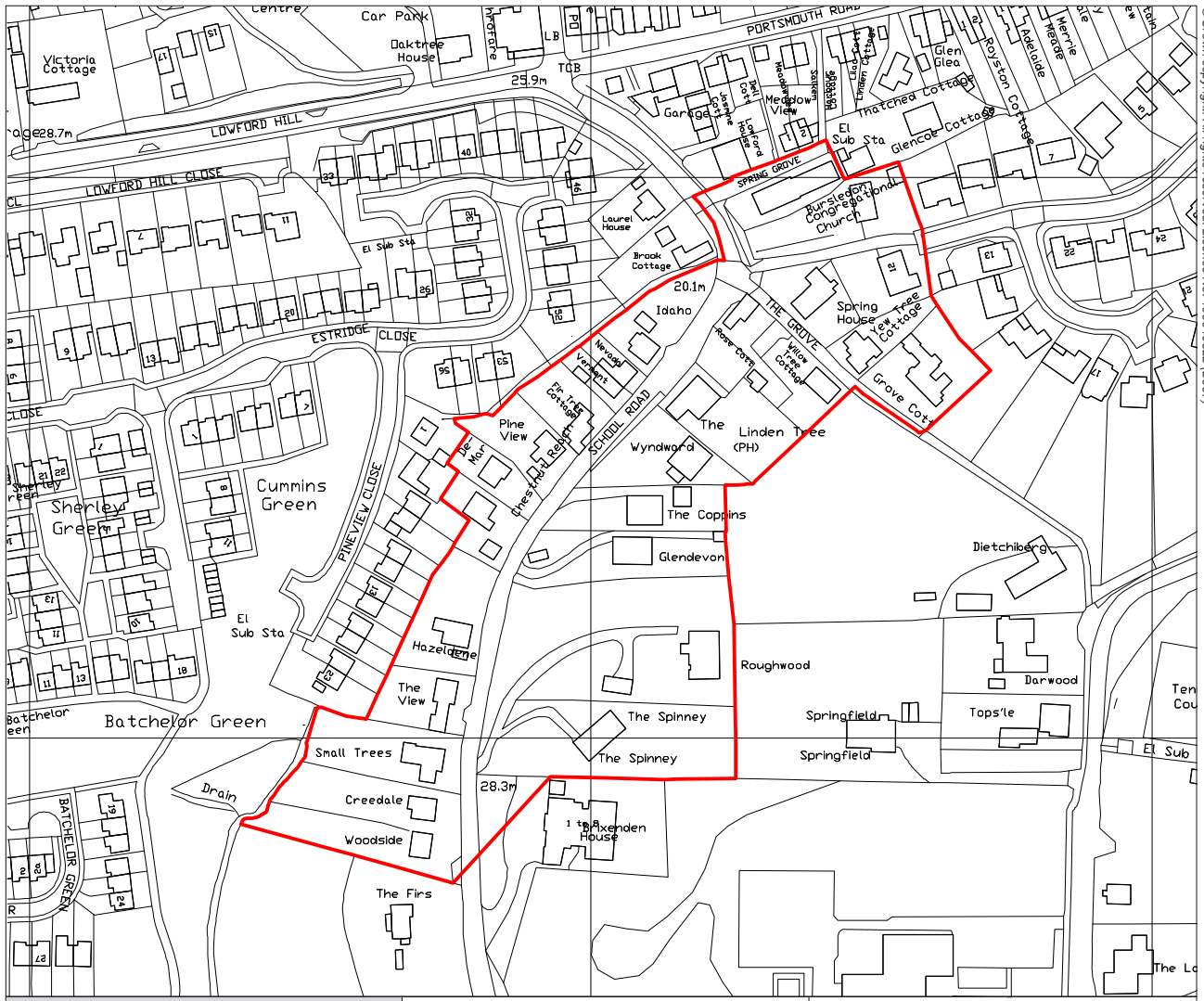
<b>Character Area:</b> BHH 23	<b>Scale:</b> 1:20,000	
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**GUIDANCE**

- Policy 179.LB from Eastleigh Borough Local Plan Review 2001-2011 states that:
  - further development will be refused within the Special Policy Area with the exception of replacement dwellings, appropriate extensions or changes of use.
- In addition to this policy, it is recommended that new development should:
  - preserve the loose-knit character of the area by avoiding significant increases in floorspace and the obstruction of open public views
  - maintain the character of the built environment in the use of form and materials.

<b>CHARACTER AREA: BHH 23</b>	
<b>NEIGHBOURHOOD</b>	
<b>General description</b>	Type K. Bursledon Special Policy Area. Good/fair condition.
<b>Route structure</b>	Local thoroughfares.
<b>Landform</b>	Immediately north of the River Hamble. Undulating.
<b>Non-residential uses</b>	Public houses/local shops/marine/agriculture.
<b>STREETS/SQUARES</b>	
<b>Special features</b>	Narrow lanes with well-established hedgrows, banks, walls and mature/semi-mature trees along edges. Open fields.
<b>Tree cover</b>	Prominent - semi-mature broadleaved/mature broadleaved along road edges.
<b>Spatial enclosure</b>	<2:1. Soft.
<b>Nodes/landmarks/views</b>	Views over the River Hamble Estuary.
<b>Parking</b>	Insignificant.
<b>Traffic</b>	Apparent - motor car.
<b>PLOTS</b>	
<b>Dimensions</b>	Widths: Various. Depths: Various.
<b>Position of building within plot</b>	Detached. Front-on/skewed/side-on. Setback: Various.
<b>Plot boundaries</b>	Open/brick walls/fences/hedges/trees.
<b>On-plot parking</b>	Apparent.
<b>On-plot planting</b>	Prominent - coniferous/semi-mature broadleaved/mature broadleaved/mixed ornamental.
<b>BUILDINGS</b>	
<b>Period/type</b>	Pre-Victorian to present day cottages/villas/bungalows.
<b>Storey height</b>	1 / 1.5 / 2.
<b>Façade/roof form</b>	Regular/irregular façades. Dormer/gabled/hipped roofs.
<b>Facing materials</b>	Brick/stone/render walls. Tile/slate roofs.
<b>OTHER FEATURES</b>	
<b>Strength of character: strong.</b>	



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**Character Area: BHH 24**      **Scale: 1:2,500**      

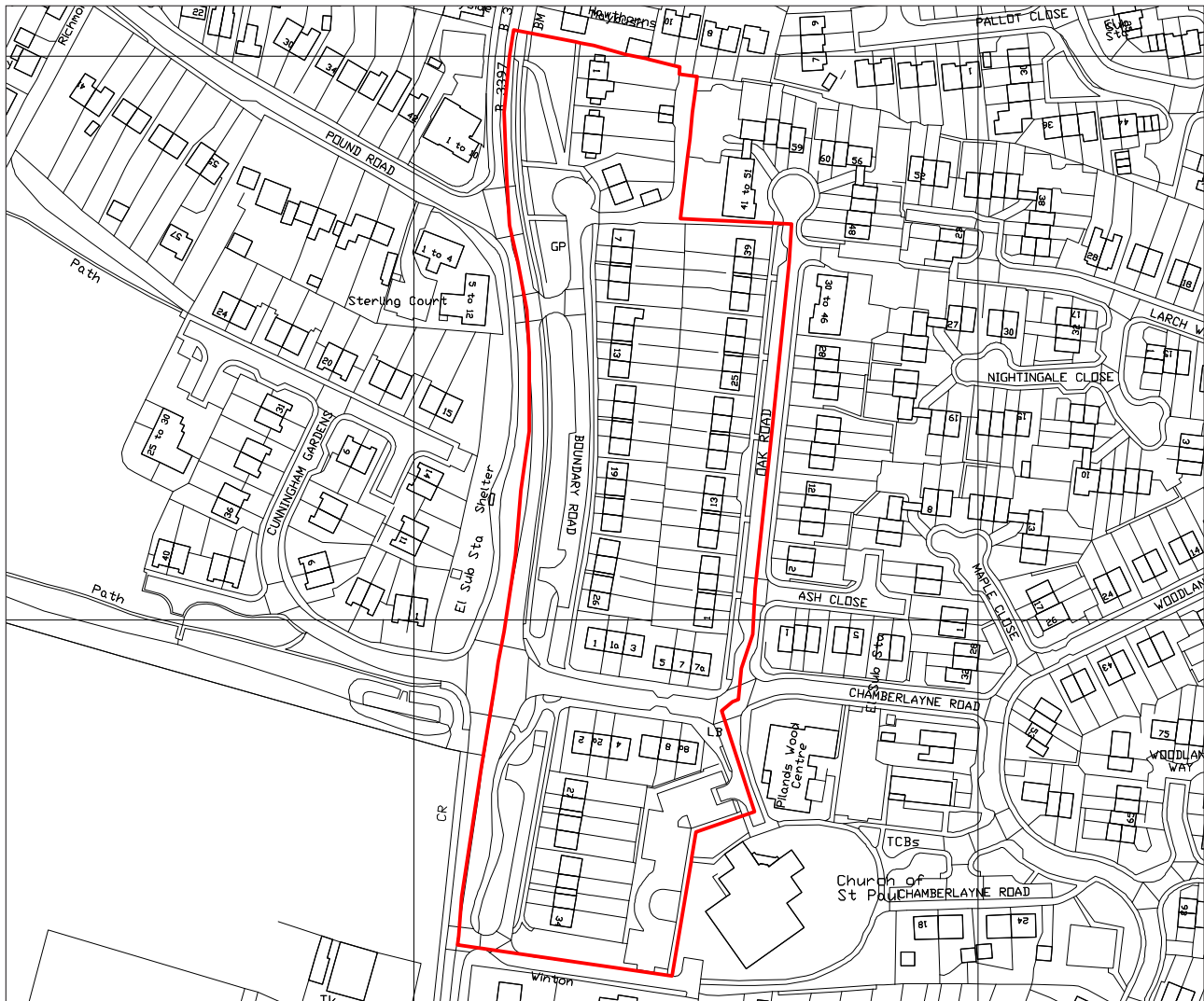


**GUIDANCE**

- Maintain the predominant orientation of ridgelines in existing development relative to the slope on School Road.
- Maintain the predominant shallow building setbacks at the lower end of School Road.
- Maintain the predominant hedge/tree plot boundaries.

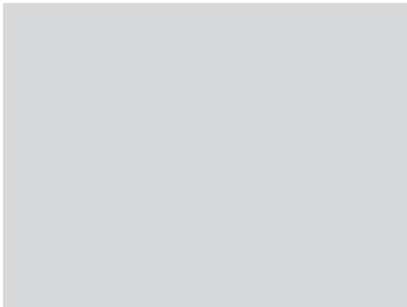
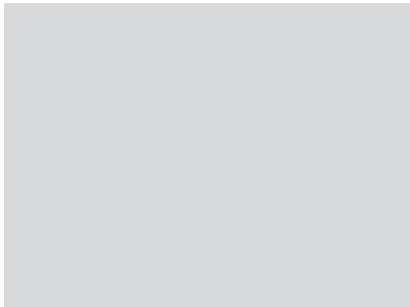
<b>CHARACTER AREA: BHH 24</b>	
<b>NEIGHBOURHOOD</b>	
<b>General description</b>	Type A/B. Lowford - Victorian to 1970s development to the south of Lowford centre. Fair condition.
<b>Route structure</b>	Local thoroughfare.
<b>Landform</b>	Moderate slope down to north along School Road.
<b>Non-residential uses</b>	None.
<b>STREETS/SQUARES</b>	
<b>Special features</b>	Steep grass bank on eastern edge of road.
<b>Tree cover</b>	Insignificant.
<b>Spatial enclosure</b>	>5:1.
<b>Nodes/landmarks/views</b>	None.
<b>Parking</b>	Insignificant.
<b>Traffic</b>	Apparent - motor car.
<b>PLOTS</b>	
<b>Dimensions</b>	Widths: 8-9m (semi-detached), Depths: 14-40m.
<b>Position of building within plot</b>	Semi-detached/detached. Front-on/skewed. Setback: 4-30m.
<b>Plot boundaries</b>	Hedges.
<b>Parking</b>	Apparent.
<b>Planting</b>	Apparent - coniferous/semi-mature broadleaved/mixed ornamental.
<b>BUILDINGS</b>	
<b>Period/type</b>	Victorian to 1970s cottages, villas and bungalows.
<b>Storey height</b>	1 / 1.5 / 2.
<b>Façade/roof form</b>	Regular/irregular façades. Gabled/hipped roofs.
<b>Facing materials</b>	Brick walls. Tile roofs.
<b>OTHER FEATURES</b>	
<b>Strength of character: moderate.</b>	





