

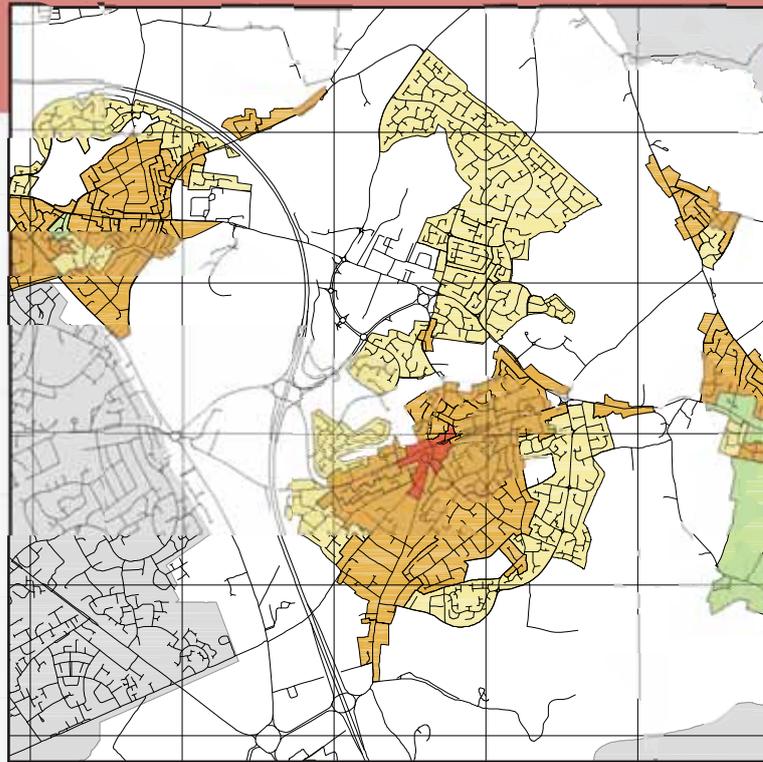
EASTLEIGH BOROUGH COUNCIL

LOCAL DEVELOPMENT FRAMEWORK

Character Area Appraisals

Hedge End, West End and Botley

SUPPLEMENTARY PLANNING DOCUMENT



THE ADOPTED
DOCUMENT

JANUARY 2008

URBAN CHARACTER AREA APPRAISALS
HEDGE END, WEST END AND BOTLEY

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 within 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 HEWEB. The appraisal includes the town of Hedge End and the villages of West End and Botley. The appraisal excludes the commercial centres of Hedge End and West End and the Botley and Orchards Way Conservation Areas.

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.

West End

The historic core of West End developed along the main route linking the village with Botley to the east. In the last thirty years there has been significant growth to the north of the village, adjacent to the M27. There has also been significant development to the west of the A27. As a result, West End is now joined by continuous urban development with Southampton.

Hedge End

The core of the town of Hedge End dates from the early 18th century. It is located on what was originally the main thoroughfare between Bitterne and Botley at the point where it intersects with the two main thoroughfares running to the south west. Until 1863 development within the settlement was restricted to a few cottages. However, with the

enclosure of Botley Common the settlement began to expand. During the inter-war/immediate post-war period the settlement expanded incrementally along and between the main thoroughfares to the west and south-west of the town. However, since the 1960s the town has experienced substantial growth. Most recently there has been significant development along the south eastern fringe of the town and to the north in Wildern.

Botley

The historic core of Botley is located immediately to the west of the River Hamble at what was originally the intersection of the main thoroughfares linking the settlement with Bitterne and Fair Oak. The village obtained a charter for a market in 1267, but there has been a settlement there since the 10th century. During the first half of the 20th century development was largely restricted to incremental growth along the two main thoroughfares running through the village. However, during the 1960s and 1970s a number of large estates based on loops and cul-de-sac route structures were constructed to the north west of the village centre.

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 HEWEB 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

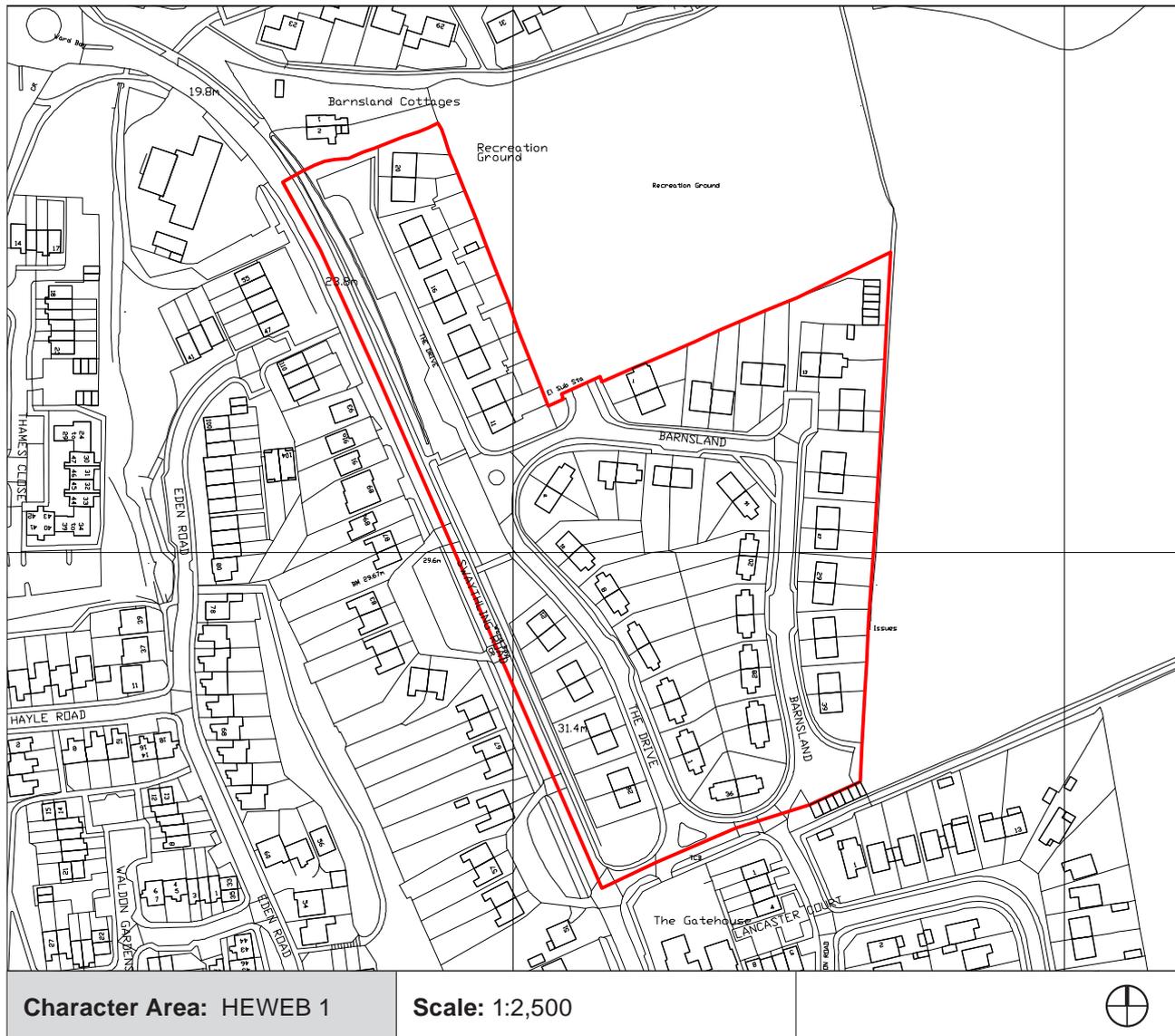
Section 4 of this report also provides a description table for each of the detailed character area appraisals.

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



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GUIDANCE

- Retain the grass verges.
- Mitigate the effects of the heavy vehicular traffic on Swaythling Road in new development using measures such as boundary planting, set backs, transition spaces and orientation of internal spaces.
- Maintain the predominant plot widths and retain/extend the continuity in building line.
- Ensure that new development relates effectively with the building features and materials prominent in existing development.

CHARACTER AREA: HEWEB 1	
NEIGHBOURHOOD	
General description	Type F. Inter-war/immediate post-war development to the north west of West End. Fair/poor condition.
Route structure	Secondary thoroughfare/loop/cul-de-sacs.
Landform	Flat.
Non-residential uses	None.
STREETS/SQUARES	
Special features	Grass verge.
Tree cover	Insignificant.
Spatial enclosure	4-5:1. (>5:1 on Swaythling Road).
Nodes/landmarks/views	None.
Parking	Apparent - on-street.
Traffic	Prominent on Swaythling Road - motor car/goods vehicle.
PLOTS	
Dimensions	Widths: 7-12m. Depths: 21-55m.
Position of building within plot	Semi-detached/detached. Front-on/skewed/side-on. Setback: 3-18m.
Plot boundaries	Fences/hedges/trees.
Parking	Apparent - plots converted for parking.
Planting	Apparent - semi-mature broadleaved/mixed ornamental.
BUILDINGS	
Period/type	Inter-war/immediate post-war villas/semi-detached pairs.
Storey height	1 and 2.
Façade/roof form	Regular/irregular façades. Hipped roofs.
Facing materials	Brick walls. Tile roofs.
OTHER FEATURES	
Strength of character: moderate.	



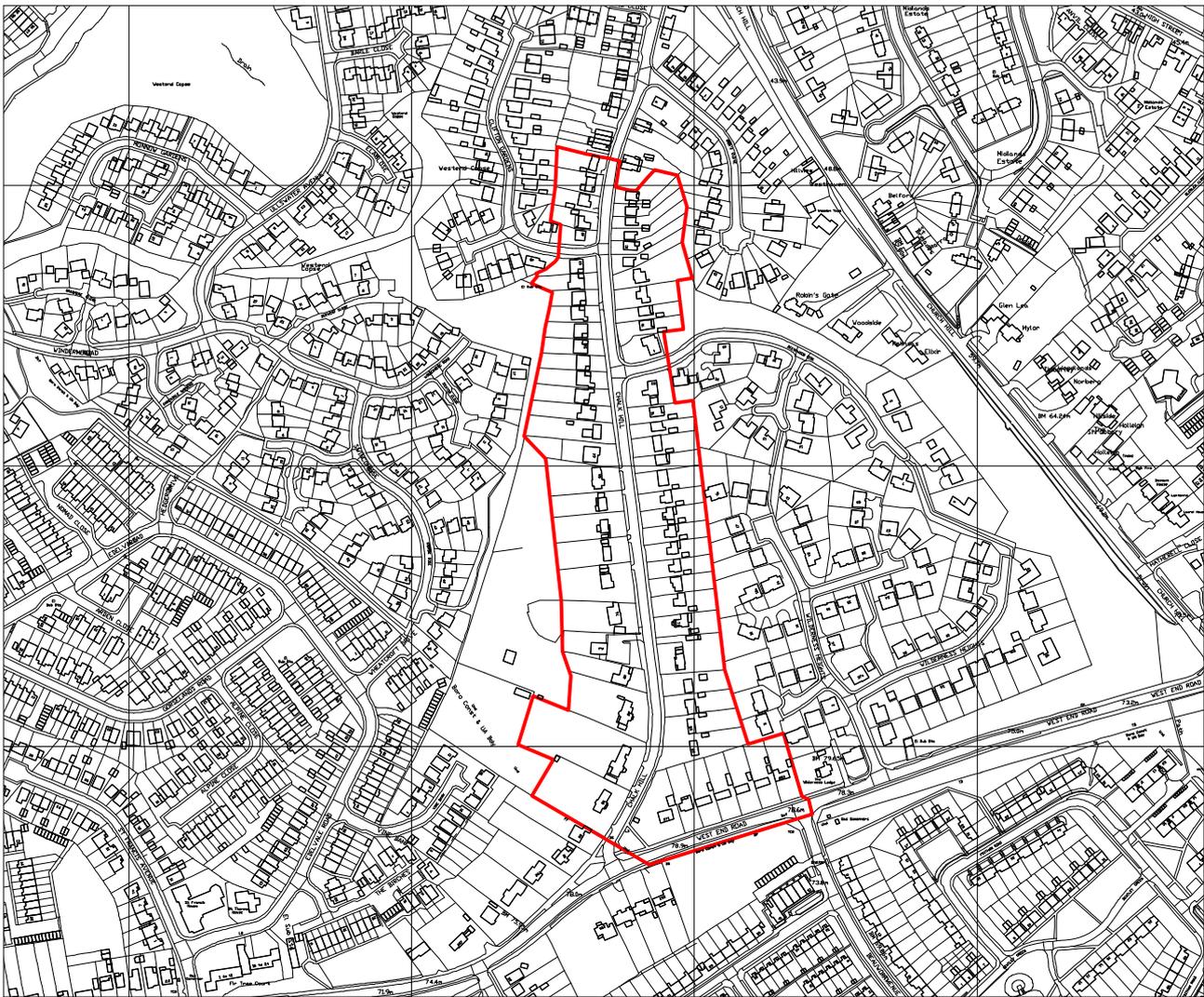
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Character Area: HEWEB 2	Scale: 1:5,000	
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GUIDANCE
<ul style="list-style-type: none"> • Maintain the predominant shallow building setbacks in order to maintain the sense of enclosure provided by existing development. • Mitigate the effects of the heavy vehicular traffic on Swaythling Road in new development using measures such as boundary planting, transition spaces and orientation of internal spaces. • Ensure that the range of materials applied in new development is similar or complementary to those used in existing development.

CHARACTER AREA: HEWEB 2	
NEIGHBOURHOOD	
General description	Type A. Victorian/Edwardian linear development to the north west of West End, off Swaythling Road. Fair condition.
Route structure	Secondary/local thoroughfare.
Landform	Flat.
Non-residential uses	Local shops.
STREETS/SQUARES	
Special features	None.
Tree cover	Insignificant.
Spatial enclosure	3-4:1. Fragmented.
Nodes/landmarks/views	None.
Parking	Insignificant - parking is a problem.
Traffic	Prominent on Swaythling Road - motor car/goods vehicle.
PLOTS	
Dimensions	Widths: 4-25m. Depths: 23-52m.
Position of building within plot	Semi-detached/detached. Front-on. Setback: 2-4m, 8-9m.
Plot boundaries	Brick walls/fences.
Parking	Insignificant.
Planting	Insignificant.
BUILDINGS	
Period/type	Victorian/Edwardian cottages/villas/semi-detached pairs.
Storey height	2.
Façade/roof form	Regular/irregular façades. Gabled/hipped roofs.
Facing materials	Brick/stone walls. Tile roofs.
OTHER FEATURES	
Strength of character: strong.	



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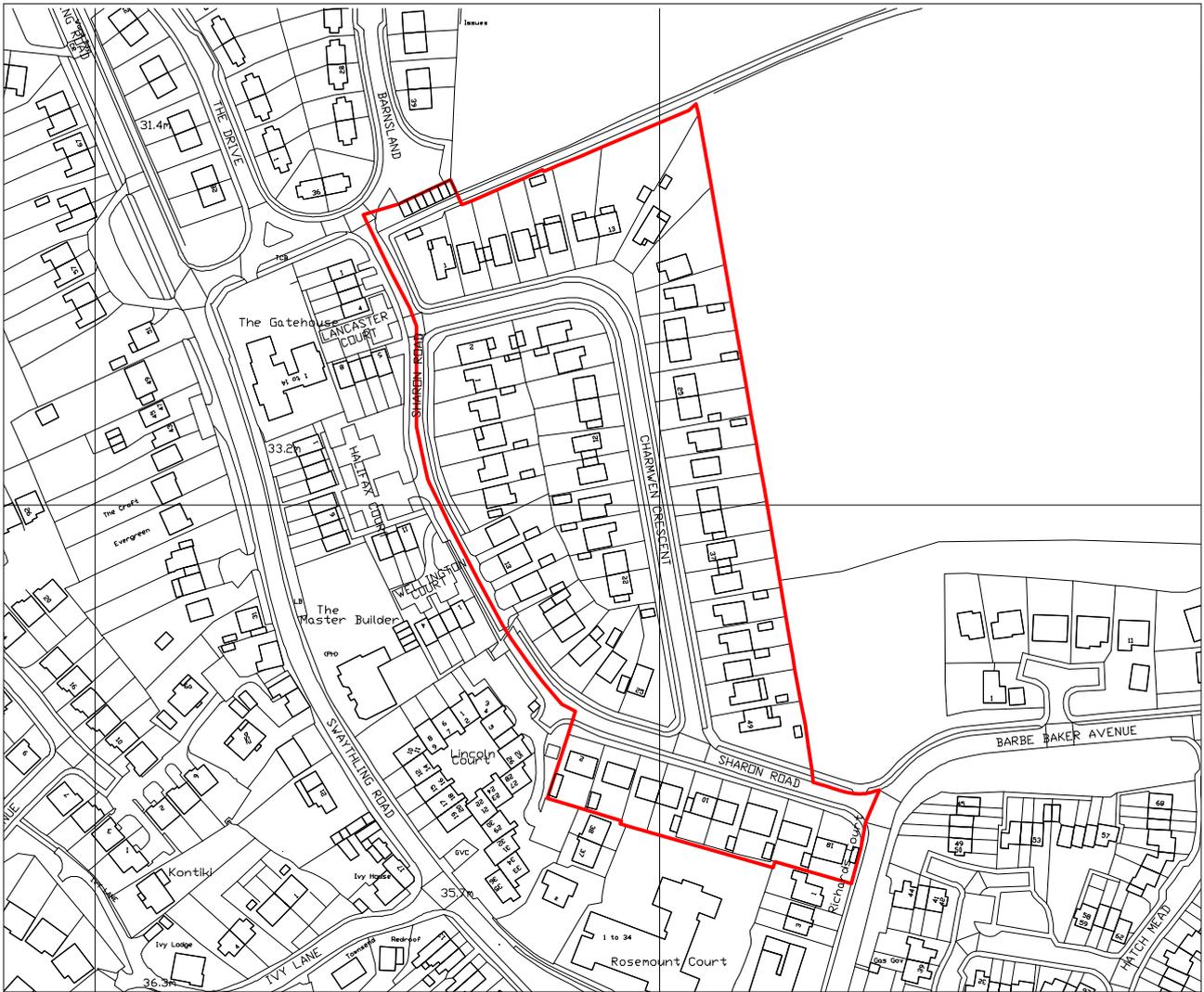
Character Area: HEWEB 3	Scale: 1:5,000	
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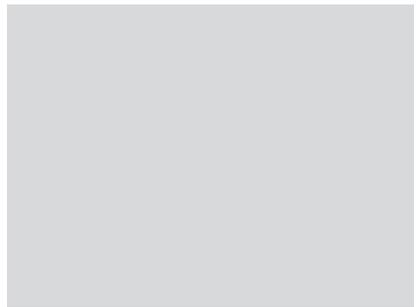
GUIDANCE

- Maintain the predominant orientation of ridgelines in the existing development relative to the slope.
- Maintain the predominant hedge/tree plot boundaries.
- Maintain the predominant deep building setbacks in order to maintain/reinforce the existing levels of on-plot planting.