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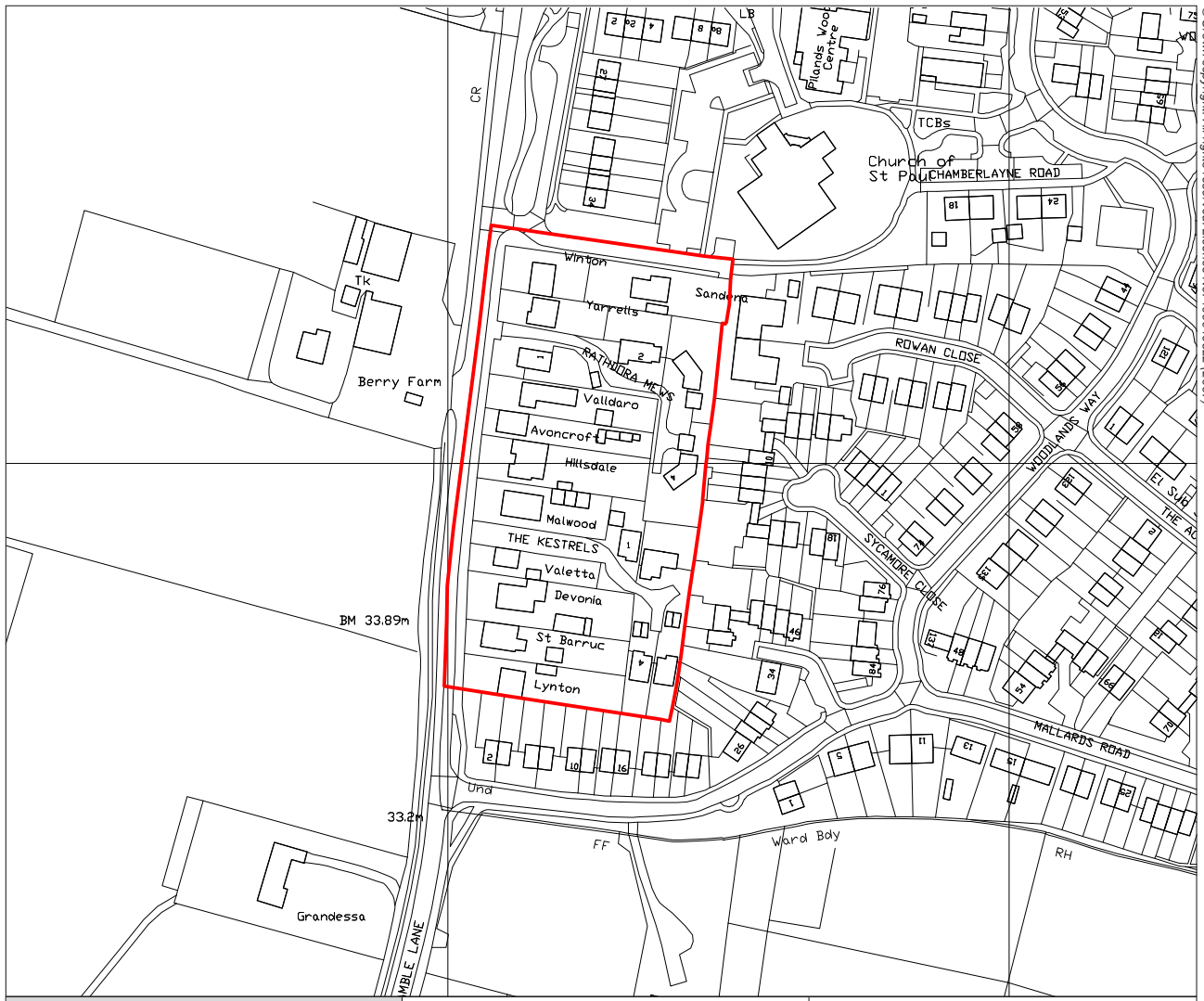
<b>Character Area:</b> BHH 25	<b>Scale:</b> 1:2,500	
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GUIDANCE
<ul style="list-style-type: none"> <li>Retain/reinforce the grass island and associated coniferous tree planting between Boundary Road and Hamble Lane.</li> <li>Mitigate the effects of the heavy vehicular traffic on Hamble Lane in new development using measures such as boundary planting, transition spaces and orientation of internal spaces.</li> <li>Maintain the predominant narrow plot widths and continuity in building line.</li> <li>Ensure that new development relates effectively with the building features and materials prominent in existing development.</li> </ul>



<b>CHARACTER AREA: BHH 25</b>	
<b>NEIGHBOURHOOD</b>	
<b>General description</b>	Type D. Inter-war/immediate post-war linear development on the western edge of Bursledon, immediately east of Hamble Lane. Fair condition.
<b>Route structure</b>	Main thoroughfare.
<b>Landform</b>	Flat.
<b>Non-residential uses</b>	None.
<b>STREETS/SQUARES</b>	
<b>Special features</b>	Grass island between Boundary Road and Hamble Lane.
<b>Tree cover</b>	Apparent - coniferous on grass island.
<b>Spatial enclosure</b>	>5:1.
<b>Nodes/landmarks/views</b>	None.
<b>Parking</b>	Apparent - on-street.
<b>Traffic</b>	Prominent on Hamble Lane - motor car/goods vehicle.
<b>PLOTS</b>	
<b>Dimensions</b>	Widths: 6-8m. Depths: 23-30m.
<b>Position of building within plot</b>	Terraces. Front-on. Setback: 3-6m.
<b>Plot boundaries</b>	Brick walls.
<b>Parking</b>	Apparent.
<b>Planting</b>	Apparent - coniferous/semi-mature broadleaved/mixed ornamental.
<b>BUILDINGS</b>	
<b>Period/type</b>	Inter-war/immediate post-war terraces.
<b>Storey height</b>	2.
<b>Façade/roof form</b>	Regular façades. Hipped roofs.
<b>Facing materials</b>	Brick walls. Tile roofs.
<b>OTHER FEATURES</b>	
<b>Strength of character: strong.</b>	



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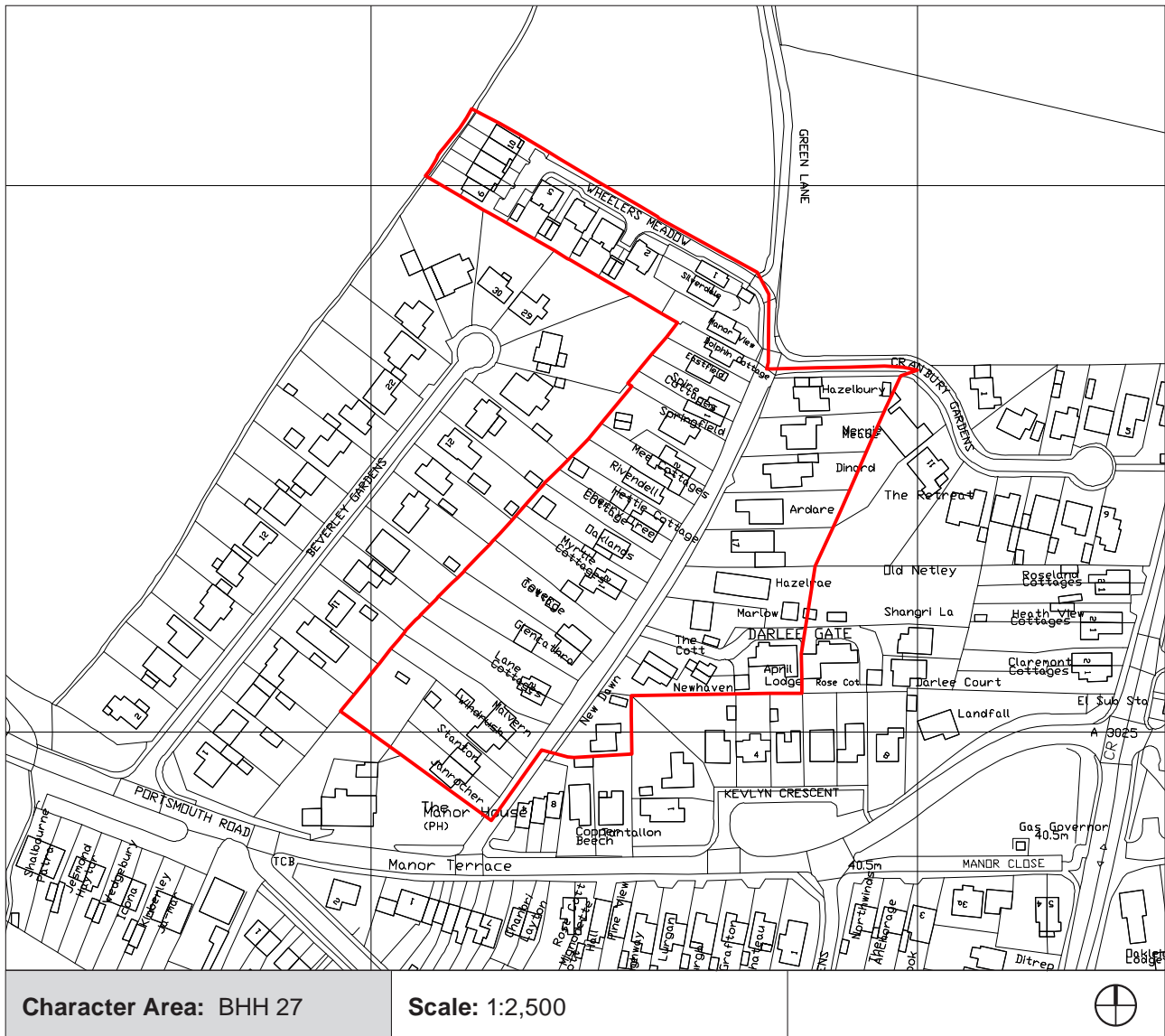
<b>Character Area:</b> BHH 26	<b>Scale:</b> 1:2,500	
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**GUIDANCE**

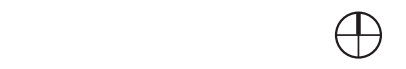
- Mitigate the effects of the heavy vehicular traffic on Hamble Lane in new development using measures such as boundary planting, set backs, transition spaces and orientation of internal spaces.

<b>CHARACTER AREA: BHH 26</b>	
<b>NEIGHBOURHOOD</b>	
<b>General description</b>	Type E. Inter-war/immediate post-war development on the western edge of Bursledon, immediately east of Hamble Lane. Fair condition.
<b>Route structure</b>	Main thoroughfare.
<b>Landform</b>	Flat.
<b>Non-residential uses</b>	None.
<b>STREETS/SQUARES</b>	
<b>Special features</b>	None.
<b>Tree cover</b>	Insignificant.
<b>Spatial enclosure</b>	>5:1.
<b>Nodes/landmarks/views</b>	None.
<b>Parking</b>	Insignificant.
<b>Traffic</b>	Prominent on Hamble Lane - motor car/goods vehicle.
<b>PLOTS</b>	
<b>Dimensions</b>	Widths: 9-15m. Depths: 30-60m.
<b>Position of building within plot</b>	Detached. Front-on. Setback: 5-11m.
<b>Plot boundaries</b>	Brick walls.
<b>Parking</b>	Apparent.
<b>Planting</b>	Apparent - semi-mature broadleaved/mixed ornamental.
<b>BUILDINGS</b>	
<b>Period/type</b>	Inter-war/immediate post-war bungalows.
<b>Storey height</b>	1 / 1.5.
<b>Façade/roof form</b>	Regular/irregular façades. Hipped roofs.
<b>Facing materials</b>	Brick walls. Tile roofs.
<b>OTHER FEATURES</b>	
<b>Strength of character: moderate.</b>	



**Character Area: BHH 27**

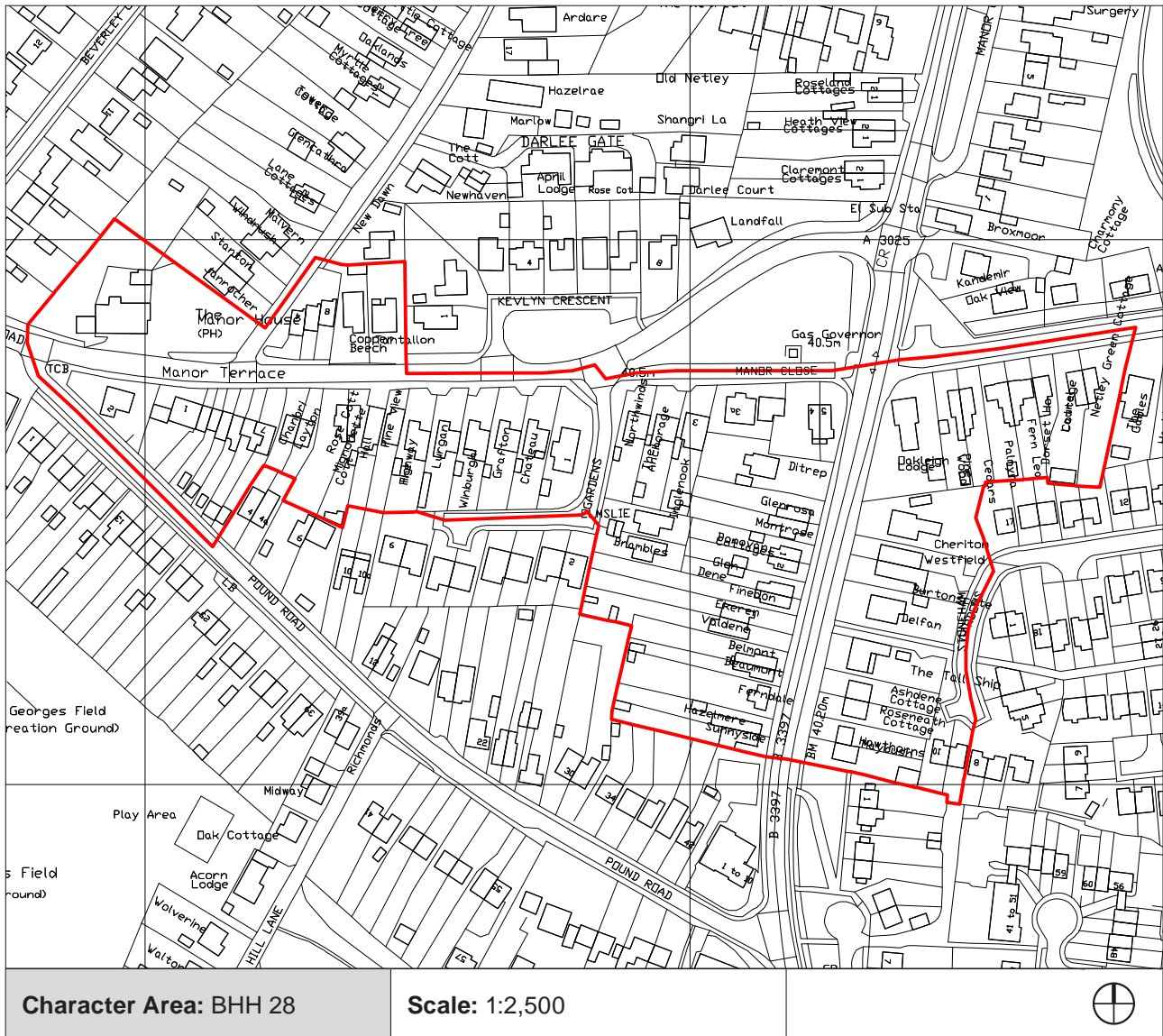
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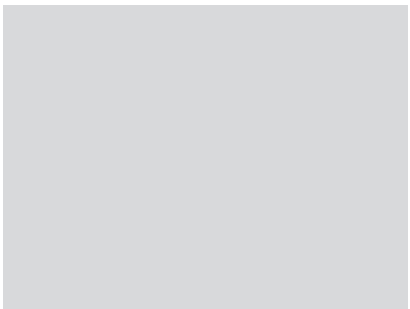
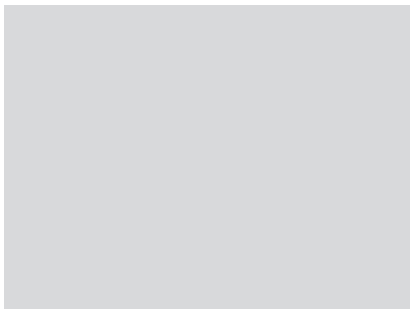
**GUIDANCE**

- Retain the soft verges and supplement with additional planting in order to maintain the 'lane' character.
- Maintain the predominant open/hedge plot boundaries.
- Ensure that new development relates effectively with the building features and materials prominent in existing development.

<b>CHARACTER AREA: BHH 27</b>	
<b>NEIGHBOURHOOD</b>	
<b>General description</b>	Type A/D/E. Victorian to immediate post-war development on the north western edge of Bursledon. Fair condition.
<b>Route structure</b>	Multi-headed cul-de-sac.
<b>Landform</b>	Flat.
<b>Non-residential uses</b>	None.
<b>STREETS/SQUARES</b>	
<b>Special features</b>	No curb/pavement. Telegraph poles.
<b>Tree cover</b>	Insignificant.
<b>Spatial enclosure</b>	4-5:1.
<b>Nodes/landmarks/views</b>	None.
<b>Parking</b>	Insignificant.
<b>Traffic</b>	Insignificant.
<b>PLOTS</b>	
<b>Dimensions</b>	Widths: 7-14m. Depths: 33-62m.
<b>Position of building within plot</b>	Semi-detached/detached. Front-on/skewed. Setback: 3-14m.
<b>Plot boundaries</b>	Open/hedges.
<b>Parking</b>	Apparent - plots converted for parking.
<b>Planting</b>	Apparent - coniferous/mixed ornamental.
<b>BUILDINGS</b>	
<b>Period/type</b>	Victorian to immediate post-war villas/semi-detached pairs.
<b>Storey height</b>	1 and 2.
<b>Façade/roof form</b>	Regular/irregular façades. Hipped roofs.
<b>Facing materials</b>	Brick walls. Tile roofs.
<b>OTHER FEATURES</b>	
<b>Strength of character: moderate.</b>	



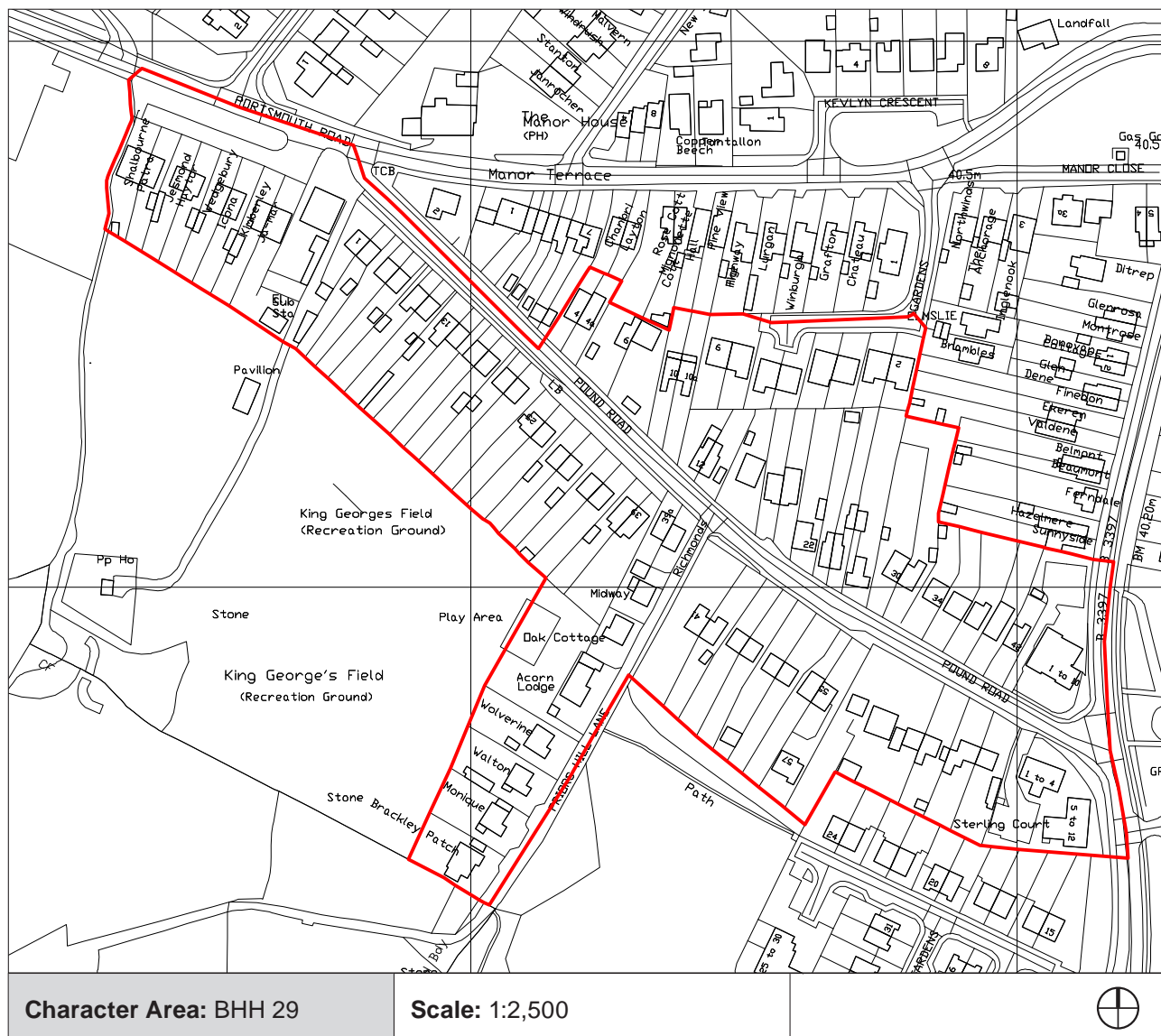
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- GUIDANCE**
- Retain the grass verges.
  - Mitigate the effects of the heavy vehicular traffic on Portsmouth Road in new development using measures such as boundary planting, set backs, transition spaces and orientation of internal spaces.
  - Ensure that the materials applied in new development are similar or complementary to those prominent in existing development.



<b>CHARACTER AREA: BHH 28</b>	
<b>NEIGHBOURHOOD</b>	
<b>General description</b>	Type A/D/E. Victorian to immediate post-war linear development on the north western edge of Bursledon. Fair condition.
<b>Route structure</b>	Main thoroughfare/secondary thoroughfare/cul-de-sac.
<b>Landform</b>	Flat.
<b>Non-residential uses</b>	None.
<b>STREETS/SQUARES</b>	
<b>Special features</b>	Grass verges. Telegraph poles.
<b>Tree cover</b>	Insignificant.
<b>Spatial enclosure</b>	>5:1.
<b>Nodes/landmarks/views</b>	None.
<b>Parking</b>	Insignificant.
<b>Traffic</b>	Prominent - motor car/goods vehicle.
<b>PLOTS</b>	
<b>Dimensions</b>	Widths: 4-12m. Depths: 18-78m.
<b>Position of building within plot</b>	Semi-detached/detached. Front-on/skewed. Setback: 6-15m.
<b>Plot boundaries</b>	Brick walls.
<b>Parking</b>	Apparent - plots converted for parking.
<b>Planting</b>	Apparent - mixed ornamental.
<b>BUILDINGS</b>	
<b>Period/type</b>	Victorian to immediate post-war villas/semi-detached pairs.
<b>Storey height</b>	2.
<b>Façade/roof form</b>	Regular/irregular façades. Hipped/gabled roofs.
<b>Facing materials</b>	Brick walls. Tile roofs.
<b>OTHER FEATURES</b>	
<b>Strength of character: moderate.</b>	



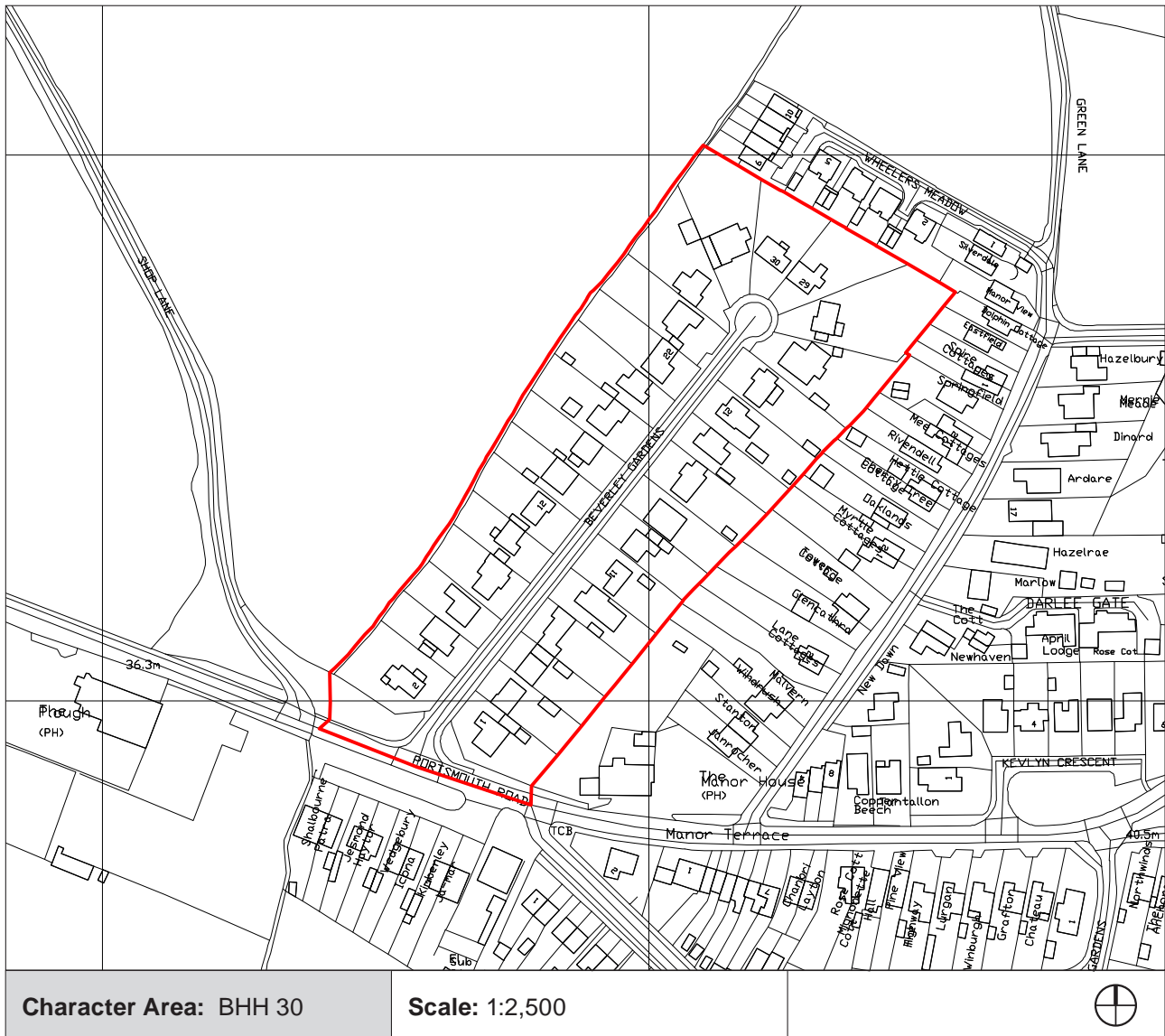
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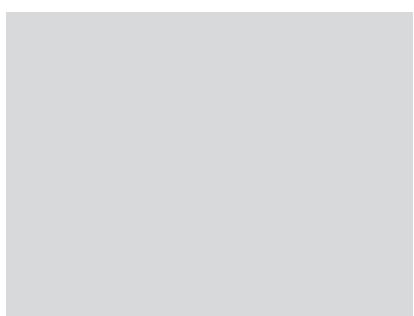
**GUIDANCE**

- Maintain the predominant plot widths.
- Ensure that new development relates effectively with the building features and materials prominent in existing development.

<b>CHARACTER AREA: BHH 29</b>	
<b>NEIGHBOURHOOD</b>	
<b>General description</b>	Type D. Inter-war/immediate post-war linear development on the western edge of Bursledon. Fair condition.
<b>Route structure</b>	Main thoroughfare/secondary thoroughfare/local thoroughfare/cul-de-sac.
<b>Landform</b>	Flat.
<b>Non-residential uses</b>	None.
<b>STREETS/SQUARES</b>	
<b>Special features</b>	None.
<b>Tree cover</b>	Insignificant.
<b>Spatial enclosure</b>	>5:1.
<b>Nodes/landmarks/views</b>	None.
<b>Parking</b>	Insignificant.
<b>Traffic</b>	Apparent - motor car.
<b>PLOTS</b>	
<b>Dimensions</b>	Widths: 7-9m. Depths: 29-65m.
<b>Position of building within plot</b>	Semi-detached/detached. Front-on/skewed. Setback: 6-21m (deeper plots to east).
<b>Plot boundaries</b>	Brick walls/fences/hedges.
<b>Parking</b>	Apparent.
<b>Planting</b>	Apparent - coniferous/semi-mature broadleaved/mixed ornamental.
<b>BUILDINGS</b>	
<b>Period/type</b>	Inter-war to immediate post-war villas/semi-detached pairs.
<b>Storey height</b>	2.
<b>Façade/roof form</b>	Regular façades. Hipped roofs.
<b>Facing materials</b>	Brick/render walls. Tile roofs.
<b>OTHER FEATURES</b>	
<b>Strength of character: moderate.</b>	