CHARACTER AREA: HEWEB 3	
NEIGHBOURHOOD	
General description	Type E. Inter-war to present day linear expansion to the west of West End along Chalk Hill. Good/fair condition.
Route structure	Local thoroughfare.
Landform	Steep slope down to north along Chalk Hill.
Non-residential uses	None.
STREETS/SQUARES	
Special features	None.
Tree cover	Insignificant.
Spatial enclosure	>5:1.
Nodes/landmarks/views	None.
Parking	Insignificant - parking is a problem.
Traffic	Apparent - motor car.
PLOTS	
Dimensions	Widths: 10-35m. Depths: 33-89m.
Position of building within plot	Detached. Front-on. Setback: 6-15m.
Plot boundaries	Hedges/trees provide soft edge to plot frontages and strengthen sense of enclosure on street.
Parking	Apparent.
Planting	Prominent - coniferous/semi-mature broadleaved/mature broadleaved/mixed ornamental.
BUILDINGS	
Period/type	Inter-war to present day villas/bungalows.
Storey height	1 and 2.
Façade/roof form	Regular/irregular façades. Gable end frontages. Gabled/hipped roofs.
Facing materials	Brick/tile walls. Tile roofs.
OTHER FEATURES	
On-plot planting less significant in 1960s/1970s development at northern end of Chalk Hill.	
Strength of character: strong. This area has a particularly strong character due to the steep slope, large detached properties and deep, tree-lined plot frontages.	



Character Area: HEWEB 4	Scale: 1:2,500	
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GUIDANCE

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

CHARACTER AREA: HEWEB 4	
NEIGHBOURHOOD	
General description	Type F. Inter-war/immediate post-war bungalow development to the north west of West End. Fair condition.
Route structure	Loops.
Landform	Gentle slope down to south west.
Non-residential uses	None.
STREETS/SQUARES	
Special features	Grass verges.
Tree cover	Insignificant.
Spatial enclosure	>5:1.
Nodes/landmarks/views	None.
Parking	Insignificant.
Traffic	Insignificant.
PLOTS	
Dimensions	Widths: 10-11m. Depths: 22-33m.
Position of building within plot	Detached. Front-on. Setback: 7-9m.
Plot boundaries	Brick walls.
Parking	Apparent.
Planting	Apparent - mixed ornamental.
BUILDINGS	
Period/type	Inter-war/immediate post-war bungalows.
Storey height	1.
Façade/roof form	Regular façades. Hipped roofs.
Facing materials	Brick walls. Tile roofs.
OTHER FEATURES	
Strength of character: strong.	



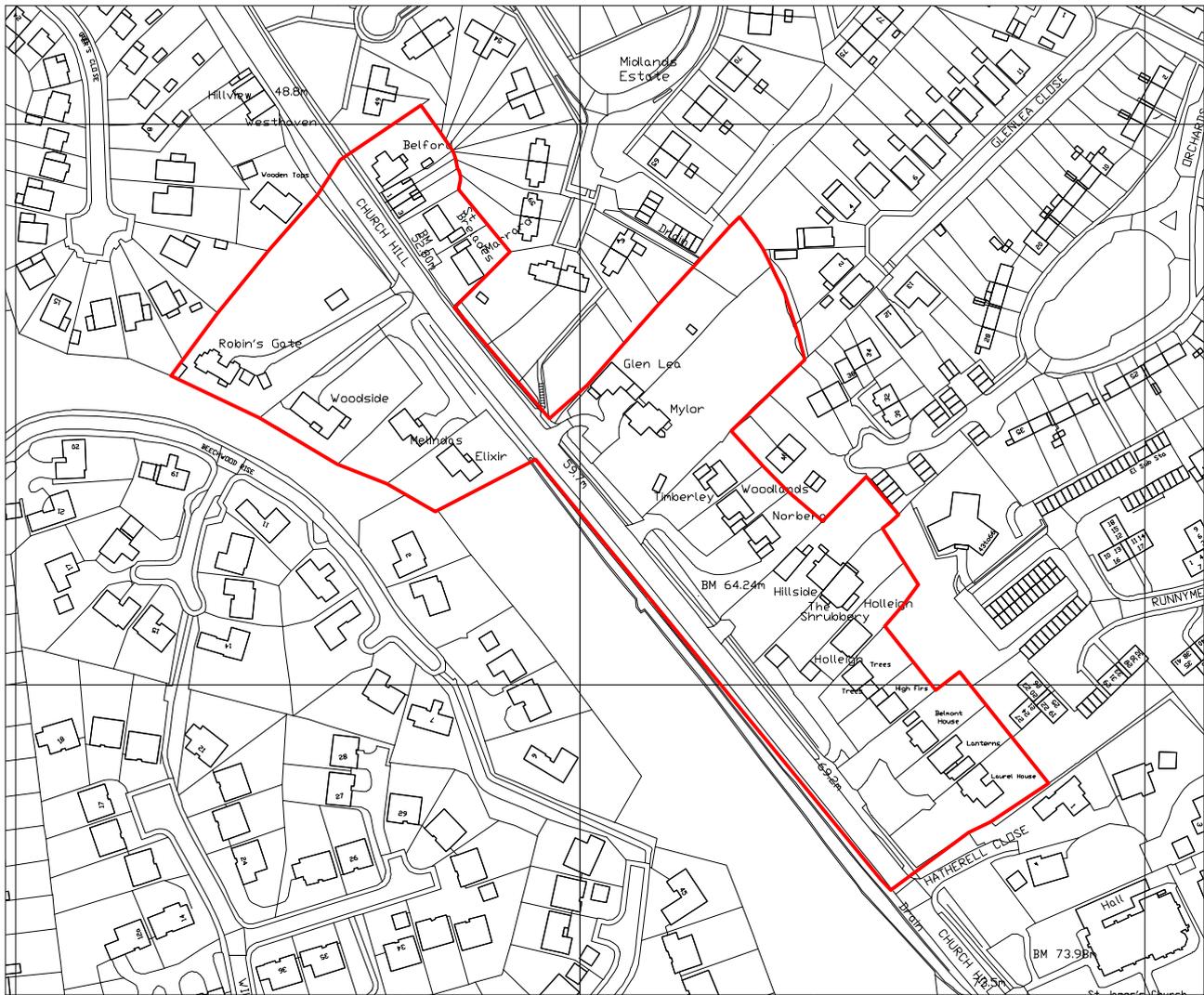
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Character Area: HEWEB 5	Scale: 1:2,500	
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GUIDANCE
<ul style="list-style-type: none"> Maintain the formal building compositions around route intersections and cul-de-sacs. Retain the wide grass verges on corners. Maintain the predominant plot widths. Maintain the predominant hedge/tree plot boundaries. Ensure that new development relates effectively with the building features and materials prominent in existing development.

CHARACTER AREA: HEWEB 5	
NEIGHBOURHOOD	
General description	Type F. Midlands Estate - inter-war/immediate post-war estate to the west of West End centre, immediately east of Swaythling Road. Fair condition.
Route structure	Multi-headed cul-de-sac.
Landform	Gentle slope down to north.
Non-residential uses	None.
STREETS/SQUARES	
Special features	Open grass spaces on corners and at end of cul-de-sacs. Overhead power cables.
Tree cover	Insignificant.
Spatial enclosure	>5:1.
Nodes/landmarks/views	None.
Parking	Apparent - on-street.
Traffic	Insignificant.
PLOTS	
Dimensions	Widths: 10-12m. Depths: 30-44m.
Position of building within plot	Semi-detached. Front-on/skewed/side-on. Setback: 5-16m.
Plot boundaries	Hedges/trees.
Parking	Apparent - plots converted for parking.
Planting	Apparent - coniferous/semi-mature broadleaved/mixed ornamental.
BUILDINGS	
Period/type	Inter-war/immediate post-war semi-detached pairs.
Storey height	1 and 2.
Façade/roof form	Regular façades. Steep hipped roofs.
Facing materials	Brown brick walls. Tile roofs.
OTHER FEATURES	
<p>Strength of character: strong. This area has a particularly strong character due to the formal building compositions and open spaces located at the entrance to the estate and around cul-de-sacs. The character of the area is also reinforced by the uniformity in the form and materials used in the house types.</p>	



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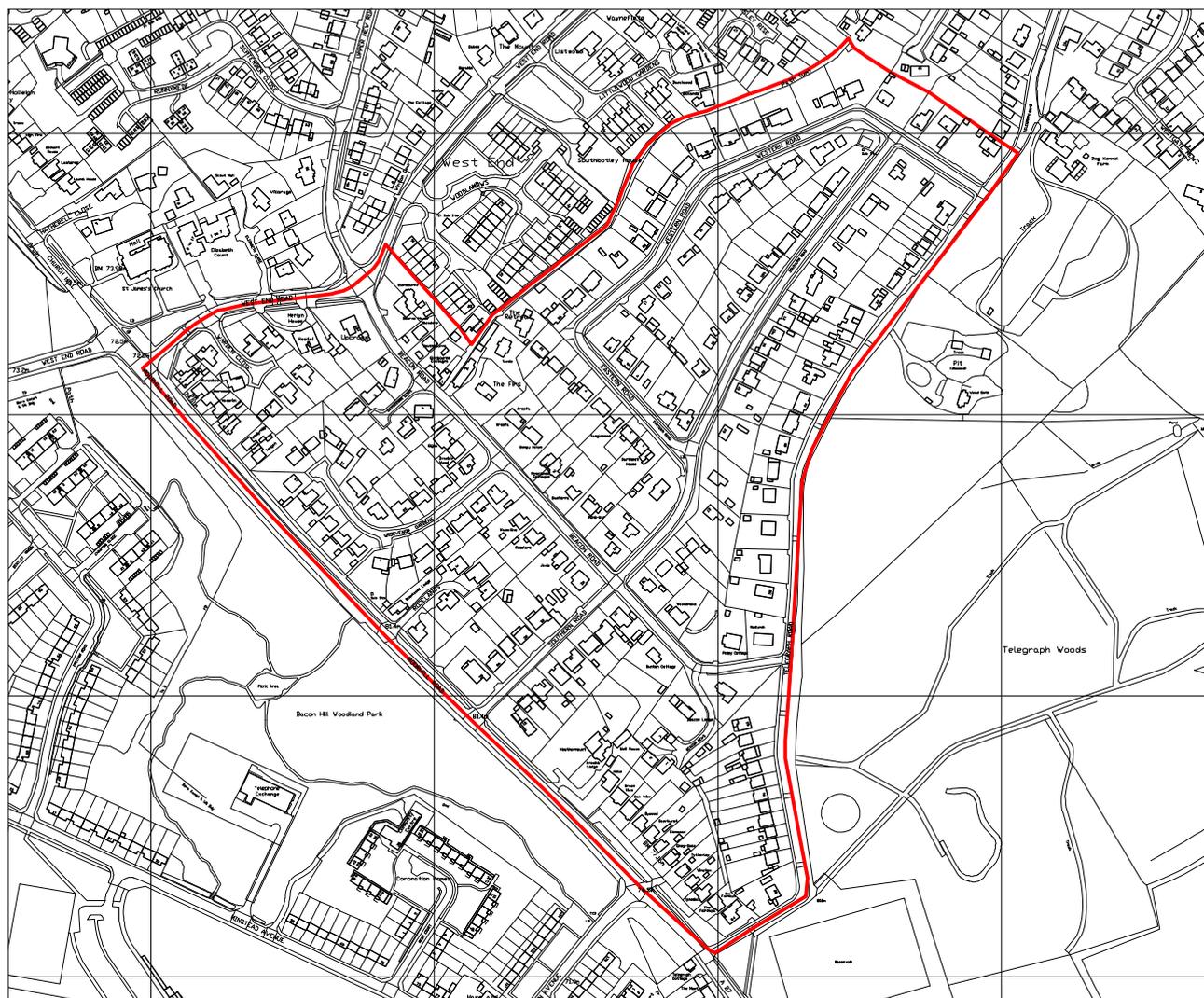
Character Area: HEWEB 6	Scale: 1:2,500	
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GUIDANCE

- Retain the grass verges and the mature broadleaved tree planting on the western edge of Swaythling Road.
- Mitigate the effects of the heavy vehicular traffic on Swaythling Road in new development using measures such as boundary planting, set backs, transition spaces and orientation of internal spaces.
- Maintain the predominant deep building setbacks in order to maintain/reinforce the existing levels of on-plot planting.

CHARACTER AREA: HEWEB 6	
NEIGHBOURHOOD	
General description	Type B. Victorian to present day linear development to the south west of West End centre, adjacent to Swaythling Road. Good/fair condition.
Route structure	Secondary thoroughfare.
Landform	Moderate slope down to north along Swaythling Road.
Non-residential uses	None.
STREETS/SQUARES	
Special features	Grass verges.
Tree cover	Prominent - mature broadleaved on the western edge of Swaythling Road.
Spatial enclosure	>5:1.
Nodes/landmarks/views	None.
Parking	Insignificant.
Traffic	Prominent - motor car/goods vehicle.
PLOTS	
Dimensions	Widths: 3-48m. Depths: 25-72m.
Position of building within plot	Detached. Front-on/skewed. Setback: 1-31m.
Plot boundaries	Hedges/trees.
Parking	Apparent.
Planting	Prominent - coniferous/semi-mature broadleaved/mature broadleaved/mixed ornamental.
BUILDINGS	
Period/type	Victorian to present day cottages/villas.
Storey height	1 and 2.
Façade/roof form	Regular/irregular façades. Gabled/hipped roofs.
Facing materials	Brick/stone walls. Tile roofs.
OTHER FEATURES	
Strength of character: moderate.	



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Character Area: HEWEB 7

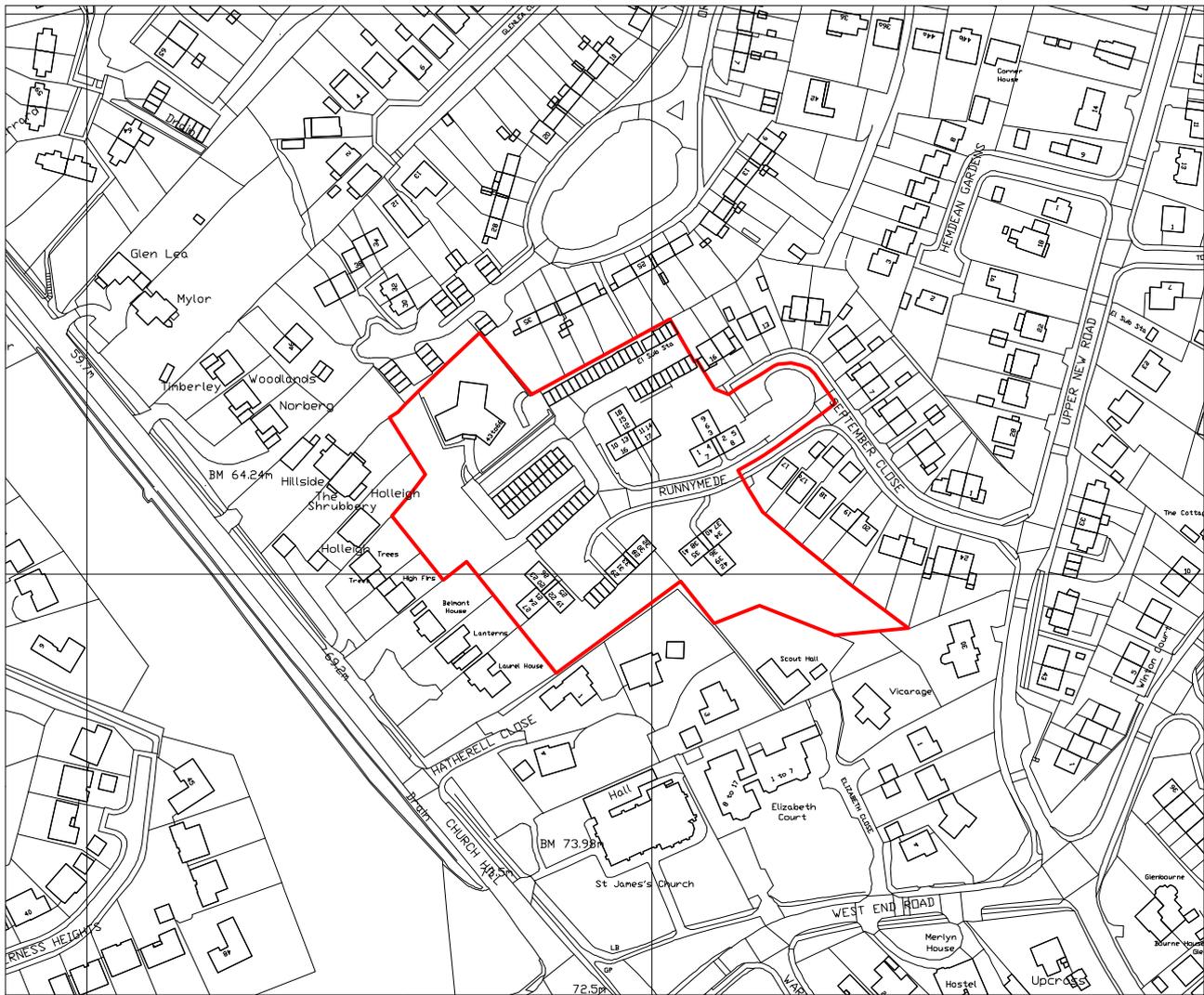
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GUIDANCE

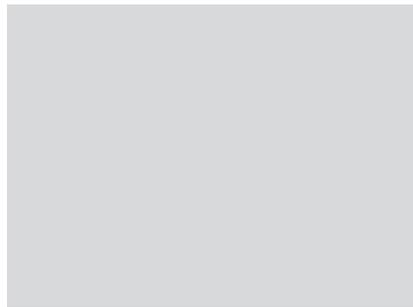
- Maintain the predominant orientation of ridgelines in the existing development relative to the slopes on Western Road and Southern Road.
- Retain the grass verges.