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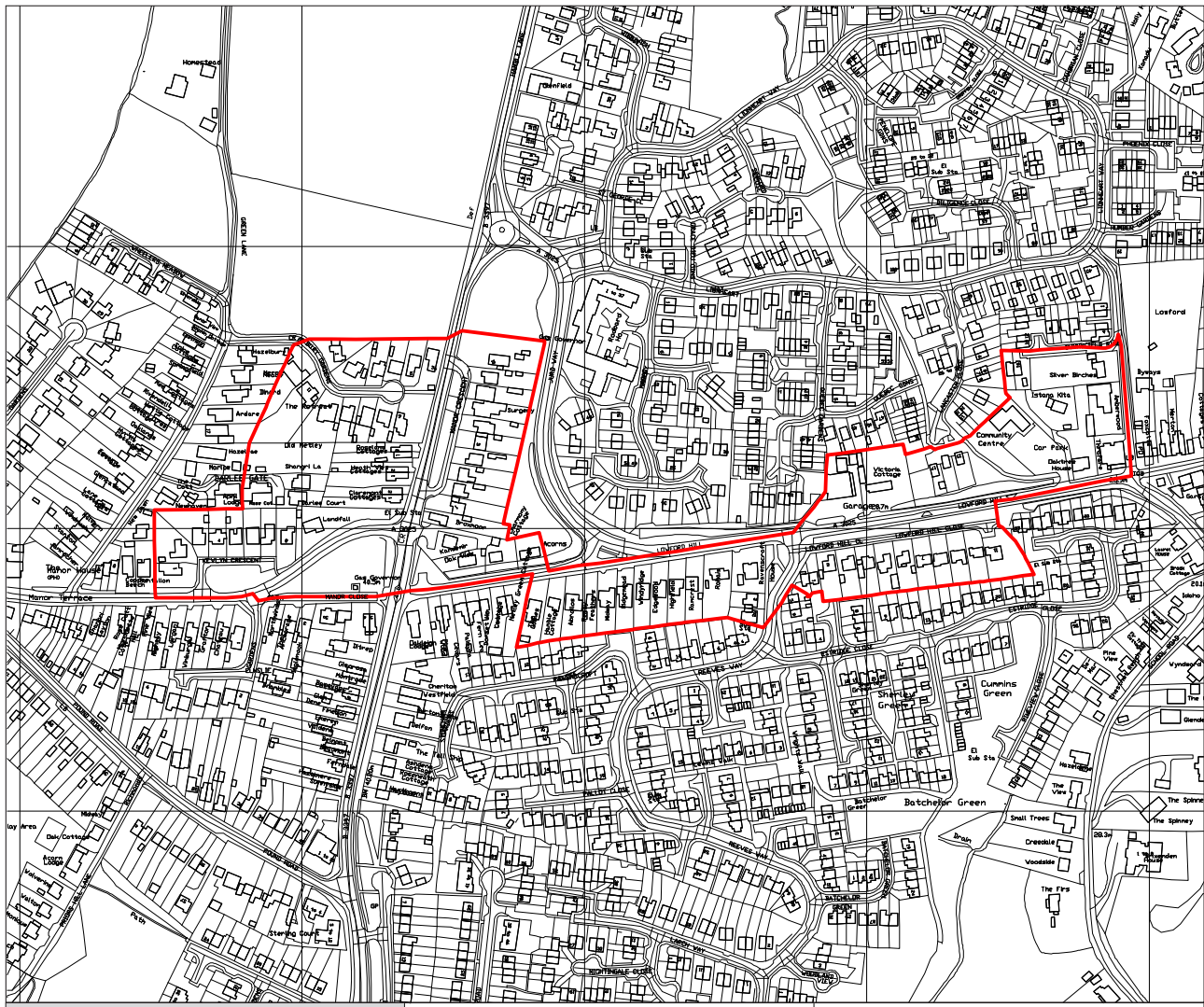


**GUIDANCE**


- Maintain the predominant plot widths and continuity in building line.
- Maintain a uniformity in building heights within the street.

<b>CHARACTER AREA: BHH 30</b>	
<b>NEIGHBOURHOOD</b>	
<b>General description</b>	Type F. Inter-war/immediate post-war development on the north western edge of Bursledon. Fair condition.
<b>Route structure</b>	Cul-de-sac.
<b>Landform</b>	Flat.
<b>Non-residential uses</b>	None.
<b>STREETS/SQUARES</b>	
<b>Special features</b>	None.
<b>Tree cover</b>	Insignificant.
<b>Spatial enclosure</b>	>5:1.
<b>Nodes/landmarks/views</b>	None.
<b>Parking</b>	Insignificant.
<b>Traffic</b>	Insignificant.
<b>PLOTS</b>	
<b>Dimensions</b>	Widths: 13-16m. Depths: 38-48m.
<b>Position of building within plot</b>	Detached. Front-on/side-on. Setback: 5-11m.
<b>Plot boundaries</b>	Brick walls/fences/hedges/trees.
<b>Parking</b>	Apparent.
<b>Planting</b>	Apparent - mixed ornamental.
<b>BUILDINGS</b>	
<b>Period/type</b>	Inter-war/immediate post-war bungalows.
<b>Storey height</b>	1 / 1.5.
<b>Façade/roof form</b>	Regular/irregular façades. Dormer/hipped roofs.
<b>Facing materials</b>	Brick/render walls. Tile roofs.
<b>OTHER FEATURES</b>	
<b>Strength of character: moderate.</b>	





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**Character Area: BHH 31**      **Scale: 1:5,000**      

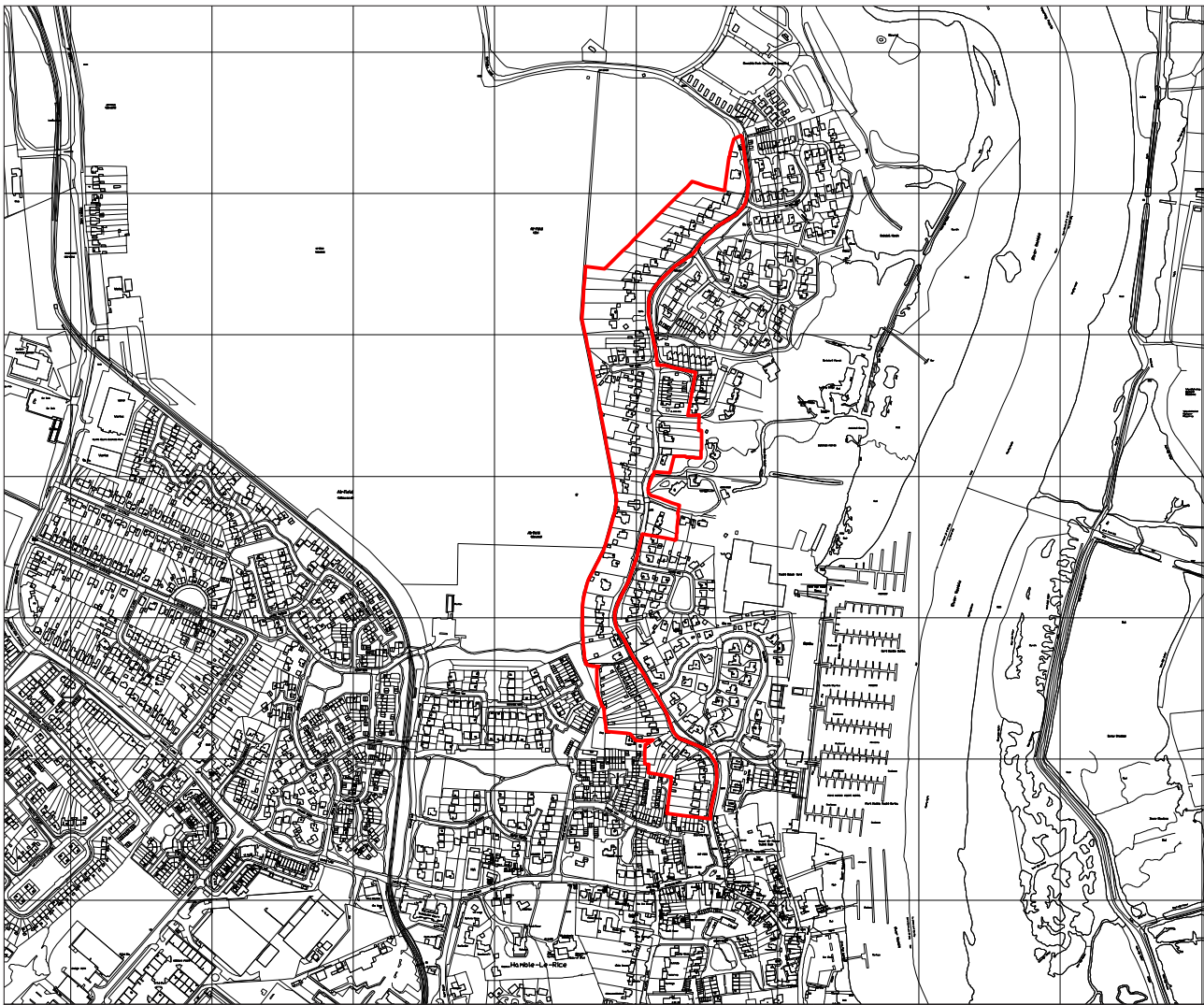


**GUIDANCE**

- Retain/reinforce the grass islands and semi-mature broadleaved tree planting adjacent to Manor Crescent, Kevlyn Crescent and Lowford Hill Close.
- Mitigate the effects of the heavy vehicular traffic on Portsmouth Road in new development using measures such as boundary planting, set backs, transition spaces and orientation of internal spaces.
- Maintain a uniformity in building heights on Manor Crescent.



<b>CHARACTER AREA: BHH 31</b>	
<b>NEIGHBOURHOOD</b>	
<b>General description</b>	Type E. Inter-war to 1970s linear development in north west Bursledon, off Lowford Hill and Hamble Lane. Fair condition.
<b>Route structure</b>	Main thoroughfare/secondary thoroughfare/local thoroughfare/cul-de-sac.
<b>Landform</b>	Flat.
<b>Non-residential uses</b>	None.
<b>STREETS/SQUARES</b>	
<b>Special features</b>	Grass islands along Manor Crescent, Kevlyn Crescent and Lowford Hill Close.
<b>Tree cover</b>	Apparent/prominent - semi-mature broadleaved on grass islands.
<b>Spatial enclosure</b>	>5:1.
<b>Nodes/landmarks/views</b>	None.
<b>Parking</b>	Apparent on slip roads - on-street.
<b>Traffic</b>	Prominent - motor car/goods vehicle.
<b>PLOTS</b>	
<b>Dimensions</b>	Widths: 10-23m. Depths: 35-57m.
<b>Position of building within plot</b>	Detached. Front-on/skewed. Setback: 5-14m.
<b>Plot boundaries</b>	Brick walls/fences.
<b>Parking</b>	Apparent.
<b>Planting</b>	Apparent - coniferous/mixed ornamental.
<b>BUILDINGS</b>	
<b>Period/type</b>	Inter-war to 1970s cottages villas/bungalows.
<b>Storey height</b>	1 / 1.5 / 2.
<b>Façade/roof form</b>	Regular/irregular façades. Dormer/gabled/hipped roofs.
<b>Facing materials</b>	Brick/render walls. Tile roofs.
<b>OTHER FEATURES</b>	
<b>Strength of character: weak.</b>	



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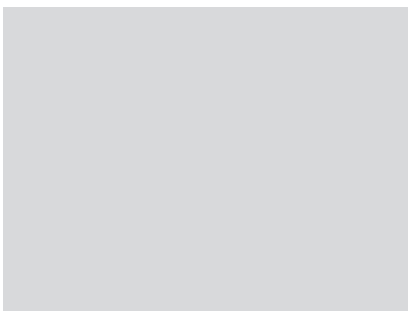
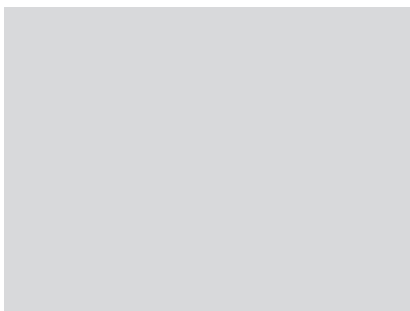
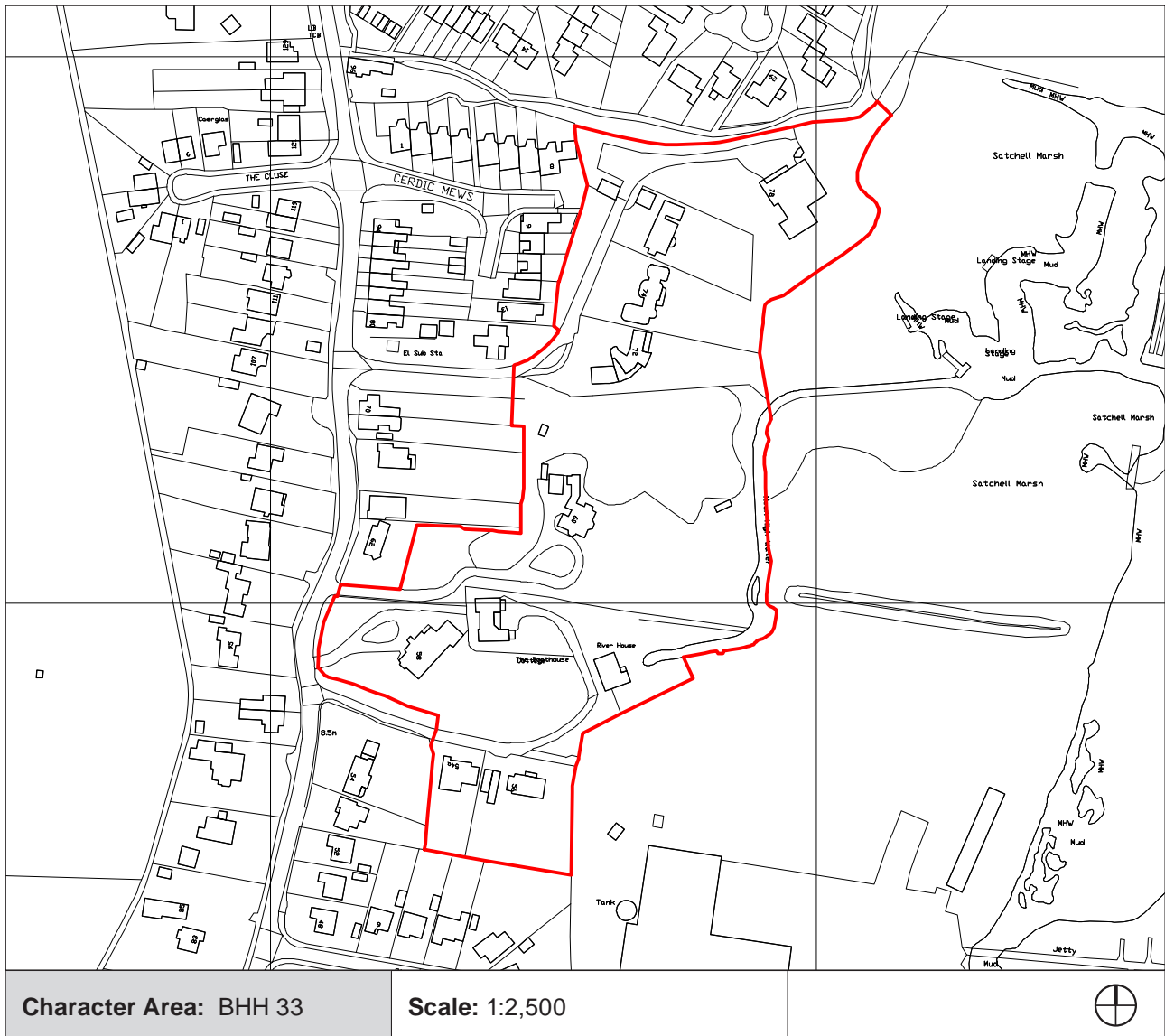
**Character Area: BHH 32**      **Scale: 1:10,000**      



**GUIDANCE**

- Retain the soft verges and supplement with additional planting in order to maintain the 'lane' character.
- Retain and extend the continuity in building line at the southern end of Satchell Lane.
- Ensure that any backland development is subordinate to the existing development and serviced via a separate access road.
- Maintain the predominant deep building setbacks in order to retain/reinforce the existing levels of on-plot planting.

<b>CHARACTER AREA: BHH 32</b>	
<b>NEIGHBOURHOOD</b>	
<b>General description</b>	Type A/D/E. Victorian to present day linear development in north Hamble, immediately west of Satchell Lane. Fair condition.
<b>Route structure</b>	Main thoroughfare.
<b>Landform</b>	Flat.
<b>Non-residential uses</b>	None.
<b>STREETS/SQUARES</b>	
<b>Special features</b>	Steep grass bank/wall on plot frontages at southern end of Satchell Lane. No curb/pavement along some sections.
<b>Tree cover</b>	Insignificant.
<b>Spatial enclosure</b>	>5:1.
<b>Nodes/landmarks/views</b>	None.
<b>Parking</b>	Apparent - on-street.
<b>Traffic</b>	Apparent - motor car.
<b>PLOTS</b>	
<b>Dimensions</b>	Widths: 4-5m (terraces), 6-42m (other). Depths: 37-98m.
<b>Position of building within plot</b>	Terraced/detached. Front-on/skewed. Setback: 5-23m.
<b>Plot boundaries</b>	Brick walls/fences/hedges/trees.
<b>Parking</b>	Apparent.
<b>Planting</b>	Prominent - coniferous/semi-mature broadleaved/mature broadleaved/mixed ornamental.
<b>BUILDINGS</b>	
<b>Period/type</b>	Victorian to present day cottages/villas/bungalows.
<b>Storey height</b>	1 / 1.5 / 2.
<b>Façade/roof form</b>	Regular/irregular façades. Dormer/gabled/hipped roofs.
<b>Facing materials</b>	Brick/render walls. Tile roofs.
<b>OTHER FEATURES</b>	
<b>Strength of character: moderate.</b>	

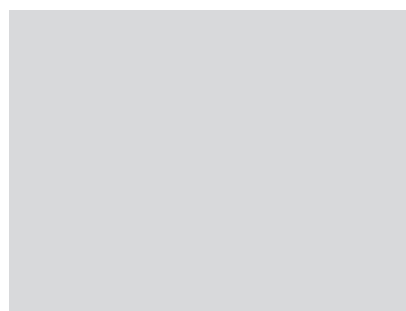
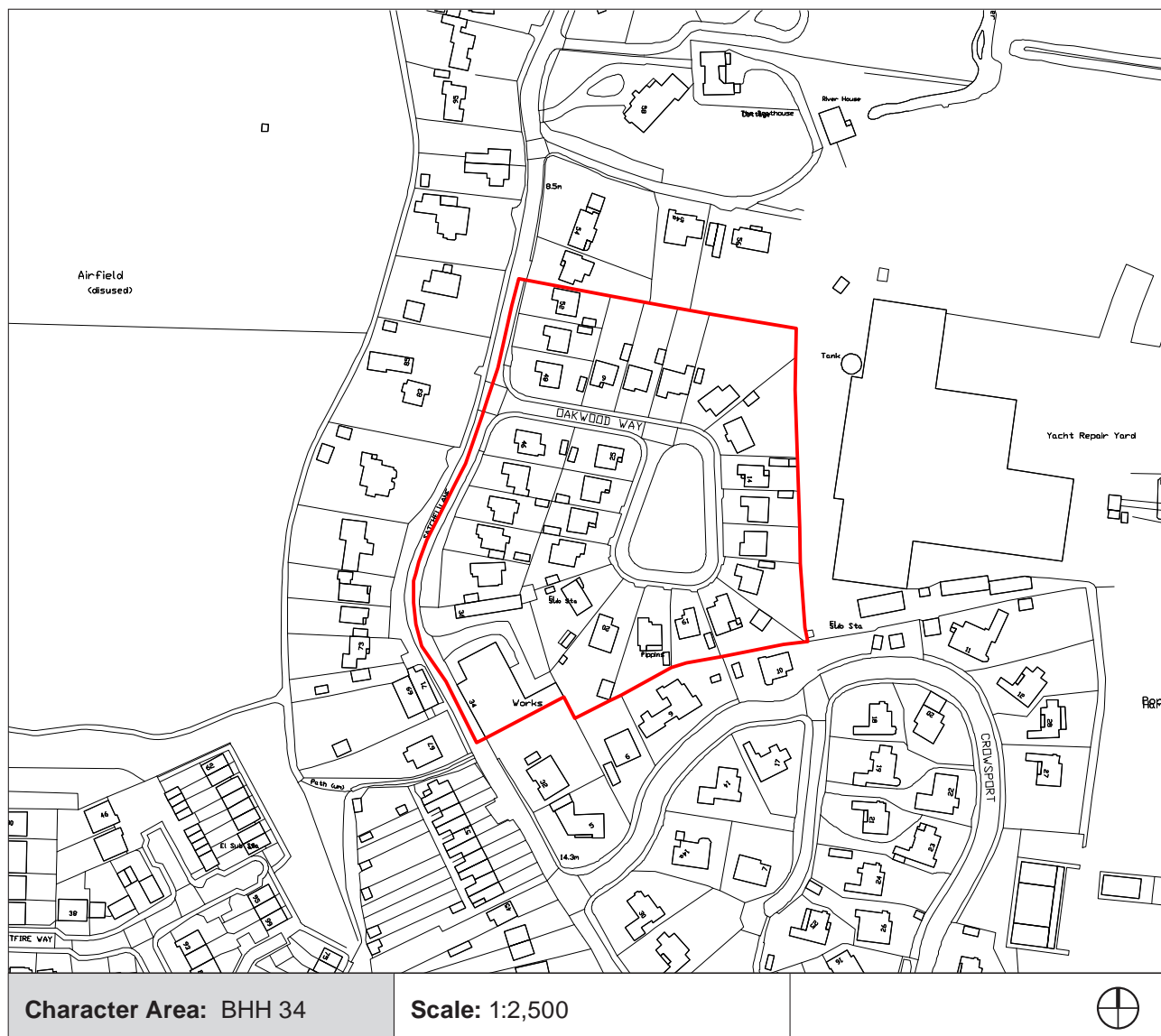


**GUIDANCE**

- Retain the soft verges and supplement with additional planting in order to maintain the 'lane' character.
- Maintain the predominant deep building setbacks in order to retain/reinforce the existing levels of on-plot planting.

<b>CHARACTER AREA: BHH 33</b>	
<b>NEIGHBOURHOOD</b>	
<b>General description</b>	Type H. 1970s to present day development in north Hamble, immediately west of Satchell Marsh. Fair condition.
<b>Route structure</b>	Cul-de-sac.
<b>Landform</b>	Moderate slope down to Satchell Marsh.
<b>Non-residential uses</b>	None.
<b>STREETS/SQUARES</b>	
<b>Special features</b>	No curb/pavement.
<b>Tree cover</b>	Insignificant.
<b>Spatial enclosure</b>	>5:1.
<b>Nodes/landmarks/views</b>	None.
<b>Parking</b>	Insignificant.
<b>Traffic</b>	Insignificant.
<b>PLOTS</b>	
<b>Dimensions</b>	Widths: 23-29m. Depths: 44-67m.
<b>Position of building within plot</b>	Detached. Front-on/skewed. Setback: 12-20m.
<b>Plot boundaries</b>	Brick walls/hedges/trees.
<b>Parking</b>	Apparent.
<b>Planting</b>	Prominent - coniferous/semi-mature broadleaved/mature broadleaved/mixed ornamental.
<b>BUILDINGS</b>	
<b>Period/type</b>	1970s to present day villas.
<b>Storey height</b>	2.
<b>Façade/roof form</b>	Regular/irregular façades. Gabled/hipped.
<b>Facing materials</b>	Brick walls. Tile roofs.
<b>OTHER FEATURES</b>	
<b>Strength of character: moderate.</b>	



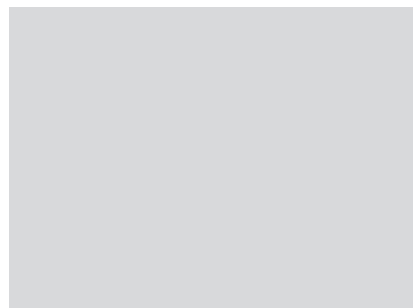
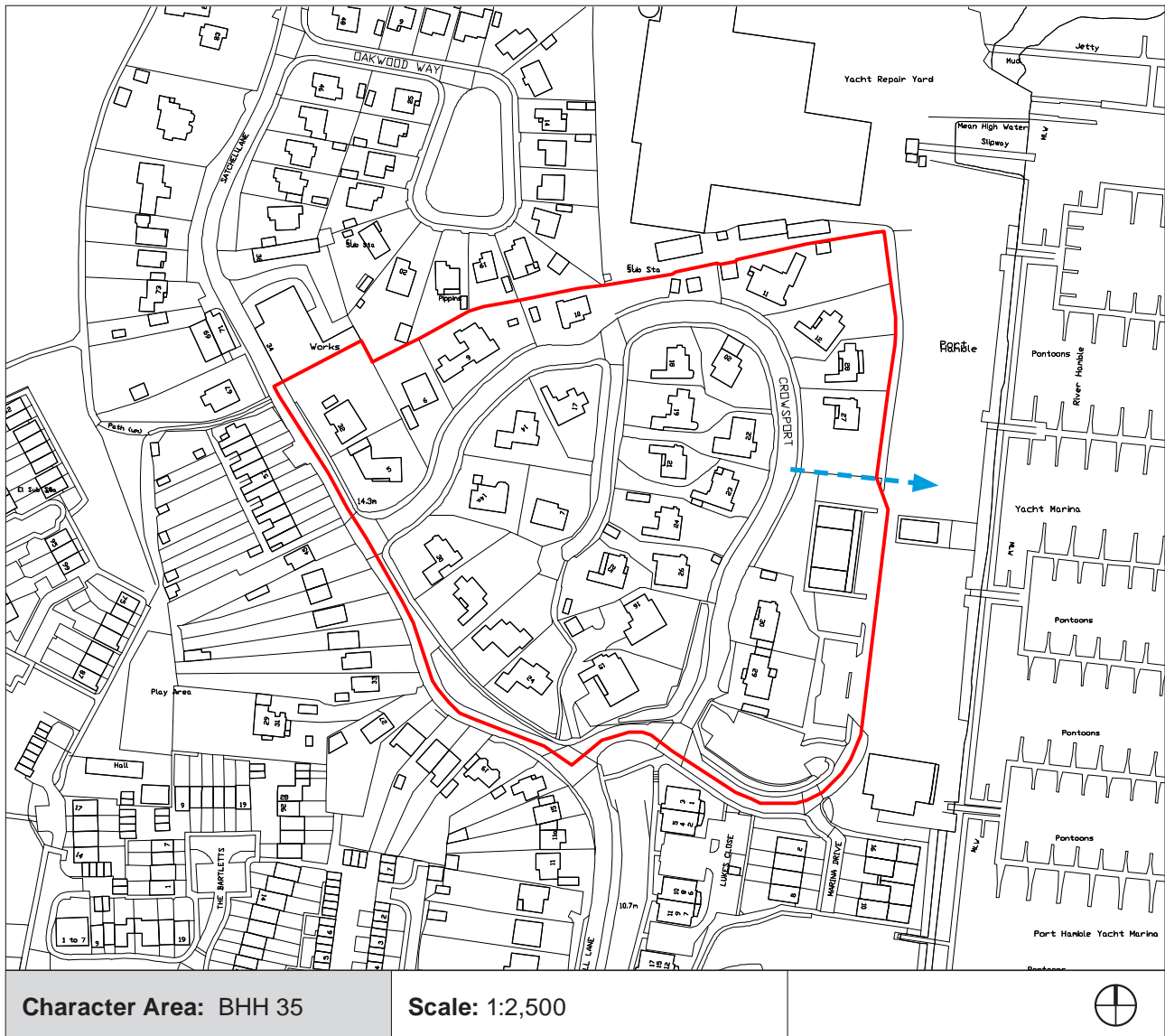


**GUIDANCE**

- Maintain the importance of the open green space and semi-mature/mature broadleaved planting at the centre of Oakwood Way in any new development.
- Maintain a uniformity in building heights.