CHARACTER AREA: HEWEB 7	
NEIGHBOURHOOD	
General description	Type F/G. Inter-war/immediate post-war development on the south eastern edge of West End, off Moorhill Road and Telegraph Road. Fair condition.
Route structure	Interconnected network/loop/cul-de-sac.
Landform	Moderate slope down to north on Western Road and Southern Road.
Non-residential uses	None.
STREETS/SQUARES	
Special features	Grass verges.
Tree cover	Insignificant.
Spatial enclosure	>5:1.
Nodes/landmarks/views	None.
Parking	Insignificant - on-street.
Traffic	Apparent - motor car.
PLOTS	
Dimensions	Widths: 9-25m. Depths: 30-67m.
Position of building within plot	Detached. Front-on. Setback: 3-14m.
Plot boundaries	Brick walls.
Parking	Apparent.
Planting	Apparent - coniferous/semi-mature broadleaved/mature broadleaved.
BUILDINGS	
Period/type	Inter-war/immediate post-war villas/bungalows.
Storey height	1 / 1.5 / 2.
Façade/roof form	Regular/irregular façades. Dormer/gabled roofs.
Facing materials	Brick walls. Tile roofs.
OTHER FEATURES	
Strength of character: moderate.	



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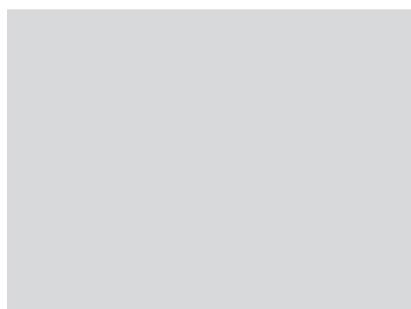
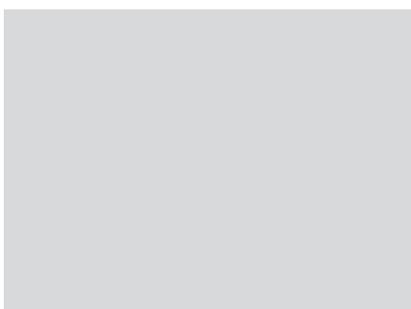
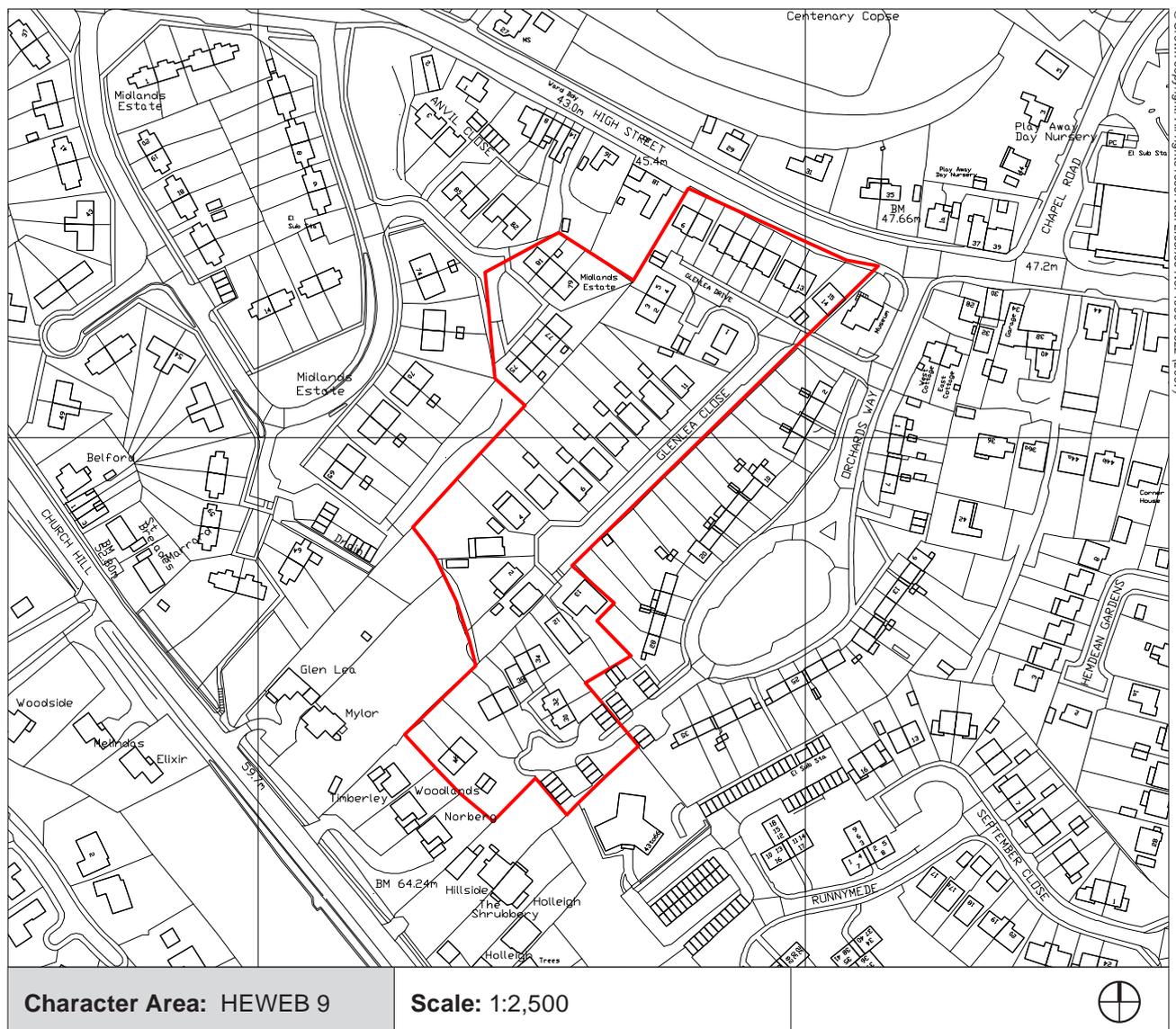
Character Area: HEWEB 8	Scale: 1:2,500	
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GUIDANCE

- Retain/reinforce the open green space around buildings.
- Maintain/reinforce the existing levels of on-plot planting.
- Ensure that new development relates effectively with the building features and materials prominent in existing development.

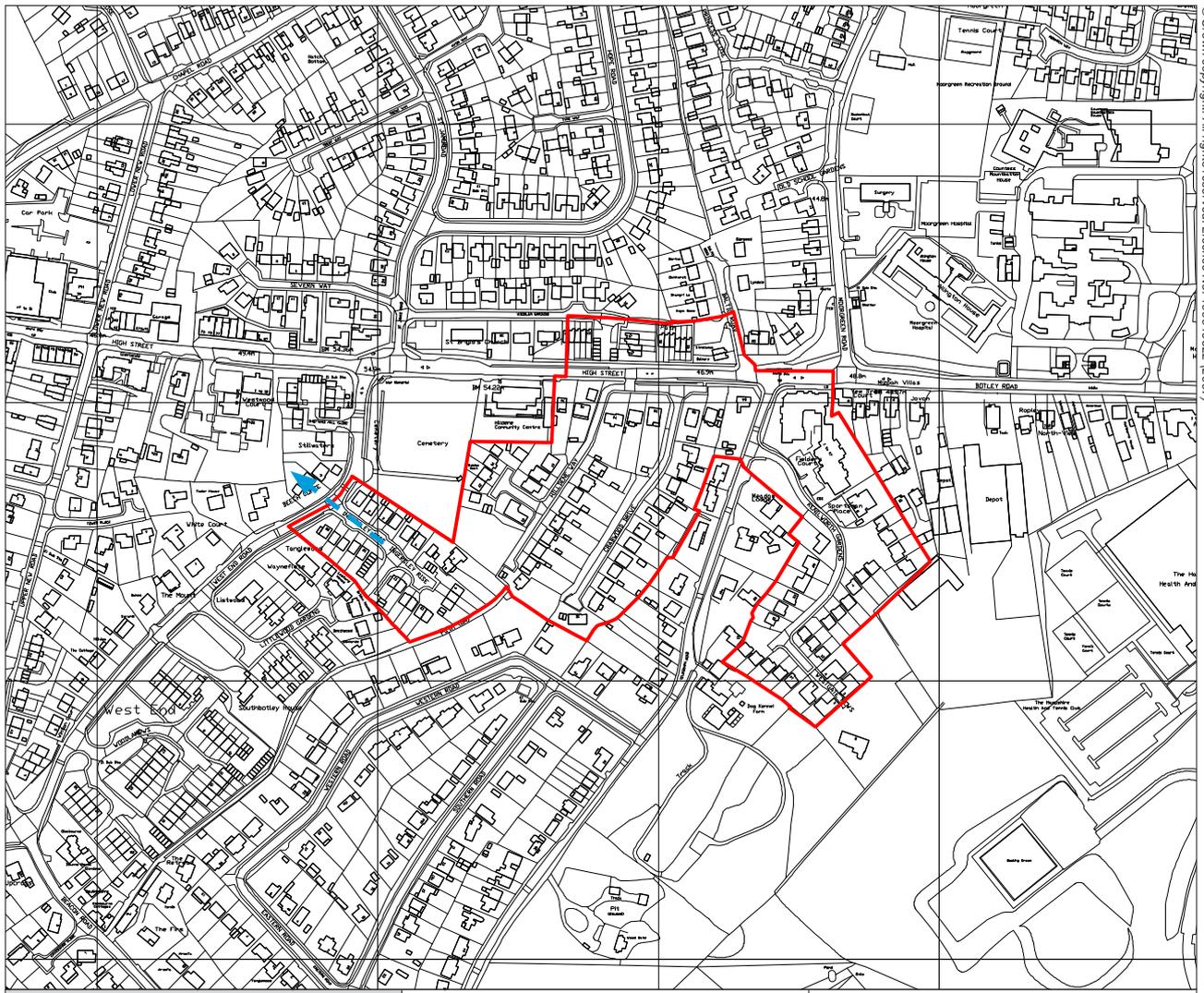
CHARACTER AREA: HEWEB 8	
NEIGHBOURHOOD	
General description	Type I. 1960s flats development to the south west of West End centre. Fair condition.
Route structure	Multi-headed cul-de-sac.
Landform	Undulating.
Non-residential uses	None.
STREETS/SQUARES	
Special features	Open green spaces between buildings.
Tree cover	Insignificant.
Spatial enclosure	>5:1.
Nodes/landmarks/views	None.
Parking	Prominent - courtyard.
Traffic	Insignificant.
PLOTS	
Dimensions	Widths: N/A. Depths: N/A.
Position of building within plot	Detached. Front-on/side-on. Setback: N/A.
Plot boundaries	Open.
Parking	Insignificant.
Planting	Prominent - coniferous/semi-mature broadleaved/mature broadleaved/mixed ornamental.
BUILDINGS	
Period/type	1960s villas (multi-family).
Storey height	3.
Façade/roof form	Regular façades. Balconies. Gabled/flat roofs.
Facing materials	Brick walls. Tile/felt/membrane roofs.
OTHER FEATURES	
Strength of character: moderate.	



GUIDANCE

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

CHARACTER AREA: HEWEB 9	
NEIGHBOURHOOD	
General description	Type F. Inter-war/immediate post-war development to the west of West End centre. Fair condition.
Route structure	Cul-de-sac.
Landform	Flat.
Non-residential uses	None.
STREETS/SQUARES	
Special features	None.
Tree cover	Insignificant.
Spatial enclosure	>5:1.
Nodes/landmarks/views	None.
Parking	Insignificant.
Traffic	Insignificant.
PLOTS	
Dimensions	Widths: 10m. Depths: 32-47m.
Position of building within plot	Detached. Front-on/side-on. Setback: 5-6m.
Plot boundaries	Open/brick walls.
Parking	Apparent.
Planting	Apparent - coniferous/semi-mature broadleaved/mature broadleaved/mixed ornamental.
BUILDINGS	
Period/type	Inter-war/immediate post-war villas bungalows.
Storey height	1.
Façade/roof form	Regular/irregular façades. Hipped roofs.
Facing materials	Brick/render walls. Tile roofs.
OTHER FEATURES	
Strength of character: moderate.	



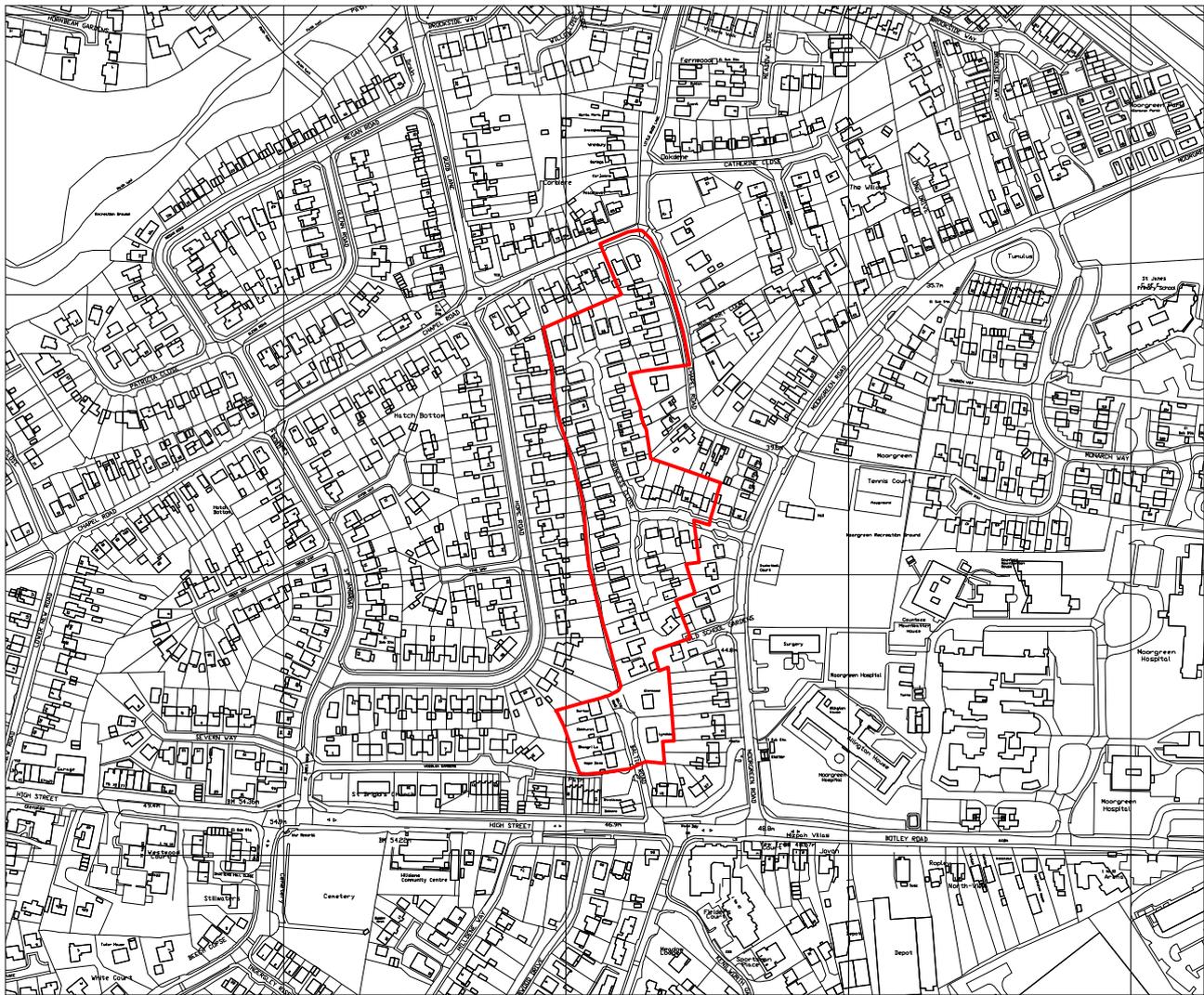
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Character Area: HEWEB 10	Scale: 1:5,000	
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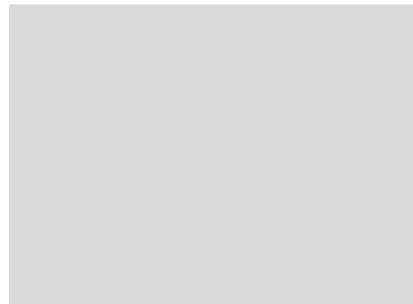
GUIDANCE
<ul style="list-style-type: none"> • Maintain the predominant orientation of ridgelines in existing development relative to the slope on Ingersley Rise. • Retain the grass verges and associated semi-mature broadleaved tree planting along Kenilworth Gardens. • Maintain the importance of the views west from Ingersley Rise.