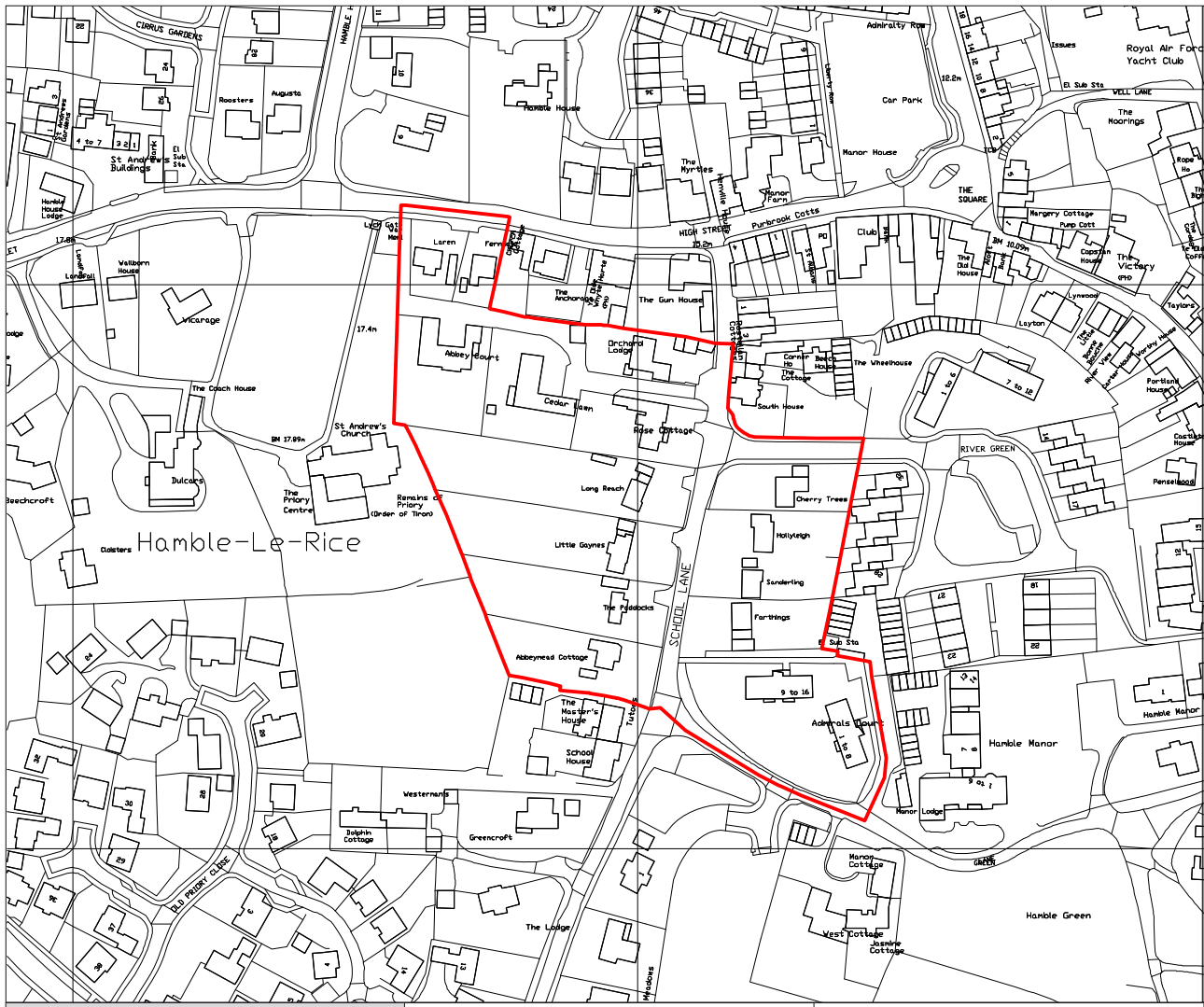
<b>CHARACTER AREA: BHH 34</b>	
<b>NEIGHBOURHOOD</b>	
<b>General description</b>	Type F. 1960s/70s development in north Hamble, immediately west of Port Hamble Marina. Fair condition.
<b>Route structure</b>	Loop/cul-de-sac.
<b>Landform</b>	Moderate slope down to the River Hamble.
<b>Non-residential uses</b>	None.
<b>STREETS/SQUARES</b>	
<b>Special features</b>	None.
<b>Tree cover</b>	Apparent - semi-mature/mature broadleaved on open green space at end of cul-de-sac.
<b>Spatial enclosure</b>	>5:1.
<b>Nodes/landmarks/views</b>	Open green space at end of cul-de-sac.
<b>Parking</b>	Apparent - on-street.
<b>Traffic</b>	Insignificant.
<b>PLOTS</b>	
<b>Dimensions</b>	Widths: 13-22m. Depths: 26-42m.
<b>Position of building within plot</b>	Detached. Front-on/skewed. Setback: 5-14m.
<b>Plot boundaries</b>	Brick walls.
<b>Parking</b>	Apparent.
<b>Planting</b>	Apparent - coniferous/mixed ornamental.
<b>BUILDINGS</b>	
<b>Period/type</b>	1960s/1970s bungalows.
<b>Storey height</b>	1 / 1.5.
<b>Façade/roof form</b>	Regular/irregular façades. Dormer/gabled roofs.
<b>Facing materials</b>	Brick/render walls. Tile roofs.
<b>OTHER FEATURES</b>	
<b>Strength of character: moderate.</b>	



**GUIDANCE**

- The area is subject to policy 184.LB from the Eastleigh Borough Local Plan (2nd Deposit) 2001-2011 which states:
  - In order to protect the special character of CrowSPORT, development, including extensions, will not be permitted unless the size, scale and architectural style, materials proposed and detailing closely reflect that of the existing development.
- In addition to these policies, it is recommended that the soft verges and the importance of the views to the River Hamble are also maintained.

CHARACTER AREA: BHH 35	
NEIGHBOURHOOD	
General description	Type F. Crowsport (Special Policy Area). 1930s development in north Hamble, immediately west of Port Hamble Marina. Fair condition.
Route structure	Loop/cul-de-sac.
Landform	Moderate slope down to the River Hamble.
Non-residential uses	None.
STREETS/SQUARES	
Special features	No curb/pavement.
Tree cover	Insignificant.
Spatial enclosure	>5:1.
Nodes/landmarks/views	Views east to Port Hamble Marina and River Hamble (---▶).
Parking	Apparent - on-street.
Traffic	Insignificant.
PLOTS	
Dimensions	Widths: 11-37m. Depths: 25-47m.
Position of building within plot	Detached. Front-on/skewed. Setback: 6-20m.
Plot boundaries	Hedges/trees.
Parking	Apparent.
Planting	Apparent - coniferous/semi-mature broadleaved/mature broadleaved/mixed ornamental.
BUILDINGS	
Period/type	1930s modernist style villas.
Storey height	2.
Façade/roof form	Irregular façades. Flat roofs.
Facing materials	White render walls. Felt/membrane roofs.
OTHER FEATURES	
<p>Crowsport will be excluded from further detailed analysis if the Borough Council resolve to include the area within the (extended) Hamble Conservation Area which, if agreed, will supersede the Crowsport Special Policy Area.</p> <p><b>Strength of character: strong.</b> This area has a particularly strong character due to the distinct modernist styling of the housing and the setting on a slope overlooking the River Hamble.</p>	



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<b>Character Area: BHH 36</b>	<b>Scale: 1:2,500</b>	
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**GUIDANCE**

- Retain the soft verges and supplement with additional planting in order to maintain the 'lane' character.
- Ensure that any backland development is subordinate to the existing development and serviced via a separate access road.
- Maintain the predominant deep building setbacks in order to retain/reinforce the existing levels of on-plot planting.

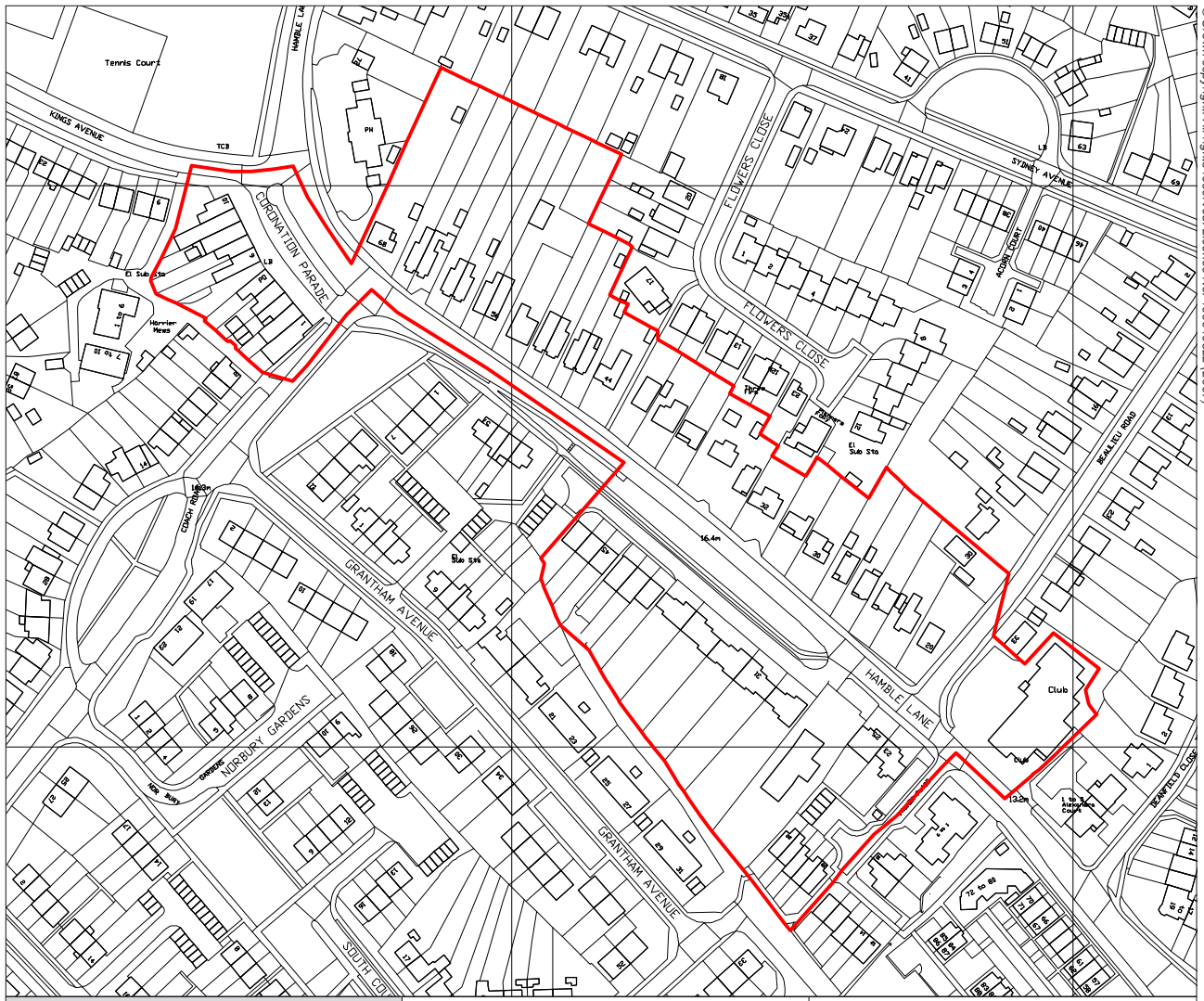
<b>CHARACTER AREA: BHH 36</b>	
<b>NEIGHBOURHOOD</b>	
<b>General description</b>	Type B/E. Victorian to present day development to the south west of Hamble centre. Good/fair condition.
<b>Route structure</b>	Local thoroughfare.
<b>Landform</b>	Flat.
<b>Non-residential uses</b>	None.
<b>STREETS/SQUARES</b>	
<b>Special features</b>	No curb/pavement.
<b>Tree cover</b>	Insignificant.
<b>Spatial enclosure</b>	>5:1.
<b>Nodes/landmarks/views</b>	None.
<b>Parking</b>	Insignificant.
<b>Traffic</b>	Apparent - motor car.
<b>PLOTS</b>	
<b>Dimensions</b>	Widths: 22-31m. Depths: 51-96m.
<b>Position of building within plot</b>	Detached. Front-on. Setback: 14-19m.
<b>Plot boundaries</b>	Hedges/trees.
<b>On-plot parking</b>	Apparent.
<b>On-plot planting</b>	Prominent - coniferous/semi-mature broadleaved/mature broadleaved/mixed ornamental.
<b>BUILDINGS</b>	
<b>Period/type</b>	Victorian to present day villas.
<b>Storey height</b>	2.
<b>Façade/roof form</b>	Regular/irregular façades. Gabled/hipped roofs.
<b>Facing materials</b>	Brick/render walls. Tile roofs.
<b>OTHER FEATURES</b>	
<b>Strength of character: moderate.</b>	







<b>CHARACTER AREA: BHH 37</b>	
<b>NEIGHBOURHOOD</b>	
<b>General description</b>	Type F. Early 20th century to immediate post-war development in north west Hamble, off Sydney Avenue and Verdon Avenue. Fair condition.
<b>Route structure</b>	Loops and cul-de-sacs.
<b>Landform</b>	Flat.
<b>Non-residential uses</b>	None.
<b>STREETS/SQUARES</b>	
<b>Special features</b>	Grass verges.
<b>Tree cover</b>	Apparent - semi-mature broadleaved on open green space on Sydney Avenue.
<b>Spatial enclosure</b>	4-5:1.
<b>Nodes/landmarks/views</b>	Open green space at centre of loop on Sydney Avenue.
<b>Parking</b>	Apparent - on-street.
<b>Traffic</b>	Apparent - motor car.
<b>PLOTS</b>	
<b>Dimensions</b>	Widths: 8-13m (semi-detached), 9-21m (detached). Depths: 30-50m.
<b>Position of building within plot</b>	Semi-detached/detached. Front-on. Setback: 4-9m.
<b>Plot boundaries</b>	Fences/hedges.
<b>Parking</b>	Apparent.
<b>Planting</b>	Apparent - mixed ornamental.
<b>BUILDINGS</b>	
<b>Period/type</b>	Early 20th century to immediate post-war villas/semi-detached pairs. Pre-war development located on Vernon Avenue.
<b>Storey height</b>	2.
<b>Façade/roof form</b>	Regular façades. Hipped roofs.
<b>Facing materials</b>	Brick/render walls. Tile roofs.
<b>OTHER FEATURES</b>	
<b>Strength of character: strong.</b> This area has a particularly strong character due to the setting provided by the large open space on Sydney Avenue and the uniformity in building form and materials used throughout.	



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<b>Character Area:</b> BHH 38	<b>Scale:</b> 1:2,500	
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- GUIDANCE**
- Retain/reinforce the grass island and associated coniferous/semi-mature broadleaved trees on the south side of Hamble Lane.
  - Mitigate the effects of the heavy vehicular traffic on Hamble Lane in new development using measures such as boundary planting, set backs and orientation of internal spaces.
  - Ensure that any backland development is subordinate to the existing development and serviced via a separate access road.
  - Retain and extend the continuity in building line.