CHARACTER AREA: HEWEB 10	
NEIGHBOURHOOD	
General description	Type E/F. Immediate post-war to present day development east of West End centre, off the High Street and West End Road. Good/fair condition.
Route structure	Multi-headed cul-de-sacs
Landform	Undulating. Steep slope down to the west along Ingersley Rise.
Non-residential uses	None.
STREETS/SQUARES	
Special features	Wide grass verges on Kenilworth Gardens.
Tree cover	Apparent - semi-mature broadleaved on grass verges.
Spatial enclosure	4-5:1.
Nodes/landmarks/views	View west over West End from Ingersley Rise (— — ➔).
Parking	Apparent - on-street.
Traffic	Insignificant.
PLOTS	
Dimensions	Widths: 8-14m. Depths: 23-41m.
Position of building within plot	Detached. Front-on. Setback: 6-10m.
Plot boundaries	Brick walls/hedges.
Parking	Apparent.
Planting	Apparent - coniferous/semi-mature broadleaved/mixed ornamental.
BUILDINGS	
Period/type	Immediate post-war to present day villas/bungalows.
Storey height	1 / 1 .5 / 2.
Façade/roof form	Regular façades. Dormer/gabled/hipped roofs.
Facing materials	Brick/render walls. Tile roofs.
OTHER FEATURES	
Strength of character: weak.	



Character Area: HEWEB 11

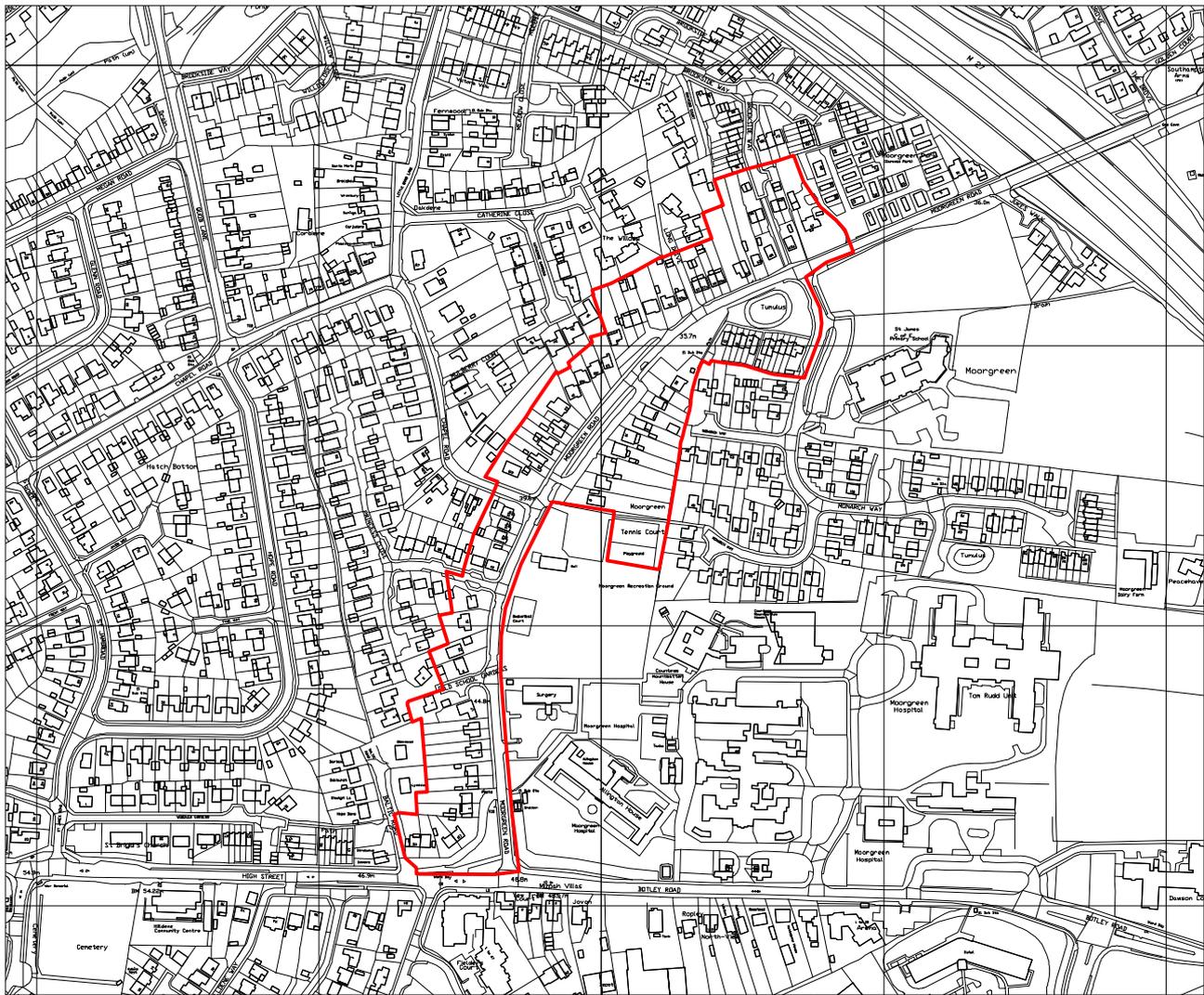
Scale: 1:5,000



GUIDANCE

- Maintain the predominant open/hedge plot boundaries.
- Maintain a uniformity in building heights within each street.
- Ensure that the materials applied in new development are similar or complementary to those prominent in existing development.

CHARACTER AREA: HEWEB 11	
NEIGHBOURHOOD	
General description	Type F/H. 1950s to 1970s development on the eastern edge of West End, off Princess Close. Fair condition.
Route structure	Multi-headed cul-de-sac.
Landform	Flat.
Non-residential uses	None.
STREETS/SQUARES	
Special features	Traffic calming measures - hedges at pinch points.
Tree cover	Insignificant.
Spatial enclosure	4-5:1 / >5:1.
Nodes/landmarks/views	None.
Parking	Apparent - on-street.
Traffic	Insignificant.
PLOTS	
Dimensions	Widths: 9-13m. Depths: 21-30m.
Position of building within plot	Terraced/detached. Front-on/side-on. Setback: 4-8m.
Plot boundaries	Open/hedges.
Parking	Apparent.
Planting	Apparent - mixed ornamental.
BUILDINGS	
Period/type	1950s to 1970s bungalows/terraced.
Storey height	1 and 2.
Façade/roof form	Regular/irregular façades. Gabled roofs.
Facing materials	Brick walls. Tile roofs.
OTHER FEATURES	
Strength of character: moderate.	



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Character Area: HEWEB 12	Scale: 1:5,000	
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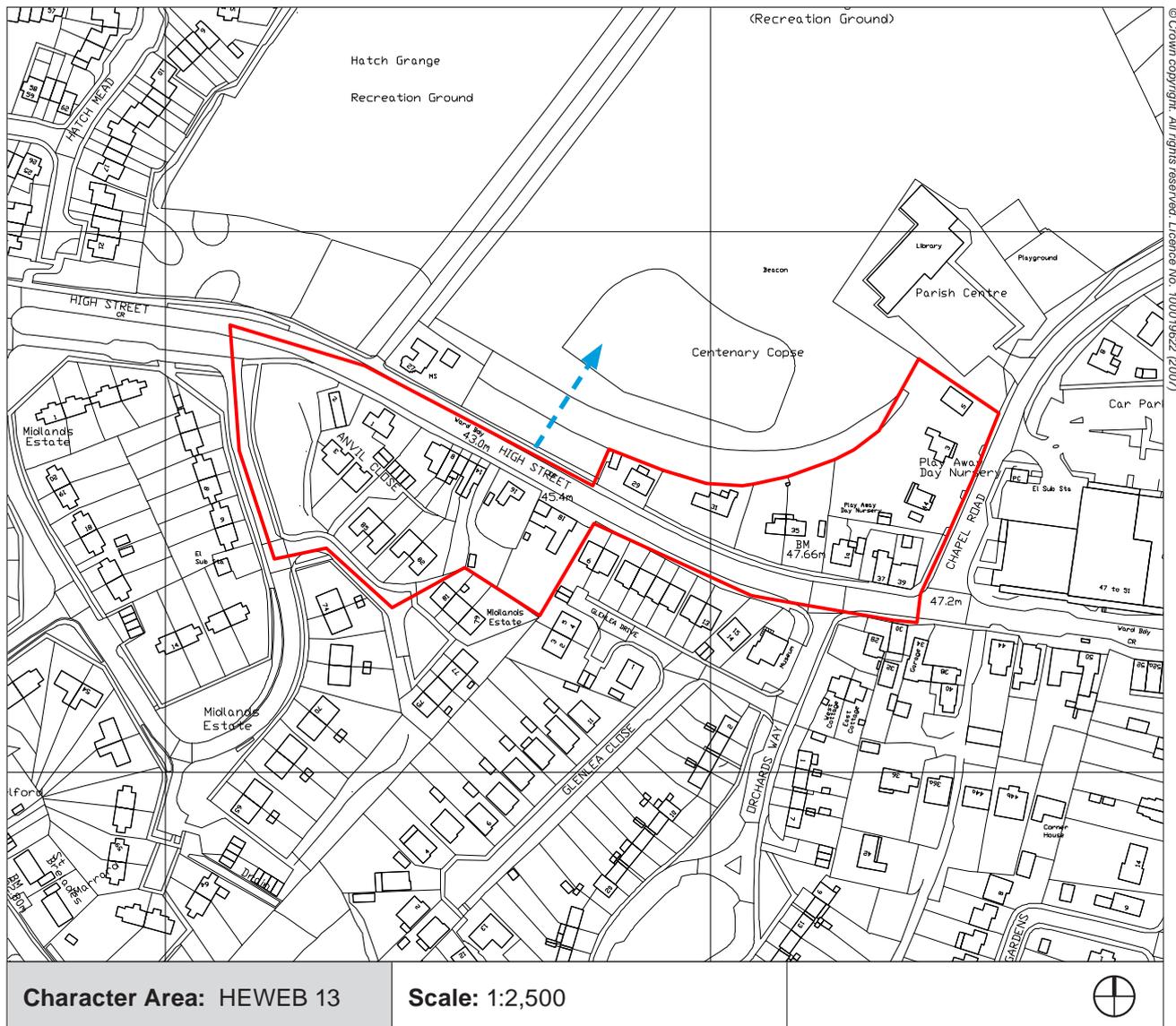


GUIDANCE

- Retain the grass verges/island and associated semi-mature broadleaved planting along the eastern edge of Moorgreen Road.
- Maintain the predominant brick wall/hedge plot boundaries.
- Maintain the predominant deep building setbacks in order to retain/reinforce the existing levels of on-plot planting.

CHARACTER AREA: HEWEB 12	
NEIGHBOURHOOD	
General description	Type D/E. Inter-war to present day linear development on the eastern edge of West End, off Moorgreen Road. Fair condition.
Route structure	Local thoroughfare.
Landform	Flat.
Non-residential uses	None.
STREETS/SQUARES	
Special features	Grass verges and island along eastern edge of Moorgreen Road.
Tree cover	Apparent - semi-mature broadleaved along grass verges and island.
Spatial enclosure	>5:1.
Nodes/landmarks/views	None.
Parking	Insignificant.
Traffic	Apparent - motor car.
PLOTS	
Dimensions	Widths: 6-12m. Depths: 22-47m.
Position of building within plot	Terraced/semi-detached/detached. Front-on. Setback: 6-18m.
Plot boundaries	Brick walls/hedges.
Parking	Apparent.
Planting	Apparent - coniferous/semi-mature broadleaved/mixed ornamental.
BUILDINGS	
Period/type	Inter-war to present day villas/semi-detached pairs.
Storey height	2.
Façade/roof form	Regular/irregular façades. Gabled/hipped roofs.
Facing materials	Brick/render walls. Tile roofs.
OTHER FEATURES	
Strength of character: moderate.	

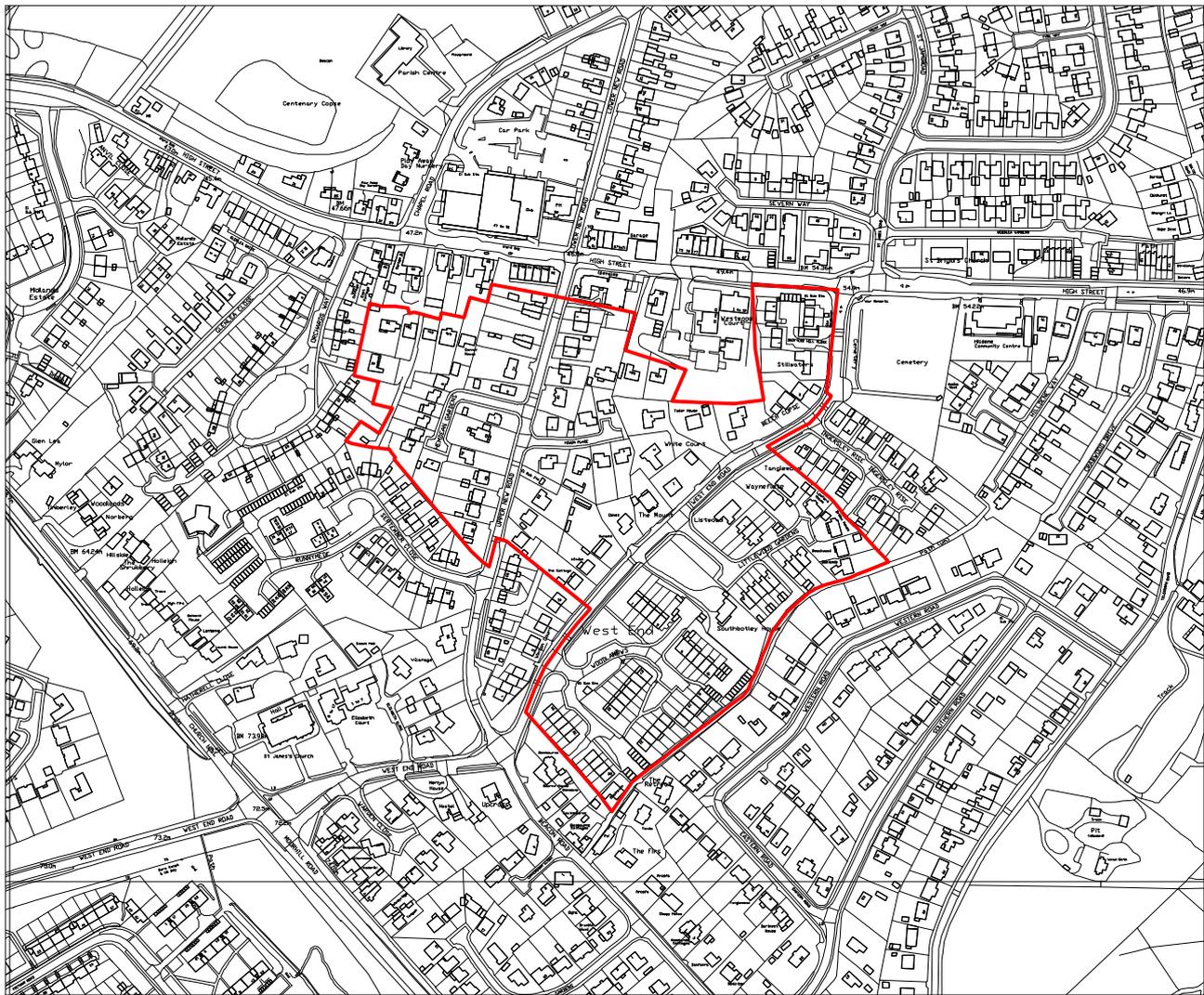
4 CHARACTER AREA APPRAISALS



GUIDANCE

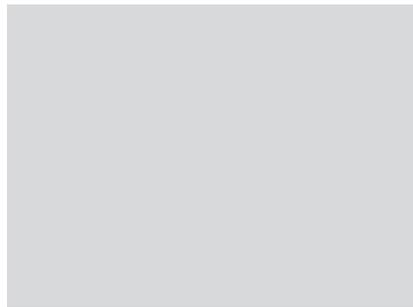
- Retain the grass verges and the coniferous/broadleaved tree planting to the north of the High Street.
- Maintain the importance of the views to Centenary Copse.
- Mitigate the effects of the heavy vehicular traffic on the High Street in development, using measures such as boundary planting, transition spaces and orientation of internal spaces.
- Ensure that the materials applied in new development are similar or complementary to those prominent in existing development.

CHARACTER AREA: HEWEB 13	
NEIGHBOURHOOD	
General description	Type A. Victorian/Edwardian linear development to the west of West End centre. Fair condition.
Route structure	Main thoroughfare.
Landform	Gentle slope down to west along High Street.
Non-residential uses	None.
STREETS/SQUARES	
Special features	Grass verges.
Tree cover	Apparent - coniferous/semi-mature/mature broadleaved to the north of High Street.
Spatial enclosure	>5:1.
Nodes/landmarks/views	Views north to Centenary Copse from western end of High Street (---▶).
Parking	Insignificant.
Traffic	Prominent - motor car/goods vehicle.
PLOTS	
Dimensions	Widths: 4-36m. Depths: 38m.
Position of building within plot	Terraces/detached. Front-on. Setback: 1-11m.
Plot boundaries	Fences.
Parking	Apparent - plots converted for parking.
Planting	Apparent - coniferous/semi-mature broadleaved/mature broadleaved.
BUILDINGS	
Period/type	Victorian/Edwardian cottages/villas/terraces.
Storey height	2.
Façade/roof form	Regular/irregular façades. Gabled/hipped roofs.
Facing materials	Brick/stone walls. Tile/slate roofs.
OTHER FEATURES	
Strength of character: strong.	



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Character Area: HEWEB 14	Scale: 1:5,000	
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GUIDANCE

- Maintain the predominant orientation of ridgelines in existing development relative to the slope on Upper New Road.
- Retain the tree planting on West End Road.
- Maintain the predominant brick wall/hedge plot boundaries.

CHARACTER AREA: HEWEB 14	
NEIGHBOURHOOD	
General description	Type E. Inter-war to present day development to the south of West End Centre, off Upper New Road and West End Road. Fair condition.
Route structure	Local thoroughfare/cul-de-sacs.
Landform	Moderate slope down to north along Upper New Road.
Non-residential uses	None.
STREETS/SQUARES	
Special features	None.
Tree cover	Apparent - West End Road.
Spatial enclosure	4-5:1.
Nodes/landmarks/views	None.
Parking	Apparent - on-street.
Traffic	Apparent - motor car.
PLOTS	
Dimensions	Widths: 10-42m. Depths: 28-41m.
Position of building within plot	Detached. Front-on/side-on. Setback: 7-25m.
Plot boundaries	Brick walls/fences/hedges.
Parking	Apparent.
Planting	Apparent - coniferous/mixed ornamental.
BUILDINGS	
Period/type	Inter-war to present day villas/bungalows.
Storey height	1 and 2.
Façade/roof form	Regular/irregular façades. Gabled/hipped roofs.
Facing materials	Brick walls. Tile roofs.
OTHER FEATURES	
Area of terraced development in south east corner, either side of Botley House.	
Strength of character: moderate.	

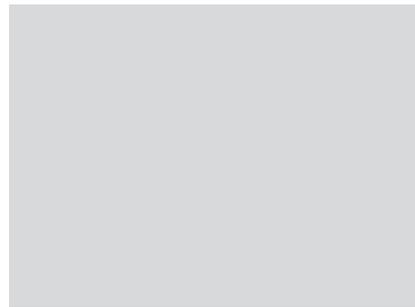
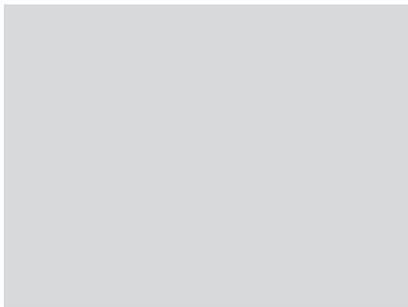
4 CHARACTER AREA APPRAISALS



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Character Area: HEWEB 15

Scale: 1:2,500

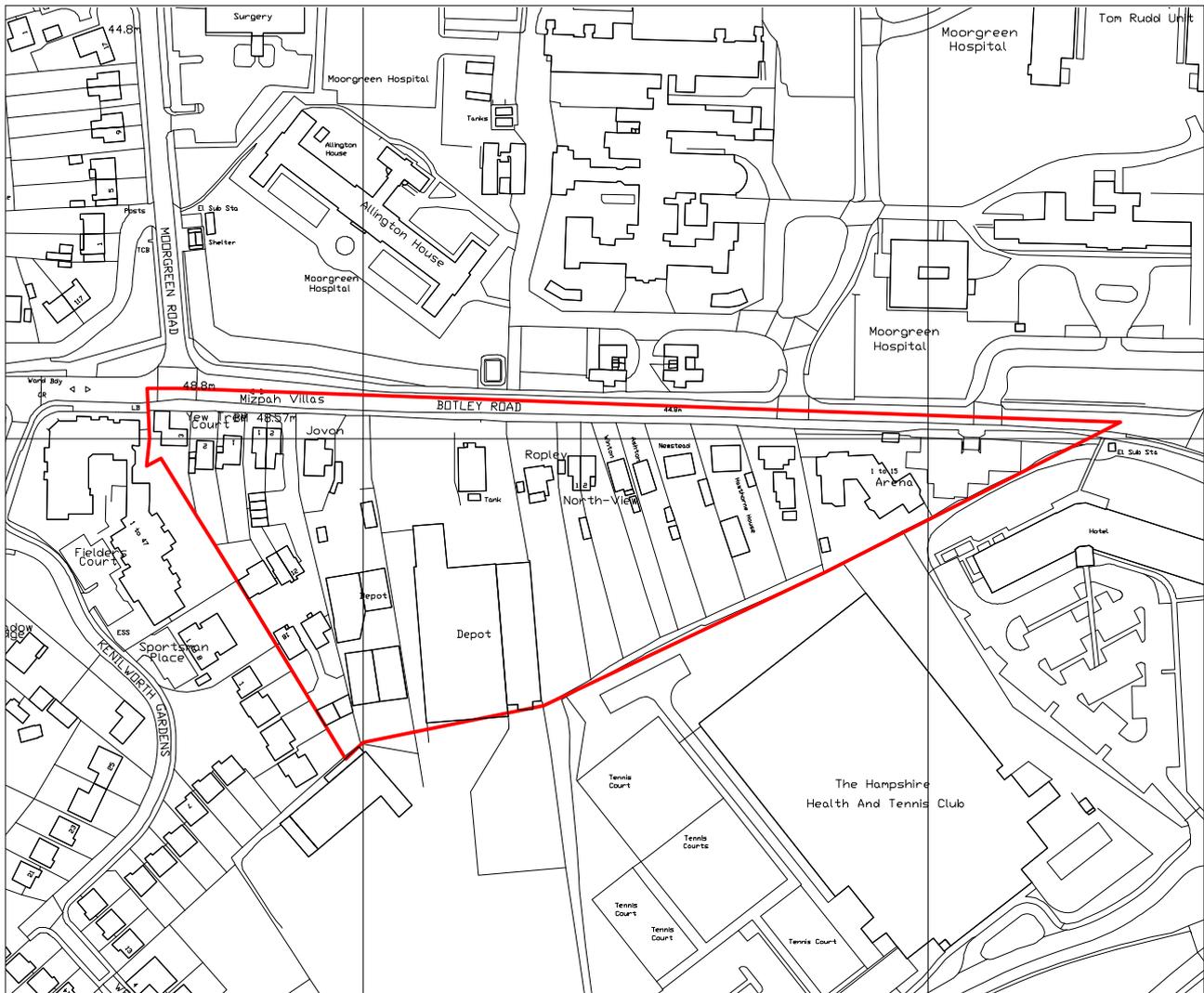


GUIDANCE

- Maintain the predominant orientation of ridgelines in existing development relative to the slope on Telegraph Road.
- Retain the soft verge edges to the east of Telegraph Road and supplement with additional planting where appropriate in order to maintain the 'lane' quality.
- Retain and extend the continuity in building line.

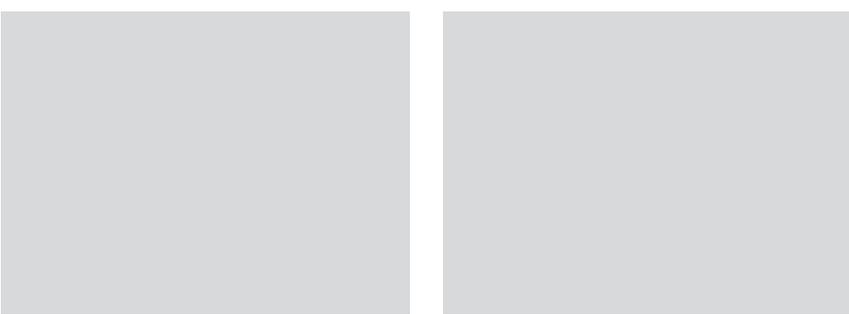
CHARACTER AREA: HEWEB 15	
NEIGHBOURHOOD	
General description	Type B. Victorian to present day development on the eastern edge of West End. Fair condition.
Route structure	Local thoroughfare.
Landform	Steep slope down to north along Telegraph Road.
Non-residential uses	None.
STREETS/SQUARES	
Special features	No curb/pavement to east of Telegraph Road.
Tree cover	Insignificant.
Spatial enclosure	4-5:1. Fragmented.
Nodes/landmarks/views	None.
Parking	Insignificant.
Traffic	Apparent - motor car.
PLOTS	
Dimensions	Widths: 7-39m. Depths: 17-70m.
Position of building within plot	Detached. Front-on. Setback: 6-9m.
Plot boundaries	Brick walls/fences.
Parking	Apparent.
Planting	Apparent - coniferous/mixed ornamental.
BUILDINGS	
Period/type	Victorian to present day villas/bungalows.
Storey height	1 and 2.
Façade/roof form	Regular/irregular façades. Gabled/hipped roofs.
Facing materials	Brick walls. Tile roofs.
OTHER FEATURES	
Strength of character: moderate.	

4 CHARACTER AREA APPRAISALS



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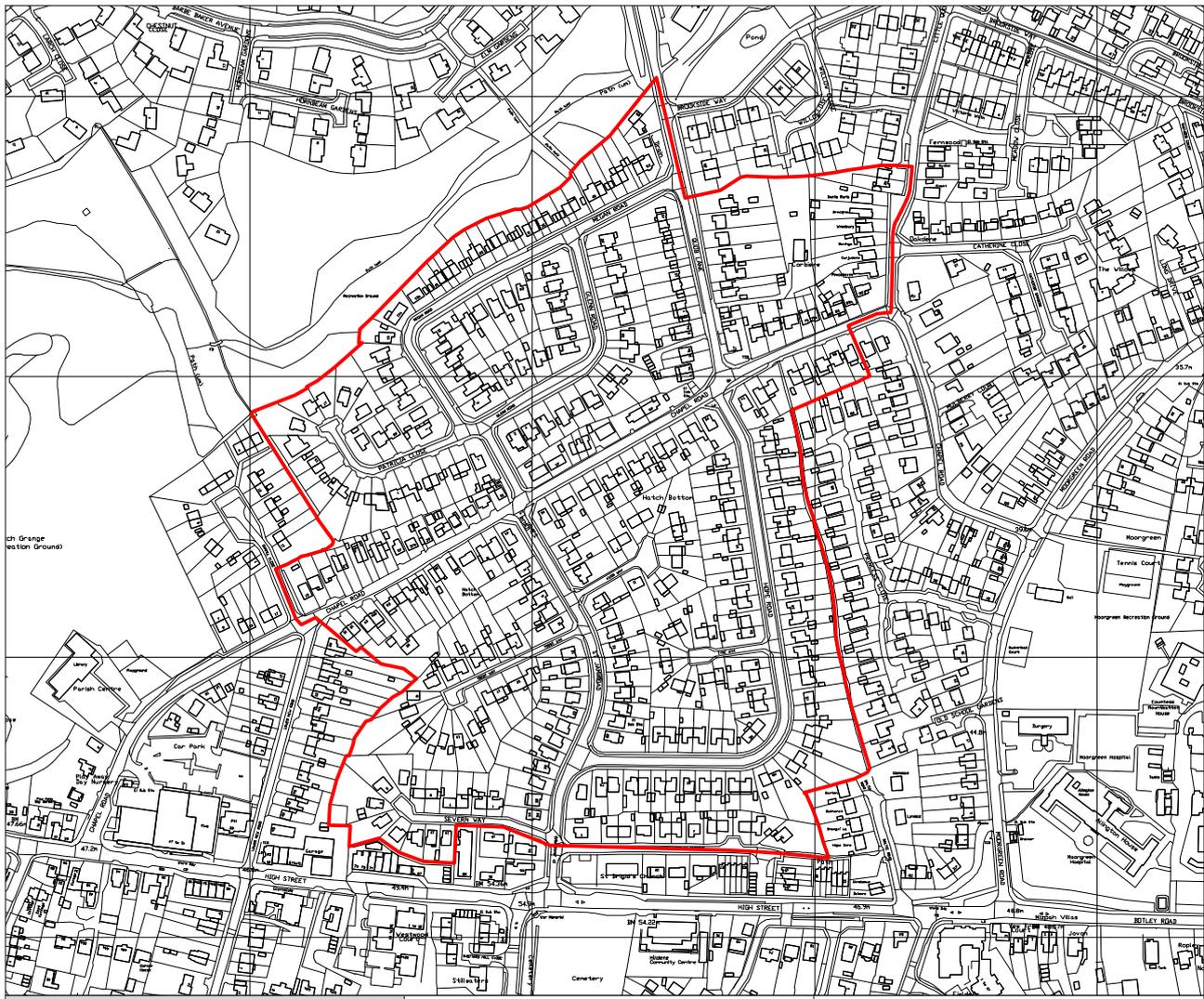
Character Area: HEWEB 16	Scale: 1:2,500	
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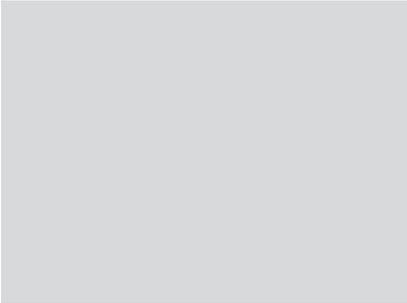
GUIDANCE

- Mitigate the effects of the heavy vehicular traffic on Botley Road in new development using measures such as boundary planting, set backs, transition spaces and orientation of internal spaces.
- Maintain the predominant plot widths.

CHARACTER AREA: HEWEB 16	
NEIGHBOURHOOD	
General description	Type B/E. Victorian to immediate post-war linear development on the eastern edge of West End. Fair/poor condition.
Route structure	Main thoroughfare.
Landform	Flat.
Non-residential uses	Coach depot.
STREETS/SQUARES	
Special features	None.
Tree cover	Insignificant.
Spatial enclosure	>5:1.
Nodes/landmarks/views	None.
Parking	Insignificant.
Traffic	Prominent - motor car/goods vehicle.
PLOTS	
Dimensions	Widths: 8-20m. Depths: 28-101m.
Position of building within plot	Semi-detached/detached. Front-on. Setback: 5-14m.
Plot boundaries	Brick walls/hedges.
Parking	Apparent.
Planting	Apparent - coniferous/mixed ornamental.
BUILDINGS	
Period/type	Victorian to immediate post-war villas/semi-detached pairs.
Storey height	2.
Façade/roof form	Regular/irregular façades. Gabled roofs.
Facing materials	Brick walls. Tile roofs.
OTHER FEATURES	
Strength of character: moderate.	



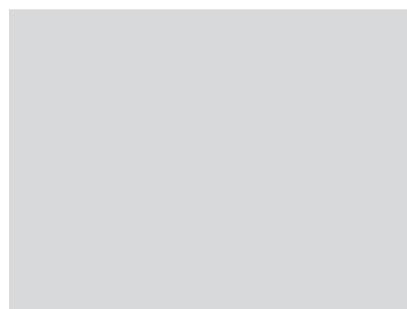
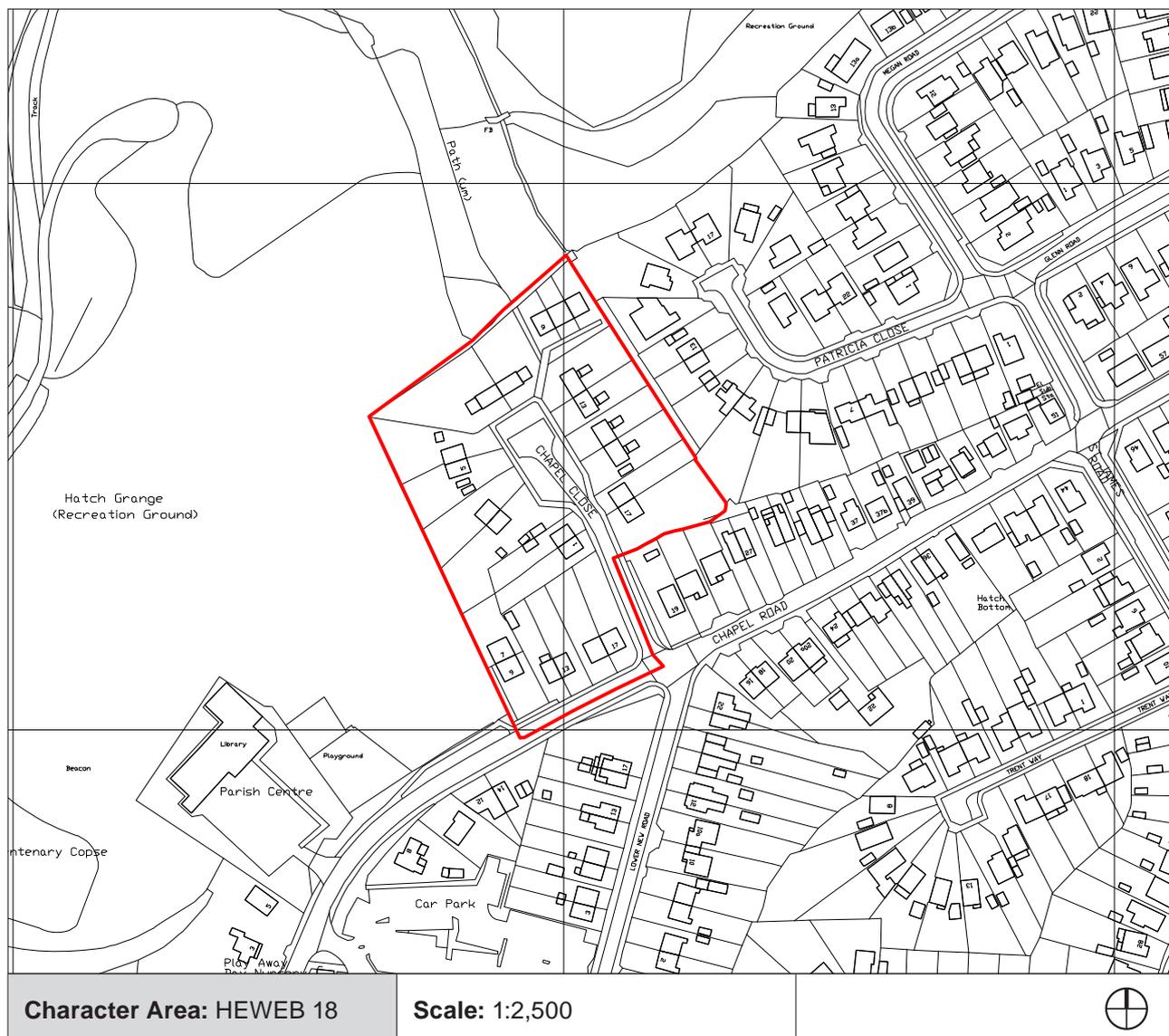
Character Area: HEWEB 17	Scale: 1:5,000	
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GUIDANCE

- Maintain the predominant orientation of ridgelines in existing development relative to the slope.
- Retain the grass verges.
- Maintain the predominant plot widths and continuity in building line.
- Maintain a uniformity in building heights within each street.