<b>CHARACTER AREA: BHH 38</b>	
<b>NEIGHBOURHOOD</b>	
<b>General description</b>	Type D/E. Inter-war to immediate post-war linear development on the western edge of Hamble along Hamble Lane. Fair condition.
<b>Route structure</b>	Main thoroughfare.
<b>Landform</b>	Flat.
<b>Non-residential uses</b>	Local shops at western end of Hamble Lane.
<b>STREETS/SQUARES</b>	
<b>Special features</b>	Grass island to the south of Hamble Lane.
<b>Tree cover</b>	Apparent - coniferous/semi-mature broadleaved on grass island.
<b>Spatial enclosure</b>	>5:1.
<b>Nodes/landmarks/views</b>	Local shops at western end of Hamble Lane.
<b>Parking</b>	Insignificant.
<b>Traffic</b>	Prominent - motor car/goods vehicle.
<b>PLOTS</b>	
<b>Dimensions</b>	Widths: 7-8m (semi-detached), 9-12m (detached). Depths: 30-80m.
<b>Position of building within plot</b>	Semi-detached/detached. Front-on. Setback: 6-17m.
<b>Plot boundaries</b>	Brick walls/hedges.
<b>Parking</b>	Apparent.
<b>Planting</b>	Apparent - coniferous/mixed ornamental.
<b>BUILDINGS</b>	
<b>Period/type</b>	Inter-war to immediate post-war villas/semi-detached pairs.
<b>Storey height</b>	2.
<b>Façade/roof form</b>	Regular façades. Gabled/hipped roofs (gables above bays).
<b>Facing materials</b>	Brick/render/tile walls. Tile roofs.
<b>OTHER FEATURES</b>	
1970s/1980s terraces behind planted grass island to the south of Hamble Lane.	
<b>Strength of character: moderate.</b>	



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<b>Character Area: BHH 39</b>	<b>Scale: 1:5,000</b>	
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GUIDANCE
<ul style="list-style-type: none"> <li>• Maintain the formal building compositions around route intersections, open spaces and cul-de-sacs.</li> <li>• Maintain the predominant orientation of ridgelines in existing development relative to the slope on Coach Road.</li> <li>• Retain the grass verges/island and associated semi-mature/mature broadleaved tree planting immediately west of Coach Road.</li> <li>• Retain and extend the continuity in building line.</li> </ul>

<b>CHARACTER AREA: BHH 39</b>	
<b>NEIGHBOURHOOD</b>	
<b>General description</b>	Type F. Large inter-war to 1970s estate on the western edge of Hamble, off Coach Road. Fair condition.
<b>Route structure</b>	Interconnected network/loops/cul-de-sacs.
<b>Landform</b>	Moderate slope down to south on Coach Road.
<b>Non-residential uses</b>	None.
<b>STREETS/SQUARES</b>	
<b>Special features</b>	Grass verges. Grass island immediately west of Coach Road.
<b>Tree cover</b>	Apparent - semi-mature broadleaved/mature broadleaved on grass island and open green space at centre of Westfield Close.
<b>Spatial enclosure</b>	4-5:1.
<b>Nodes/landmarks/views</b>	Open green space at centre of Westfield Close.
<b>Parking</b>	Apparent - on-street.
<b>Traffic</b>	Apparent - motor car.
<b>PLOTS</b>	
<b>Dimensions</b>	Widths: 5-11m. Depths: 24-37m.
<b>Position of building within plot</b>	Terraces/semi-detached. Front-on. Setback: 4-7m.
<b>Plot boundaries</b>	Open/brick walls/fences/hedges.
<b>Parking</b>	Apparent.
<b>Planting</b>	Apparent - mixed ornamental.
<b>BUILDINGS</b>	
<b>Period/type</b>	Large inter-war to 1970s bungalows/terraces/semi-detached pairs.
<b>Storey height</b>	1 and 2.
<b>Façade/roof form</b>	Regular/irregular façades. Gabled/hipped roofs.
<b>Facing materials</b>	Brick/tile walls. Tile roofs.
<b>OTHER FEATURES</b>	
<b>Strength of character: moderate.</b>	



CHARACTER AREA	SUMMARY DESCRIPTION
BHH 40	1970s to present day terraced development on cul-de-sacs to the east of Netley centre.
BHH 41	1970s/1980s terraced/semi-detached/detached development on multi-headed cul-de-sacs on the southern edge of Netley.
BHH 42	1980s/1990s semi-detached/detached development on a cul-de-sac on the southern edge of Netley.
BHH 43	1980s detached development on a multi-headed cul-de-sac on the eastern edge of Netley.
BHH 44	1970s/1980s terraced/semi-detached/detached development on loops/multi-headed cul-de-sacs on the north eastern edge of Netley.
BHH 45	1970s/1980s detached development on multi-headed cul-de-sacs on the north eastern edge of Netley.
BHH 46	1970s/1980s terraced/semi-detached development on multi-headed cul-de-sacs on the north eastern edge of Netley.
BHH 47	1970s/1980s terraced development on a local thoroughfare/cul-de-sac to the west of Butlocks Heath.
BHH 48	1970s/1980s detached development on a multi-headed cul-de-sac to the west of Butlocks Heath.
BHH 49	1970s/1980s detached development on cul-de-sacs to the east of Butlocks Heath.
BHH 50	1980s terraced/semi-detached development a loop/multi-headed cul-de-sacs in north Bursledon.
BHH 51	1970s semi-detached/detached development on a multi-headed cul-de-sac in north Bursledon.
BHH 52	1980s detached development on a multi-headed cul-de-sac in north Bursledon.
BHH 53	1970s to present day terraced/detached (multi-family)/detached on multi-headed cul-de-sacs on the eastern edge of Bursledon.
BHH 54	1980s semi-detached development on multi-headed cul-de-sacs on the western edge of Bursledon.
BHH 55	1980s/1990s semi-detached development on a cul-de-sac on the western edge of Bursledon.
BHH 56	1970s semi-detached development on multi-headed cul-de-sacs in north west Bursledon.
BHH 57	1970s/1980s detached development on multi-headed cul-de-sacs on the north eastern edge of Hamble.
BHH 58	1970s terraced/detached (multi-family) development on a loop/cul-de-sac to the south of Hamble centre.
BHH 59	1980s/1990s detached (multi-family)/detached development on multi-headed cul-de-sacs to the south west of Hamble centre.
BHH 60	1980s/1990s terraced/detached development on multi-headed cul-de-sacs in west Hamble.
BHH 61	1960s/1970s detached development on cul-de-sacs in west Hamble.
BHH 62	1990s to present day terraced/detached (multi-family) development on main thoroughfare/cul-de-sacs in west Hamble.
BHH 63	1990s to present day terraced/detached development on multi-headed cul-de-sacs to the north west of Hamble centre.
BHH 64	1990s to present day terraced development on multi-headed cul-de-sacs to the north west of Hamble centre.



CHARACTER AREA	SUMMARY DESCRIPTION
<b>BHH 65</b>	1930s detached development on a local thoroughfare between Bursledon and Hamble (area not covered in detail as outside urban area).



# 5 ANNEXES

## ANNEX A KEY ATTRIBUTES

On the basis of emerging best practice the following list of key attributes or characteristics were identified for use in the character area appraisal. The systematic organisation of these attributes helped to make the appraisal both quick and comprehensive.

### Route structure

#### Route type

- Principal lines of movement
- Grid
- Loop
- Cul-de-sac

#### Geometry

- Regular rectilinear
- Deformed rectilinear
- Sinuous
- Geometric curvilinear

#### Orientation to topography

### Landform and setting

- Flat
- Undulating
- Gently rolling
- Hilly
- Coastal

- Wooded
- Open
- Urban
- Suburban
- Rural

### Use

Non-residential uses

Location of principal centres

### Streets

Key elements (footways, verges, planting strips, islands, trees etc.)

Open spaces/planting

Section dimensions (including ratio of width to height)

Parking

Surface materials

Place type

- Arterial routes
- Main street
- Side street
- Lane
- Mews

### Blocks and plot series

Plot series types

- Straight series

- Corner types, single plot
- Corner types, combinations
- Uniform/mixed
- Formal/informal
- Regular/irregular

Size (number of plots per series)

Orientation

Building line/common frontage

Communal open space/gardens

### **Plots**

Shape

- Rectangular narrow front
- Rectangular wide front
- Flag
- Irregular

### **Size**

Type and arrangement of buildings

- Detached
- Semi-detached
- Terraced

Distances of buildings relative to front, side and rear boundaries, as appropriate (front garden size, separation size, rear garden size, back-to-back dimensions)

Orientation of buildings

Frontage treatment

- Type
- Dimensions
- Materials

Arrangement of activities/uses (parking, storage, garden etc.)

Predominant garden style and plant species

### **Buildings**

Dwelling type

- Single dwelling
- Multiple dwelling

Plan Type

- 1-unit, side corridor and stair
- 2-unit, central corridor and stair
- Etc.

Storey height

Façade

Roof form

Materials

Architectural language and detailing

### **Summary quantitative measures**

Dwelling density

Plot dimensions

Street proportions

Building set-back

Building separation

Rear garden size/back-to-back  
dimension

### **Perceptual aspects**

Strength of character

Overall quality and condition

Uniformity/diversity

Key features and contribution to  
wider area

Scale, mix of scales

Level of activity

Sense of security

Continuity and enclosure

Landmarks

Edges

Nodes

Paths



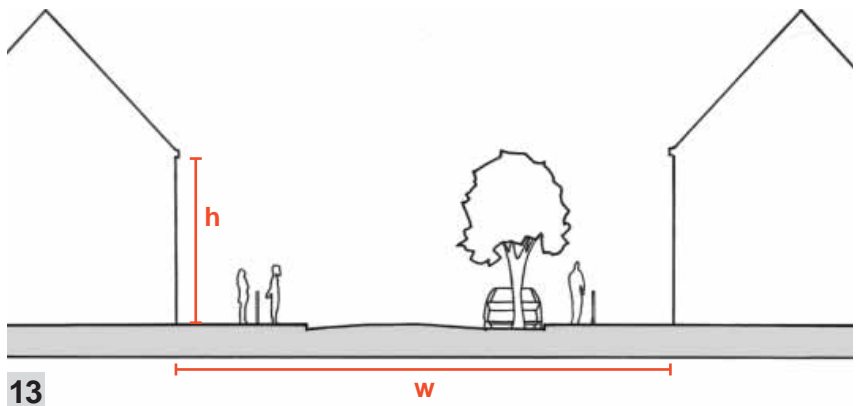
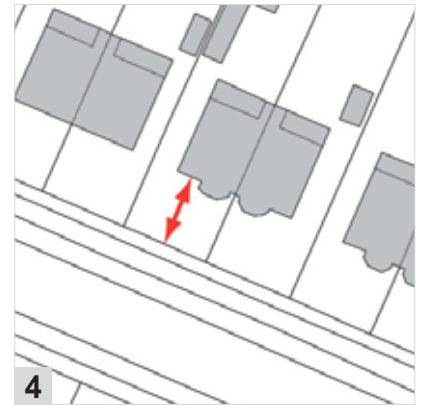
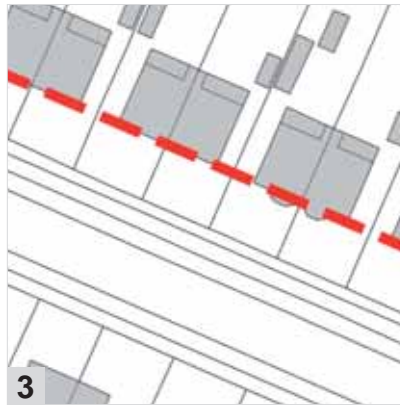


<b>Eastleigh Urban Character Assessment</b>										<b>CHARACTER AREA</b>		<b>Reference No.</b>		<b>Surveyed by:</b>		<b>Date:</b>	
Field Study: sheet 1										Name:							
<b>Streets/squares</b>																	
<b>Place type</b>		Arterial routes		Main street		Side street		Lane		Mews		Other					
<b>Section dimensions (width : height)</b>		<1.5:1		<2:1		<2:1		<2.5:1		>3:1							
<b>Key element</b>		Footway		Verge		Island		Planting strip		Gravel		Other					
<b>Surface materials</b>		Asphalt plain coloured top dressing		Concrete in situ slab paver sett		Stone slab paver sett											
<b>Predominant tree species</b>		Lime		Oak		Ash		Horse chestnut		Coniferous		Other					
<b>Plots</b>																	
<b>Orientation of building</b>		Front-on		Side-on		Side-on		Skewed									
<b>Orientation of vehicular access</b>		Front		Side		Rear		Other									
<b>Frontage treatment</b>		Building (no set-back)		Wall		Fence		Hedge/trees		Open		Other					
				brick stone, ashlar dry stone		picket hit and miss close board metal/wire chain link		agricultural/native ornamental									
<b>Planting type</b>		Mixed ornamental		Parkland		Turfgrass (playing fields)		Urban fallow (mixed escapes and natives)		Arable		Other					
<b>Predominant tree species</b>		Lime		Oak		Ash		Horse chestnut		Coniferous		Other					
<b>Buildings</b>																	
<b>Details/style</b>		Pre-Victorian		Victorian		Inter/mediate postwar		1960s		1970s to date		Other					
<b>Storey height</b>		1 storey		1 and a half		2 storey		2 and a half		3 storey		4 or more					
<b>Orientation of access</b>		Front		Side		Rear		Isolated		Other							
<b>Roof form</b>		Dormer		Gabled		Hipped		Half-hipped		Flat		Other					
<b>Façade</b>		Regular		Irregular		Other											
<b>Facing materials</b>		Wall		Roof		tile		brick		stone		slate		lead		felt/membrane	
		brick stone timber frame render profile metal metal/glass other		tile slate lead felt/membrane corrugated sheet profile metal other													
<b>Activities</b>																	
<b>Movement</b>		Pedestrian		Bicycle		Motor car/motor cycle		Goods vehicles		Other							
<b>Parking</b>		On street		Individual plot		Group, small		Group, large		Other							

<b>Eastleigh Urban Character Assessment</b>		<b>CHARACTER AREA</b>	Reference No.	Surveyed by:	Date:
Field Study: sheet 2		Name:			
<b>Visual character</b>					
<b>Land form</b>					
Prominent	within the feature - locally - town-wide				
Apparent	<i>intimate -----vast</i>				
Insufficient	<i>hard ----- soft</i>				
Insufficient	<i>continuous ---- ---fragmented</i>				
<b>Crossings/central places</b>					
Prominent	within the feature - locally - town-wide				
Apparent	<i>building/monument</i>				
Insufficient	<i>natural feature</i>				
Insufficient	<i>activity</i>				
<b>Edges</b>					
Prominent	<i>hard ----- soft</i>				
Apparent	<i>continuous ----- fragmented</i>				
Insufficient					
<b>Plant cover</b>					
Prominent	within the feature - locally - town-wide				
Apparent	<i>filtered</i>				
Insufficient	<i>framed</i>				
Insufficient	<i>open</i>				
<b>Notes</b>					
within the feature - locally - town-wide					
<b>Condition</b>					
<b>State of repair</b>					
		Extent		Extent	
		<i>widespread</i>		<i>widespread</i>	
		<i>localized</i>		<i>localized</i>	
		<i>minimal</i>		<i>minimal</i>	
		Good		kind	
		Fair			
		Poor			
		Highway		Plot pattern	
		materials		divided	
		signage		joined	
		furniture		backland	
		Extent		Boundary	
		<i>widespread</i>		added	
		<i>localized</i>		removed	
		<i>minimal</i>		replaced	
				Buildings	
				replacements/features	
				extensions/additions	
				demolitions	
				replacement	
				Planting	
				additions	
				removals	
				replacement	
				disease	
				management	
<b>Continuity of character</b> - sense of character of an area					
		Within an area		As part of surroundings	
		<i>intact ----- fragmented</i>		<i>intact ----- fragmented</i>	
<b>Connection</b> - sense of position in and connection to settlement as a whole					
		Position		Connection	
		<i>central ----- peripheral</i>		<i>connected ----- isolated</i>	
<b>Key features</b>					

## ANNEX C - GLOSSARY

- 1 **Backland development** - development located behind existing buildings, usually on the ends of long back gardens.
- 2 **Bay window** - a window that projects out from the façade of a building forming a space in the interior.
- 3 **Building line** - the line created by the front edge of a series of adjacent buildings.
- 4 **Building setback** - the distance between the front edge of a building and the front boundary of its plot.
- 5 **Context** - the setting of a site or area, including factors such as traffic, activities and land uses as well as landscape and existing buildings.
- 6 **Cul-de-sac** - street with a single point providing both entrance and exit.
- 7 **Dormer window** - a window providing light to a roof space set within a structure with walls and a roof.
- 8 **Gable end** - the face of a building with a simple double or single pitched roof resulting in a triangular shape to the top of the wall.
- 9 **Hipped roof** - a roof in which the faces are pitched on all sides of the building from a common eaves line.
- 10 **Landmark** - A building or structure that stands out from its background by virtue of height, position, size or some other aspect of its design.
- 11 **Node** - a focal point or meeting place, often located at the intersection of key routes.
- 11 **On plot** - within the property boundary, generally used with reference to parking spaces.
- 12 **Public realm** - the areas of a settlement for the general use of the public such as streets, squares and parks, most frequently in the ownership and control of a public body.
- 13 **Spatial enclosure** - the clear and continuous definition of a street space or square by buildings or planting. Enclosure is principally determined by the relationship between the height (h) of adjacent buildings and the distance (w) between them.
- 14 **Topography** - the three dimensional surface features of the ground surface, also referred to as land-form; also a description or representation of those features.
- 15 **Route structure** - the hierarchy of route types which define a movement network.