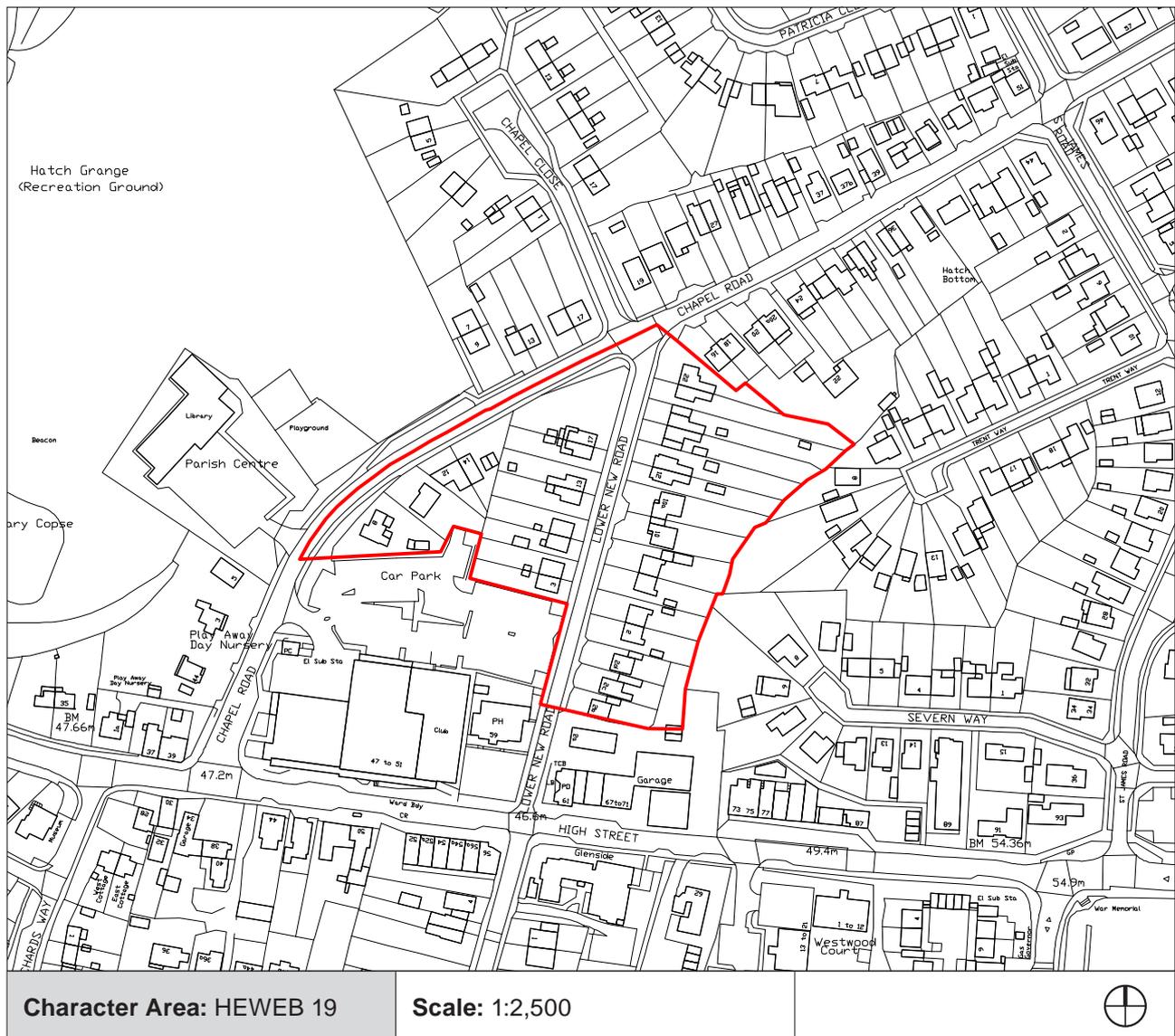
CHARACTER AREA: HEWEB 17	
NEIGHBOURHOOD	
General description	Type G. Large inter-war/immediate post-war estate to the north of West End centre, off Chapel Road. Fair condition.
Route structure	Interconnected network/cul-de-sacs.
Landform	Moderate slope down to north.
Non-residential uses	None.
STREETS/SQUARES	
Special features	Grass verges.
Tree cover	Insignificant.
Spatial enclosure	>5:1.
Nodes/landmarks/views	None.
Parking	Insignificant.
Traffic	Apparent - motor car.
PLOTS	
Dimensions	Widths: 5-11m. Depths: 16-45m.
Position of building within plot	Semi-detached/detached. Front-on. Setback: 6-12m. Strong continuity in building line.
Plot boundaries	Brick walls.
Parking	Apparent.
Planting	Apparent - mixed ornamental.
BUILDINGS	
Period/type	Inter-war/immediate post-war bungalows/semi-detached pairs.
Storey height	1 and 2.
Façade/roof form	Regular façades. Hipped roofs.
Facing materials	Brick/render walls. Tile roofs.
OTHER FEATURES	
Strength of character: strong. This area has a particularly strong character due to the uniformity in plot widths and buildings heights and the continuity in building line.	



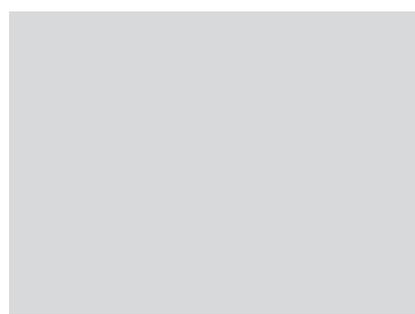
GUIDANCE

- Retain the grass verges.
- Maintain the predominant plot widths.
- Ensure that the materials applied in new development are similar or complementary to those prominent in existing development.

CHARACTER AREA: HEWEB 18	
NEIGHBOURHOOD	
General description	Type F. Inter-war/immediate post-war development on the northern edge of West End. Fair condition.
Route structure	Cul-de-sac.
Landform	Flat.
Non-residential uses	None.
STREETS/SQUARES	
Special features	Wide grass verges.
Tree cover	Insignificant.
Spatial enclosure	>5:1.
Nodes/landmarks/views	None.
Parking	Apparent - on-street.
Traffic	Insignificant.
PLOTS	
Dimensions	Widths: 8-10m. Depths: 20-42m.
Position of building within plot	Semi-detached. Front-on. Setback: 5-13m.
Plot boundaries	Brick walls/fences/hedges.
Parking	Apparent.
Planting	Apparent - coniferous/mixed ornamental.
BUILDINGS	
Period/type	Inter-war/immediate post-war villas/semi-detached pairs.
Storey height	2.
Façade/roof form	Regular façades. Gabled/hipped roofs.
Facing materials	Brick walls. Tile roofs.
OTHER FEATURES	
Bungalow terrace in north east corner.	
Strength of character: strong.	



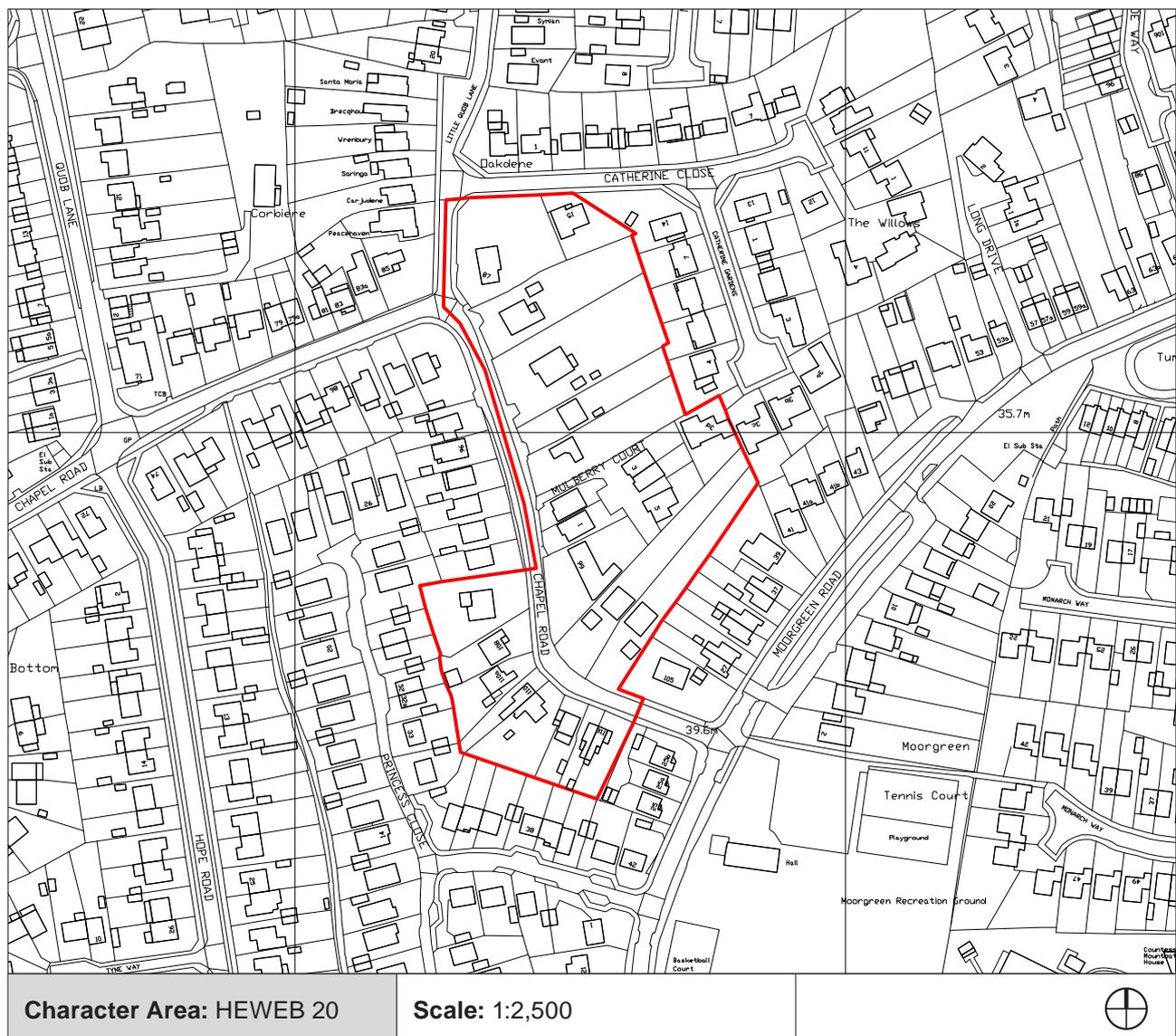
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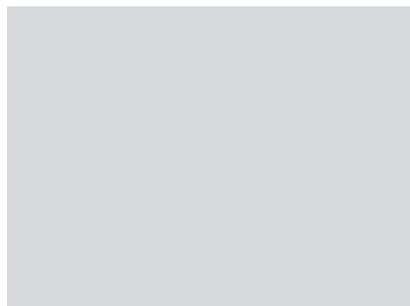
GUIDANCE

- Maintain the predominant plot widths.
- Maintain the predominant shallow building setbacks to the west of Lower New Road.
- Ensure that new development relates effectively with the building features and materials prominent in existing development.

CHARACTER AREA: HEWEB 19	
NEIGHBOURHOOD	
General description	Type A/D. Victorian to immediate post-war linear development to the north of West End Centre. Fair condition.
Route structure	Local thoroughfare.
Landform	Flat.
Non-residential uses	None.
STREETS/SQUARES	
Special features	None.
Tree cover	Insignificant.
Spatial enclosure	4-5:1.
Nodes/landmarks/views	None.
Parking	Apparent - on-street.
Traffic	Apparent - motor car.
PLOTS	
Dimensions	Widths: 8-11m. Depths: 32-76m.
Position of building within plot	Semi-detached. Front-on. Setback: 5m, 10-13m.
Plot boundaries	Open/fences/hedges.
Parking	Apparent.
Planting	Apparent - coniferous/mixed ornamental.
BUILDINGS	
Period/type	Victorian to immediate post-war semi-detached pairs.
Storey height	2.
Façade/roof form	Regular façades. Gabled/hipped roofs.
Facing materials	Brick/render walls. Tile roofs.
OTHER FEATURES	
Strength of character: moderate.	



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GUIDANCE

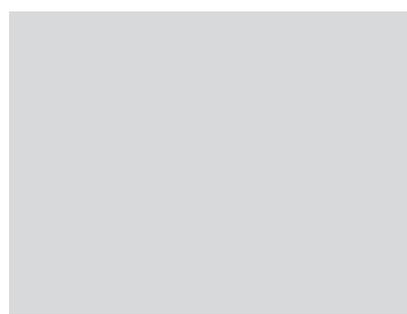
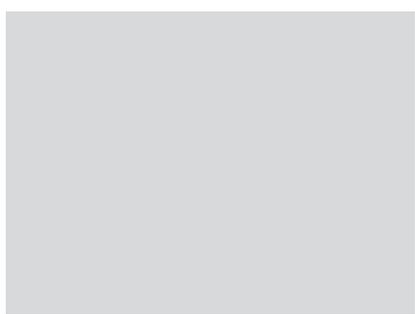
- Ensure that new development relates effectively with the building features and materials prominent in existing development.

CHARACTER AREA: HEWEB 20	
NEIGHBOURHOOD	
General description	Type A/E. Victorian to present day linear development on the eastern edge of West End. Fair condition.
Route structure	Local thoroughfare.
Landform	Flat.
Non-residential uses	None.
STREETS/SQUARES	
Special features	None.
Tree cover	Insignificant.
Spatial enclosure	>5:1.
Nodes/landmarks/views	None.
Parking	Apparent - on-street.
Traffic	Apparent - motor car.
PLOTS	
Dimensions	Widths: 7-27m. Depths: 24-62m.
Position of building within plot	Semi-detached/detached. Front-on. Setback: 7-16m.
Plot boundaries	Brick walls/hedges.
Parking	Apparent - on-street.
Planting	Apparent - mixed ornamental.
BUILDINGS	
Period/type	Victorian to present day villas/bungalows/semi-detached pairs.
Storey height	1 and 2.
Façade/roof form	Regular/irregular façades. Gabled/hipped roofs.
Facing materials	Brick walls. Tile roofs.
OTHER FEATURES	
Strength of character: moderate.	



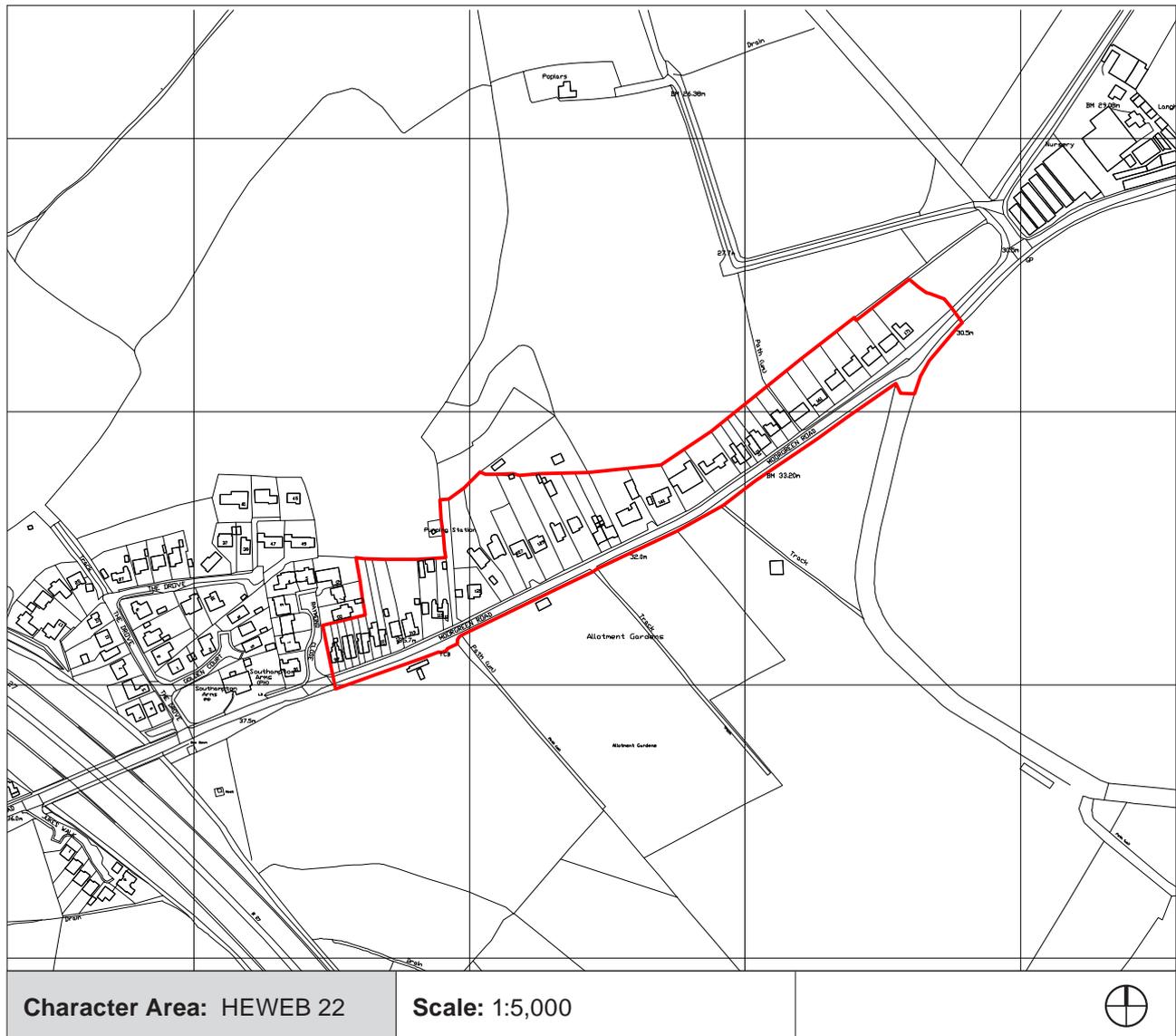
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Character Area: HEWEB 21	Scale: 1:2,500	
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GUIDANCE
<ul style="list-style-type: none"> Maintain the predominant plot widths. Maintain a uniformity in building heights within each street.

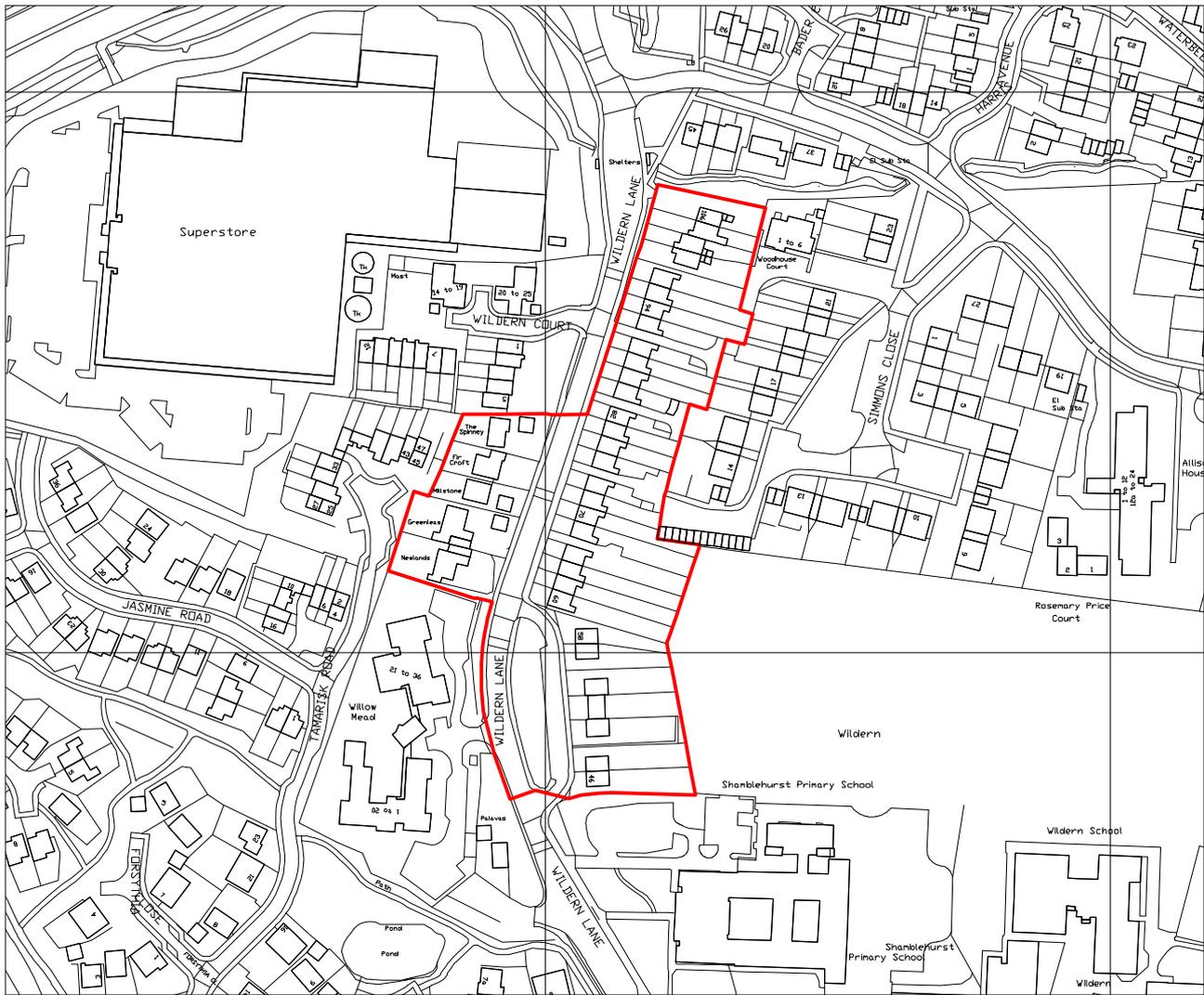
CHARACTER AREA: HEWEB 21	
NEIGHBOURHOOD	
General description	Type H. 1960s to 1990s development on the north eastern edge of West End, immediate east of the M27. Good/fair condition.
Route structure	Multi-headed cul-de-sacs.
Landform	Flat.
Non-residential uses	None.
STREETS/SQUARES	
Special features	None.
Tree cover	Insignificant.
Spatial enclosure	>5:1.
Nodes/landmarks/views	None.
Parking	Insignificant.
Traffic	Insignificant.
PLOTS	
Dimensions	Widths: 9-18m. Depths: 24-46m.
Position of building within plot	Detached. Front-on. Setback: 5-14m.
Plot boundaries	Open/fences/hedges.
Parking	Apparent.
Planting	Apparent - semi-mature broadleaved/mixed ornamental.
BUILDINGS	
Period/type	1960s to 1990s. Villas/bungalows.
Storey height	1 and 2.
Façade/roof form	Regular/irregular façades. Dormer/gabled/hipped roofs.
Facing materials	Brick walls. Tile roofs.
OTHER FEATURES	
Strength of character: moderate.	



GUIDANCE

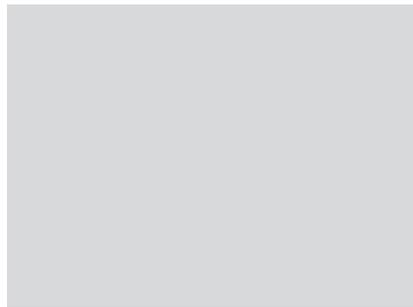
- Retain the soft verge edges and semi-mature broadleaved planting on the southern edge of Moorgreen Road.
- Retain and extend the continuity in building line at the eastern and western ends of Moorgreen Road.
- Maintain the predominant brick wall/hedge plot boundaries.

CHARACTER AREA: HEWEB 22	
NEIGHBOURHOOD	
General description	Type A/E. Victorian to immediate post-war linear development on the eastern edge of West End, north of Moorgreen Road. Fair condition.
Route structure	Local thoroughfare.
Landform	Flat.
Non-residential uses	None.
STREETS/SQUARES	
Special features	No curb/pavement on southern edge of Moorgreen Road.
Tree cover	Apparent - semi-mature broadleaved on southern verge of Moorgreen Road.
Spatial enclosure	>5:1.
Nodes/landmarks/views	None.
Parking	Insignificant.
Traffic	Apparent - motor car/goods vehicle. Traffic calming measures.
PLOTS	
Dimensions	Widths: 6m (semi-detached), 10-13m (detached). Depths: 39-80m.
Position of building within plot	Semi-detached/detached. Front-on. Setback: 7-29m.
Plot boundaries	Brick walls/hedges.
Parking	Apparent.
Planting	Apparent - coniferous/mixed ornamental.
BUILDINGS	
Period/type	Victorian to immediate post-war villas/bungalows/semi-detached pairs.
Storey height	1 and 2.
Façade/roof form	Regular/irregular façades. Gabled/hipped roofs.
Facing materials	Brick/render walls. Tile roofs.
OTHER FEATURES	
Strength of character: moderate.	



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Character Area: HEWEB 23	Scale: 1:2,500	
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GUIDANCE
<ul style="list-style-type: none"> • Maintain the predominant orientation of ridgelines in existing development relative to the slope along Wildern Lane. • Minimise the requirement for on-street parking in new development. • Mitigate the effects of the heavy vehicular traffic on Wildern Lane in new development using measures such as boundary planting, set backs, transition spaces and orientation of internal spaces. • Maintain the predominant plot widths and continuity in building line.

CHARACTER AREA: HEWEB 23	
NEIGHBOURHOOD	
General description	Type A/D. Wildern - Victorian to inter-war linear core. Fair condition.
Route structure	Main thoroughfare.
Landform	Moderate slope down to south along Wildern Lane.
Non-residential uses	None.
STREETS/SQUARES	
Special features	Grass verges on western edge of Wildern Lane. Grass island in front of inter-war development.
Tree cover	Insignificant.
Spatial enclosure	>5:1.
Nodes/landmarks/views	None.
Parking	Prominent in front of inter-war housing - on-street.
Traffic	Prominent - motor car/goods vehicle.
PLOTS	
Dimensions	Widths: 6-9m. Depths: 37-52m.
Position of building within plot	Terraced/semi-detached. Front-on. Setback: 4-7m.
Plot boundaries	Brick walls/fences.
Parking	Insignificant.
Planting	Apparent - mixed ornamental.
BUILDINGS	
Period/type	Victorian to inter-war terraces/semi-detached pairs.
Storey height	2.
Façade/roof form	Regular façades. Hipped roofs.
Facing materials	Brick walls. Tile roofs.
OTHER FEATURES	
Strength of character: moderate.	



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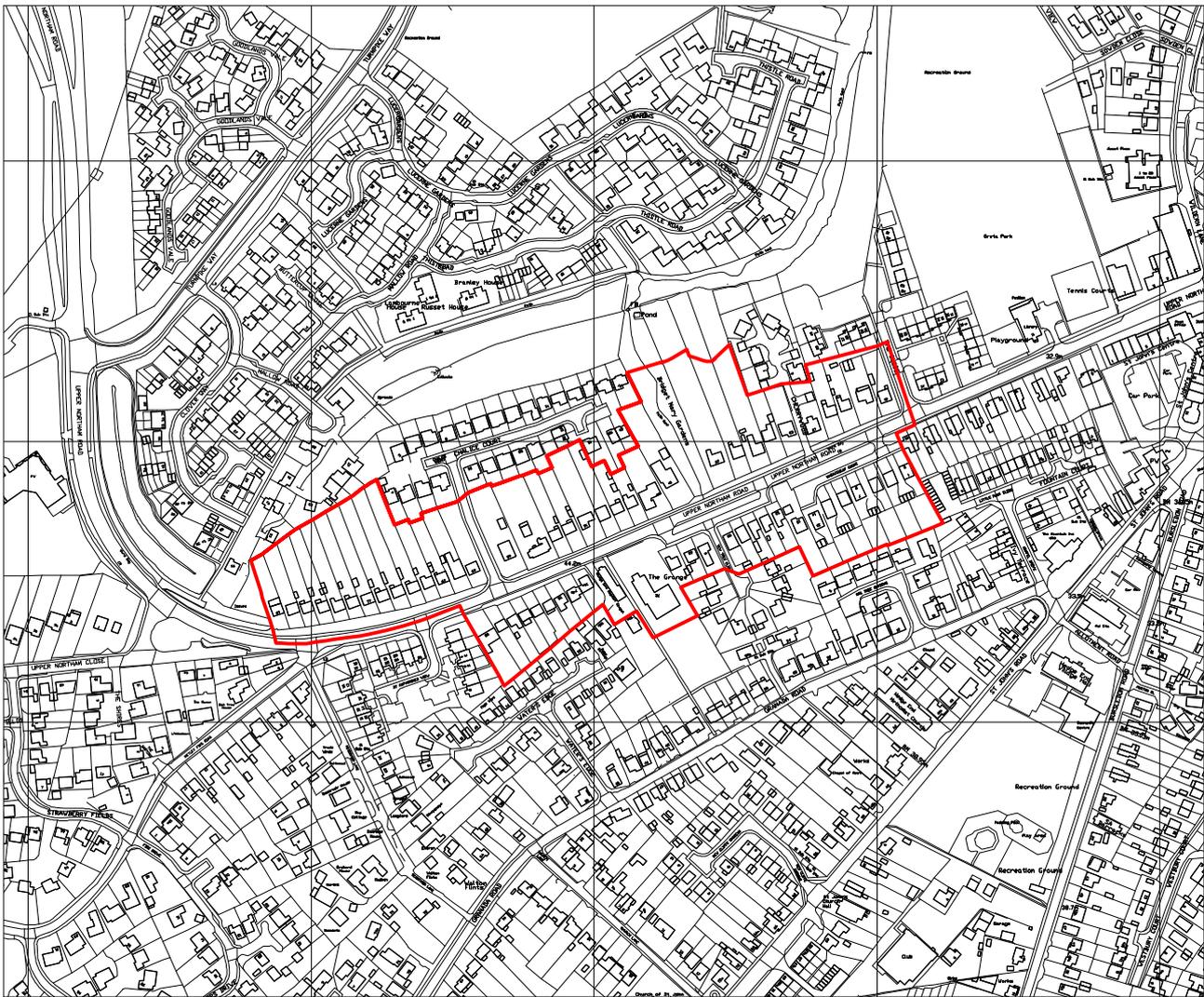
Character Area: HEWEB 24	Scale: 1:2,500	
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GUIDANCE

- Maintain the predominant deep building setbacks in order to retain/reinforce the existing levels of on-plot planting.
- Maintain the predominant hedge/tree plot boundaries to the west of Shamblehurst Lane.

CHARACTER AREA: HEWEB 24	
NEIGHBOURHOOD	
General description	Type D/E. Inter-war to present day linear expansion to the north of Wildern. Fair condition.
Route structure	Main thoroughfare.
Landform	Flat.
Non-residential uses	None.
STREETS/SQUARES	
Special features	None.
Tree cover	None.
Spatial enclosure	>5:1.
Nodes/landmarks/views	None.
Parking	Insignificant.
Traffic	Prominent - motor car/goods vehicle.
PLOTS	
Dimensions	Widths: 6-16m. Depths: 27-51m.
Position of building within plot	Semi-detached/detached. Front-on. Setback: 6-14m.
Plot boundaries	Fences/hedges/trees.
Parking	Apparent.
Planting	Prominent - coniferous/semi-mature broadleaved/mature broadleaved.
BUILDINGS	
Period/type	Inter-war to present day villas/bungalows/semi-detached pairs.
Storey height	1 / 1.5 / 2.
Façade/roof form	Regular/irregular facades. Gabled/hipped roofs.
Facing materials	Brick/render walls. Tile roofs.
OTHER FEATURES	
Strength of character: weak.	



Character Area: HEWEB 25

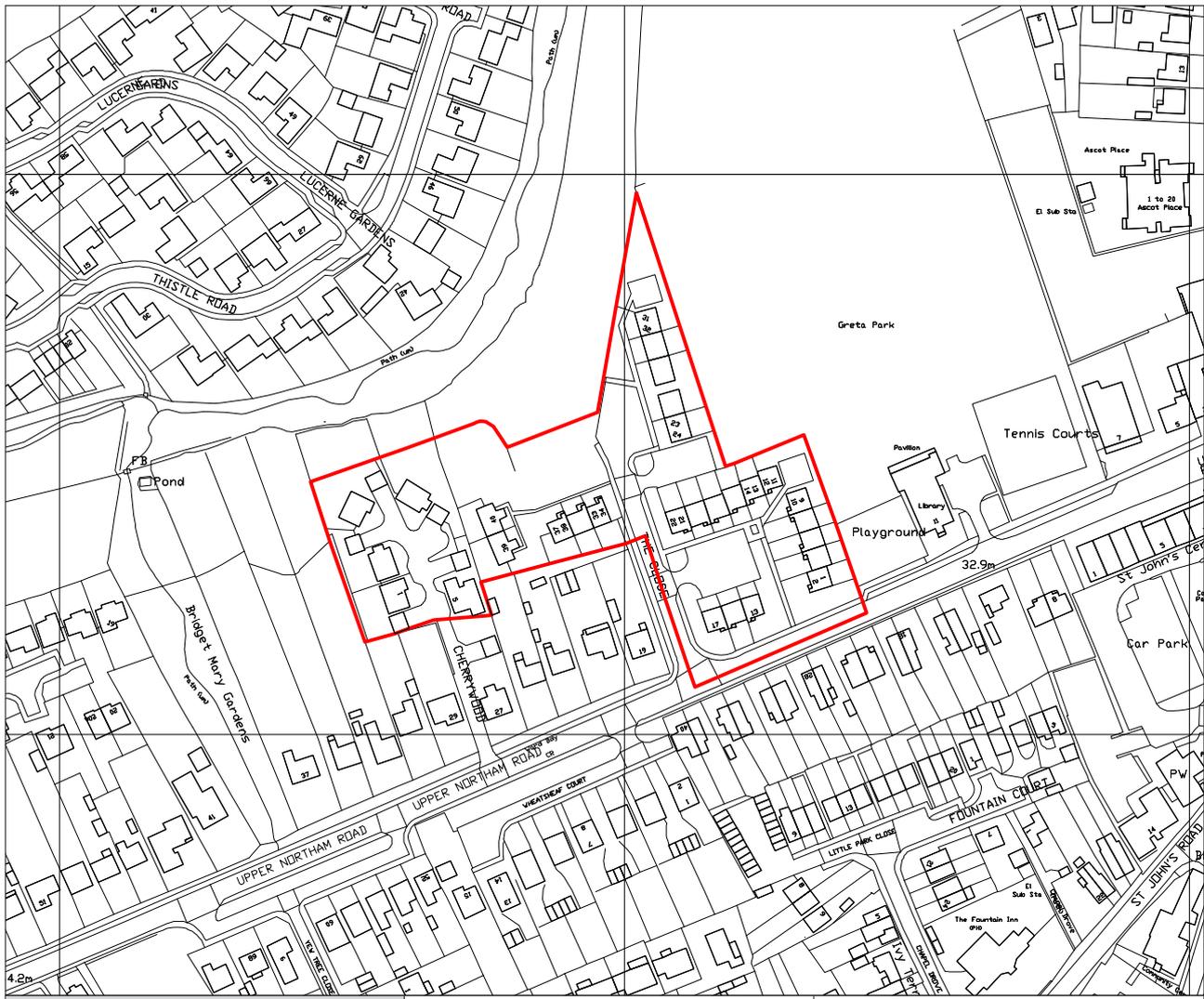
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GUIDANCE

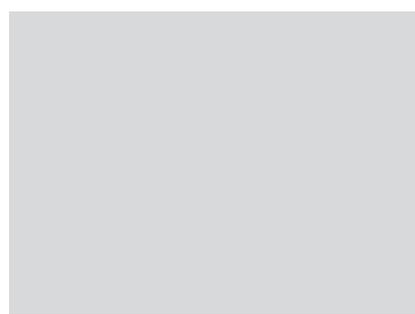
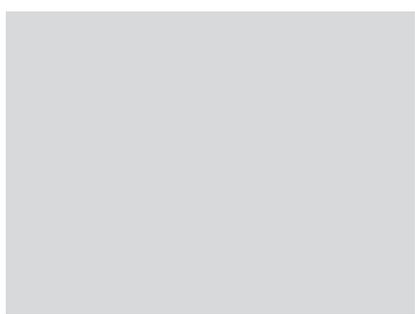
- Retain the grass verges/islands and associated semi-mature broadleaved tree planting.
- Mitigate the effects of the heavy vehicular traffic on Upper Northam Road in new development using measures such as boundary planting, set backs, transition spaces and orientation of internal spaces.
- Maintain the predominant plot widths and continuity in building line.