## **ANNEX D SPECIAL POLICY AREAS OLD BURSLEDON SPECIAL POLICY AREA (BHH 23)**

### **INTRODUCTION**

1. Whilst government guidance PPS3 states that efficient use of land should be made for housing developments, it also states that this should not be to the detriment of an area's prevailing character. Old Bursledon is characterised by its low-density housing, narrow lanes, woodland, open fields and views over the River Hamble estuary, with the scattered housing served by narrow country lanes with well-established hedgerows, banks, walls and trees. These country lanes and open layout are an essential part of its character and a distinctive feature of the local area. In commenting on appeal APP/W1715/A/00/1043524, the Inspector stated that, '...in my opinion the special character and appearance of Old Bursledon relies on the openness of the remaining undeveloped sites.'
2. The Local Plan urban edge boundary has been deliberately drawn to exclude Old Bursledon from the urban area, because the construction of even a single dwelling could affect its special character. As it is located outside the urban edge, the area is subject to the council's restrictive countryside policies outlined in the first chapter of the Eastleigh Borough Local Plan Review (2001-2011). The area is subject to the following specific Local Plan policies.

**179.LB** In order to protect the special loose-knit character of Old Bursledon (as identified on the Proposals Map) and to ensure the retention of existing open areas, further development will be refused within the Special Policy Area with the exception of replacement dwellings, appropriate extensions or changes of use, provided that these respect and enhance the character of the Special Policy Area.

**180.LB** Proposals which would generate the need for highway improvements in the Old Bursledon Special Policy Area will be refused, except in exceptional circumstances where the improvements are essential for highway safety and they do not result in the loss of an important bank, hedge, wall or tree.

3. The Local Plan makes it clear in the subtext that appropriate changes of use, extensions to existing buildings, appropriate replacement buildings or the construction of suitable ancillary buildings are not precluded, provided they are not detrimental to the distinctive character of the area. As a guide the Council is unlikely to support extensions to existing dwellings that exceed a 15% increase in the original floorspace when measured externally.

### **A SUMMARY OF RECENT SIGNIFICANT PLANNING DECISIONS IN THE SPA**

4. Recent applications which illustrate significant examples of acceptable and unacceptable development proposals have been selected for reference purposes.



5. The majority of planning applications in the area have been for extensions or new garaging. All of the locations in which these were allowed were in large plots with adequate screening which mitigated any adverse impact on the Special Policy Area. For example, application C/29264/011 at High Trees, Long Lane for a garage and two storey extension was permitted as the policy allows for appropriate extensions, the site was well screened and development would not detract from the positive contribution the site makes to the Special Policy Area. This section concentrates on a selection of the larger applications.
6. Following a series of earlier planning applications and appeal decisions concerning this site, a consent was granted at the White House, Kew lane, Bursledon (C/35221/003/00) in 2001 with approved amendments in 2003 for two storey side and rear extensions with an attached garage, following demolition of an existing outbuilding.
7. Following earlier replacement of the original dwelling at Beeze Neeze, School Road, Bursledon and a number of subsequent applications a proposal (C/33630/009/00) to construct a single storey side and first floor extension was refused in 2004 because the incremental development would result in an extension which would dominate the frontage and be out of proportion with the existing dwelling to the detriment of the street scene, the Conservation Area and the SPA.
8. Cedar Cottage, Salterns Lane, has proved to be a controversial site within the Special Policy Area. Over a period of about three years, there were two unsuccessful applications for a replacement dwelling and garage, refused due to concerns that the proposed dwellings would be substantially more dominant and obtrusive than the existing dwelling. Planning permission was finally granted for a single storey dwelling in May 2001 (C/35818/007), on the basis of a relatively modest increase in floor area compared to the existing dwelling. The Inspector at previous appeals on the site had stated that the replacement dwelling should not have a significantly greater impact physically or visually on the character of the locality. He went on to say that the, '...character of the area results in part from the loose knit mix of different types and sizes of properties. In my opinion this proposal would harm the character of the area, affecting the balance of property sizes and massing...' (APP/W1715/A/00/1053588).
9. On appeal, a variation to include a basement was allowed in March 2002. A further planning application for a dwelling with an enlarged basement and a replacement garage was allowed in June 2002 (C/35808/009). The proposal was permitted as the increase in floorspace was in the basement, and so there was no impact on the appearance of the Special Policy Area or neighbouring properties.
10. APP/W1715/A/03/1110913  
In May 2003 an appeal against the Council's decision to refuse planning permission for a new vehicular access, pedestrian steps and bank works at Cedar Cottage was dismissed. Policy 180.LB of the Eastleigh Borough Local Plan Review 2001-2011 states that 'proposals which would generate the need for highway improvements in the Special Policy Area will be refused, except

in exceptional circumstances where the improvements are essential for highway safety and they do not result in the loss of an important bank, hedge, wall or tree'. The Inspector appeared to give this policy some weight in refusing the appeal, commenting that the proposed new access would affect the intimate semi-rural character of the area and the sense of enclosure created by the steep bank and hedges. The proposed new access and drive would have the effect of giving the dwelling a more visually intrusive frontage and create a more urban style of development, destroying the intimacy of the locality.

11. Tara, Lands End Road enjoys an attractive location overlooking the River Hamble within the Special Policy Area. There have been a number of applications for the site, with a review of the decisions highlighting that appropriate extensions are permitted within the Special Policy Area. The site history shows that an application for a three-storey side extension, garage conversion and balcony extensions was refused in August 2001, with a subsequent appeal dismissed in February 2002. In considering the appeal, the Inspector commented that, '...the sense of spaciousness between the properties results in the group as a whole having an attractive quality.' In May 2002 an application for an additional pitched roof to provide a bedroom with balcony was permitted, as it was felt that the proposals would result in the appearance of Tara being improved whilst not appearing excessively bulky or out of scale with the existing or surrounding properties.
12. Application C/25773/002 sought outline consent for the construction of a bungalow in the rear garden of Hill Cottage, Church Lane, following the demolition of an existing garage. The Council's planning policy stance for the area is clearly set out – 'further development will be refused within the Special Policy Area with the exception of replacement dwellings, appropriate extensions or changes of use'. Consequently, this application was recommended for refusal as it represented the further intensification of development within the Special Policy Area and there was no justification for making an exception to the restrictive countryside and Special Policy Area policies.
13. Application C/31142/007, at Turnstones, High Street, highlights the degree of protection afforded to the open spaces in the Special Policy Area, that contribute to the area's loose-knit character and semi rural nature. The proposal was for a garage / carport, but was refused on the basis that the development would harm the loose-knit combination of buildings and spaces and resultant views. The open gap afforded public views from the High Street across the River Hamble Valley and these views would have been obstructed by the proposed development.
14. Fletchwood, High Street, Old Bursledon Application Reference C/06/58636. A consent was granted on appeal in October 2007 for a replacement dwelling and the restoration of a front boundary wall. The Council had previously rejected a planning application for a replacement dwelling on this site on the grounds that the proposed development would be excessive in size, would be intrusive in the

street scene and would not preserve or enhance the character or appearance of the area.

15. The Inspector accepted the principle contained in policy 8CO in the Local Plan that a replacement dwelling should not be disproportionate in size within the local context in relation to surrounding houses and plots or have a greater impact on the character and appearance of the surroundings than an existing building.
16. The Inspector also noted the relevance of policy 179.LB which aims to protect the loose knit character of the Special Policy Area. He noted that the supporting text to the policy indicates that the Council would be unlikely to support extensions to existing dwellings involving an increase of more than 15% in the total floorspace but drew attention to the fact that this guidance refers to extensions and not to replacement dwellings.
17. Although the proposed dwelling was over 30% larger in area than the existing building, when judged against dwellings in the immediate locality the Inspector concluded that the proposal was of an appropriate size in the local context and would enhance the character of the area.

additional protection to preserve local character. A review of the planning applications and decisions in the Special Policy Area has highlighted the effectiveness of the strict controls placed on development within the area. The designation of land as being outside the urban edge also assists in this process.

## CONCLUSIONS

18. Despite the main thrust of government guidance through PPS3 encouraging local planning authorities to make efficient use of housing land and increase development densities, Old Bursledon is one of the sites in the Borough where the Council feel there is a need to provide

## **CROWSPORT, HAMBLE-LE-RICE SPECIAL POLICY AREA (BHH 35)**

### **INTRODUCTION**

1. Crowsport is one of six locations in the Borough that have been designated as Special Policy Areas on the basis of their urban design and layout.

Eastleigh Borough Council is keen to protect and preserve the distinctive character of the Crowsport estate from inappropriate development. The Council will not support the addition of any further storeys to dwellings or the construction of inappropriate boundary walls or fences. Crowsport is protected by Policy 184.LB of the Eastleigh Borough Local Plan Review 2001 – 2011.

**184.LB In order to protect the special character of both Campbell Road, Eastleigh and Crowsport, Hamble-le-Rice (as shown on the Proposals Map) development, including extensions, will not be permitted unless the size, scale and architectural style, materials proposed and detailing closely reflect that of existing development.**

2. Crowsport is a private road and estate, adjacent to Hamble Marina and Satchell Lane. The housing area, built in the 1930s, was originally proposed as accommodation for yachtspeople and exhibits a distinctive character that is unique within the Borough of Eastleigh, and indeed within the wider region. The cubist architecture of the estate blends with a Mediterranean feel to create a distinctive private residential

estate close to the river and marinas of Hamble.

3. The estate is typified by large single, and two storey flat roofed, rendered dwellings situated in large plots, on a steep slope overlooking the River Hamble. Although all the dwellings contain similar hallmarks, the designs vary slightly from the neighbouring property. The bottom of the estate immediately adjacent to the Hamble, is well vegetated, and there is a sense of separation and privacy from surrounding areas. This feeling is reduced further up the slope towards Satchell Lane, where there are fewer mature trees and the design of dwellings changes. The brick bungalows at numbers 5 and 6 exhibit 1950's pitched roofs, and do not typify the characteristics of the rest of Crowsport. It was on this basis that the Council recommends their exclusion from the Special Policy Area designation. Likewise, the surrounding areas in Satchell Lane are of mixed design and density, and are therefore excluded from the Special Policy Area.
4. In terms of the overall appearance of the Crowsport estate, the conditions of the dwellings vary. A number of properties are well looked after, whereas others are in need of maintenance. The road is un-tarmaced and is loose gravel, with a number of areas in need of repair.
5. Despite the relatively poor state and appearance of some buildings, the overall character of the Crowsport area is still unique. The layout and design is not to be found anywhere else in the Borough and this is borne out by a recent decision on a planning appeal at No 27 Crowsport (ref. APP/W1715/A/00/1039005).

## CONCLUSIONS

6. The Crowsport Estate is characterised by unusual modern-style flat roofed bungalows of cubic form and which are painted in render. They contrast with the traditional brick and tile buildings of the nearby Hamble Village Conservation Area in the older core of Hamble-le-Rice.
7. Crowsport has been designated as a Special Policy Area on the basis of its unique design and layout. Improvements to the highway and the maintenance of some properties would enhance these characteristics and the sense of place originally created. There are no other estates in the Borough of this style and it should continue to be protected.

<b>CHARACTER AREA: LOCAL AREA CODE AND CHARACTER AREA NUMBER</b>	
<b>NEIGHBOURHOOD</b>	
<b>General description</b>	Period, position within settlement and condition. Identification of specific planning policies or designations.
<b>Route structure</b>	Route structures as identified in Chapter 3.
<b>Landform</b>	Location of settlement cores relative to landform/watercourses. Topography within character area.
<b>Non-residential uses</b>	Other uses where significant i.e. shopping precincts as opposed to corner shops.
<b>STREETS/SQUARES</b>	
<b>Features</b>	(excluding tree cover) e.g. grass verges, islands etc.
<b>Tree cover</b>	Level of significance and type.
<b>Spatial enclosure</b>	Ratio of street widths to building heights. Separate ratios supplied where building heights vary across streets.
<b>Nodes/landmarks/views</b>	Type and location of node/landmark. Type, direction and location of view.
<b>Parking</b>	Level of significance and type.
<b>Traffic</b>	Level of significance and type.
<b>PLOTS</b>	
<b>Dimensions</b>	Widths and depths - fixed range provided based on a representative sample of examples.
<b>Position of building within plot</b>	Predominant orientation and relationship with adjacent buildings. Depth of plot frontages - fixed range provided based on a representative sample of examples.
<b>Plot boundaries</b>	Predominant front boundary type.
<b>Parking</b>	Level of significance and whether converted for use.
<b>Planting</b>	Level of significance and type.
<b>BUILDINGS</b>	
<b>Period/type</b>	Predominant period of construction and building type.
<b>Storey height</b>	Range based on representative sample.
<b>Façade/roof form</b>	Predominant building features and façade/roof form.
<b>Facing materials</b>	Predominant wall and roof materials.
<b>OTHER FEATURES</b>	
Further information and/or details of sub-areas with different characteristics from those of the main character area.	







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