CHARACTER AREA: HEWEB 25	
NEIGHBOURHOOD	
General description	Type E. Inter-war to present day linear development to the west of Hedge End centre, off Upper Northam Road. Fair condition.
Route structure	Main thoroughfare.
Landform	Bungalows on northern edge of Upper Northam Road set behind steep slopes.
Non-residential uses	None.
STREETS/SQUARES	
Special features	Wide grass verges and islands to the south of Upper Northam Road.
Tree cover	Apparent - semi-mature broadleaved on traffic islands.
Spatial enclosure	>5:1.
Nodes/landmarks/views	None.
Parking	Apparent on slip roads - on-street.
Traffic	Prominent - motor car/goods vehicle.
PLOTS	
Dimensions	Widths: 9-17m. Depths: 30-94m.
Position of building within plot	Detached. Front-on. Setback: 7-12m.
Plot boundaries	Brick walls/hedges.
Parking	Apparent.
Planting	Apparent - mixed ornamental.
BUILDINGS	
Period/type	Inter-war to present day villas/bungalows.
Storey height	1 and 2.
Façade/roof form	Regular/irregular façades. Gable end frontages along Wheatsheaf Court. Gabled/hipped roofs.
Facing materials	Brick/render walls. Tile roofs.
OTHER FEATURES	
Strength of character: weak.	



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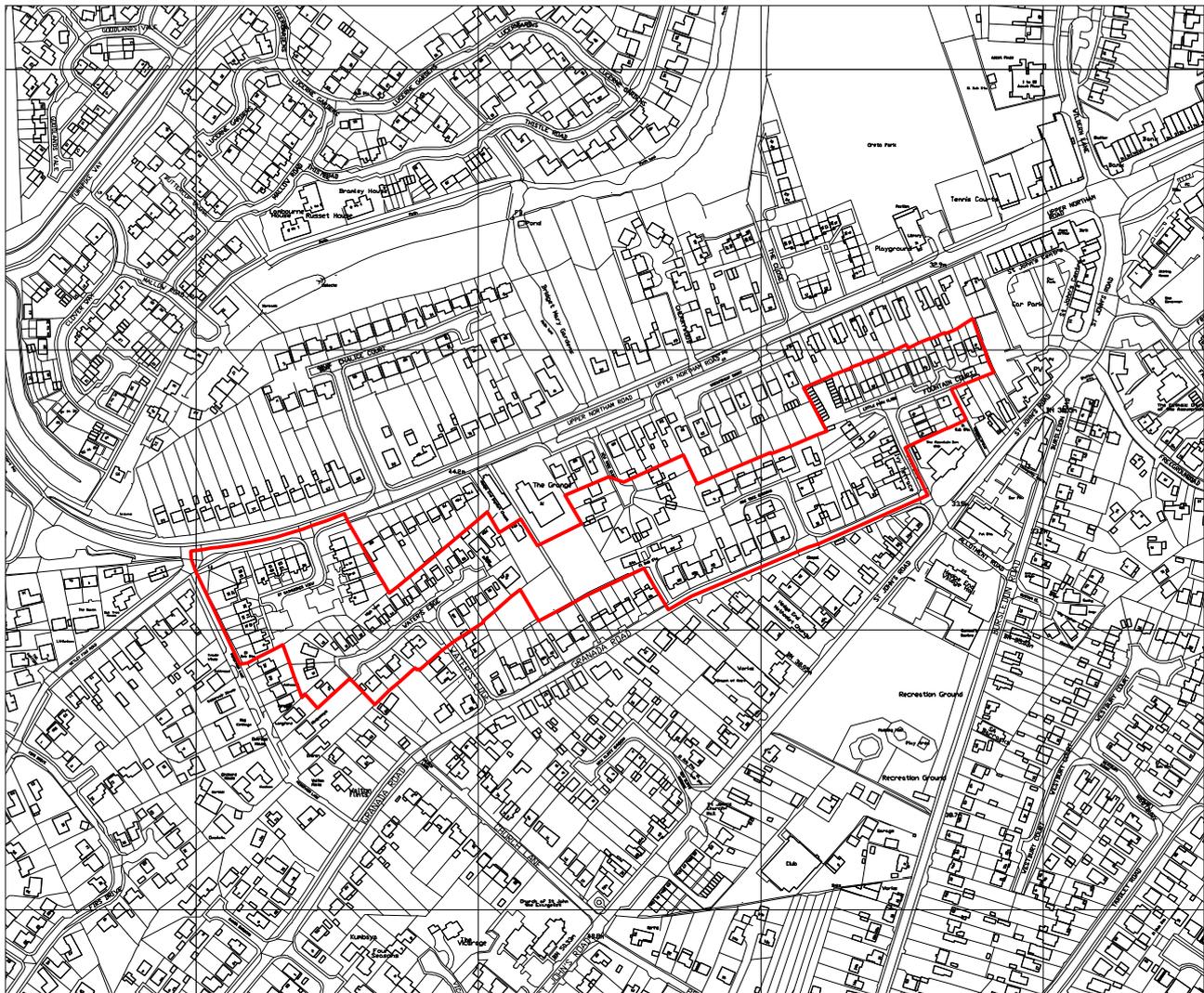
Character Area: HEWEB 26	Scale: 1:2,500	
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GUIDANCE

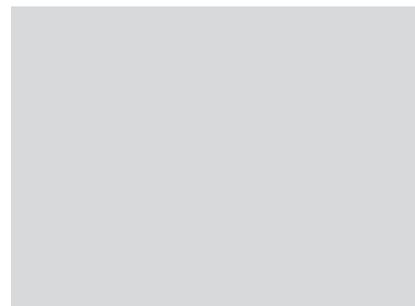
- Maintain the predominant orientation of ridgelines in existing development relative to the slope.
- Retain the wide grass verges and associated broadleaved tree planting.
- Maintain the predominant plot widths.
- Maintain the predominant open frontages while seeking to maintain a clear distinction between public and private space.

CHARACTER AREA: HEWEB 26	
NEIGHBOURHOOD	
General description	Type H. 1960s/1970s development to the west of Hedge End centre, off The Close. Fair condition.
Route structure	Cul-de-sac.
Landform	Gentle slope down to east.
Non-residential uses	None.
STREETS/SQUARES	
Special features	Wide grass verges.
Tree cover	Apparent - semi-mature broadleaved on grass verges.
Spatial enclosure	>5:1.
Nodes/landmarks/views	None.
Parking	Prominent - courtyard.
Traffic	Insignificant.
PLOTS	
Dimensions	Widths: 7m. Depths: 20-21m.
Position of building within plot	Terraces. Front-on. Setback: 5-10m.
Plot boundaries	Open.
Parking	Insignificant.
Planting	Insignificant.
BUILDINGS	
Period/type	1960s/1970s terraces.
Storey height	2.
Façade/roof form	Regular façades. Gabled roofs.
Facing materials	Brick/tile walls. Tile roofs.
OTHER FEATURES	
Strength of character: moderate.	



Character Area: HEWEB 27

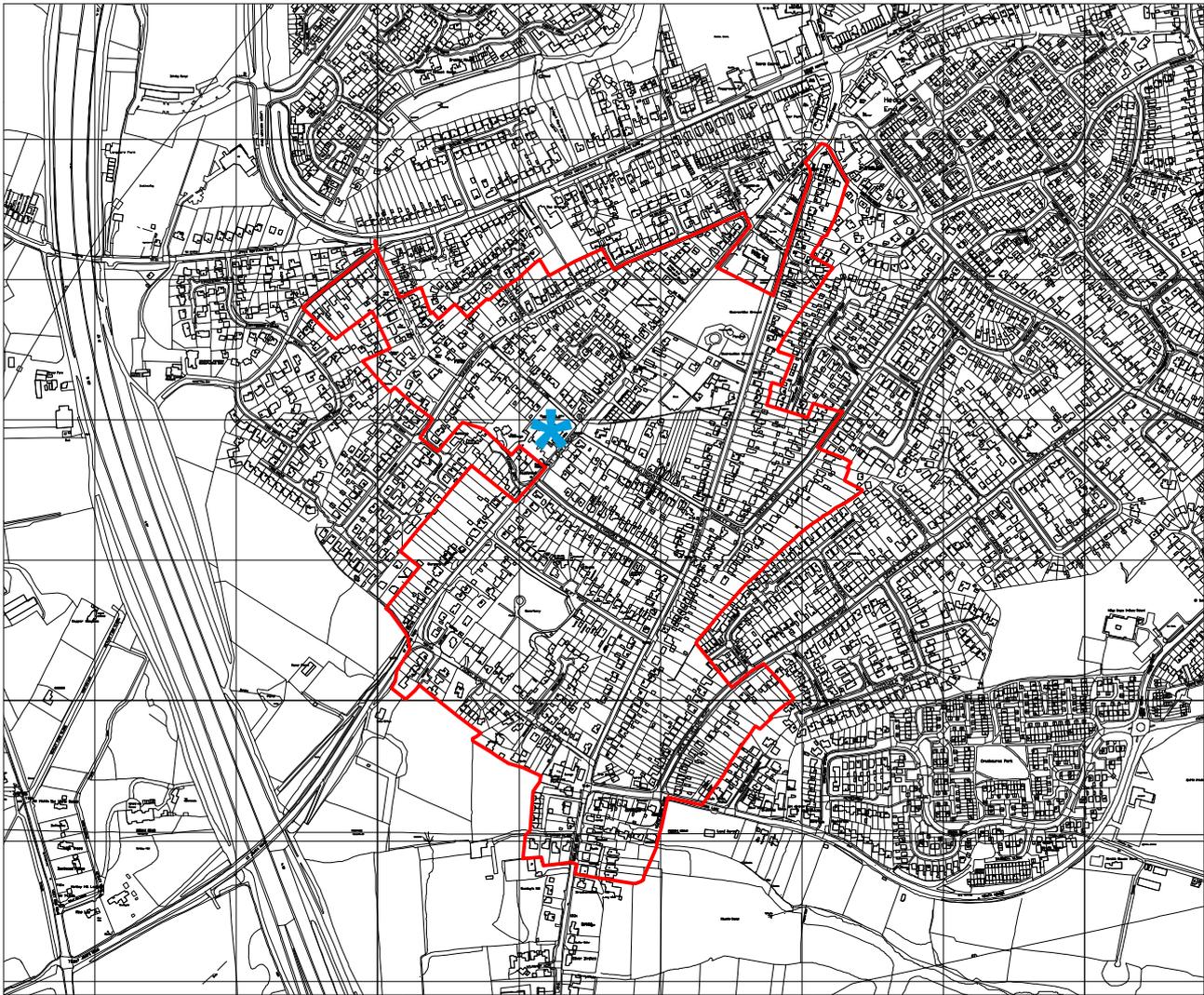
Scale: 1:5,000



GUIDANCE

- Maintain the predominant brick wall plot boundaries.
- Maintain a uniformity in building heights within each street.

CHARACTER AREA: HEWEB 27	
NEIGHBOURHOOD	
General description	Type H. 1960s to 1980s development to to the west of Hedge End centre, between Granada Road and Upper Northern Road. Good/fair condition.
Route structure	Multi-headed cul-de-sacs.
Landform	Flat.
Non-residential uses	None.
STREETS/SQUARES	
Special features	None.
Tree cover	Insignificant.
Spatial enclosure	4-5:1.
Nodes/landmarks/views	None.
Parking	Apparent - on-street.
Traffic	Insignificant.
PLOTS	
Dimensions	Widths: 6-14m. Depths: 20-27m.
Position of building within plot	Terraced/detached. Front-on. Setback: 4-15m.
Plot boundaries	Brick walls.
Parking	Apparent.
Planting	Apparent - mixed ornamental.
BUILDINGS	
Period/type	1960s to 1980s villas/bungalows/terraces.
Storey height	1 and 2.
Façade/roof form	Regular/irregular façades. Gabled roofs.
Facing materials	Brick/render/tile walls. Tile roofs.
OTHER FEATURES	
Strength of character: weak.	



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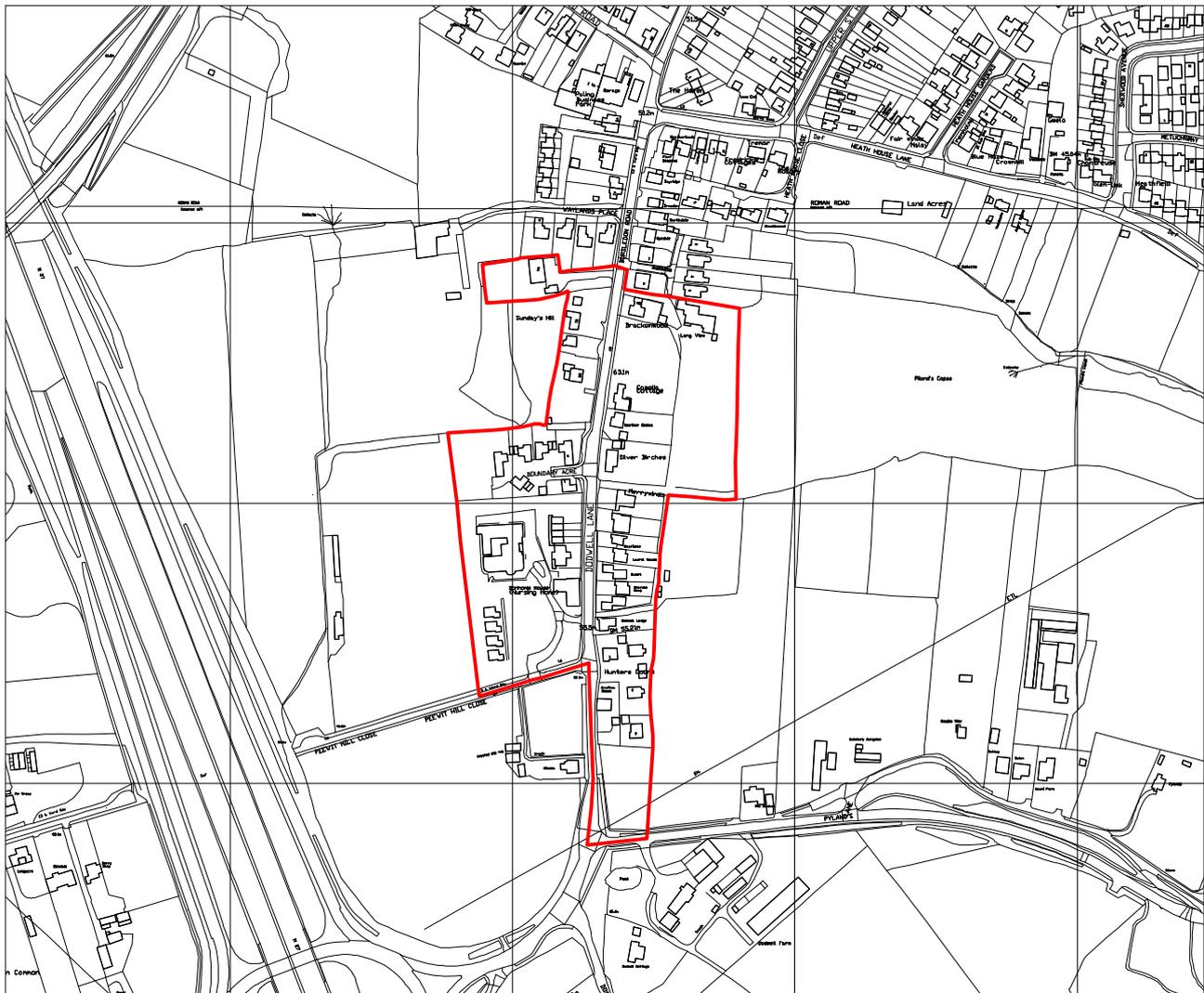
Character Area: HEWEB 28	Scale: 1:10,000	
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GUIDANCE

- Maintain the importance of the recreation ground and the associated semi-mature/mature broadleaved tree planting.
- Maintain the importance of the views to the Church of St. John the Evangelist.
- Mitigate the effects of the heavy vehicular traffic on St John's Road and Bursledon Road in new development using measures such as boundary planting, set backs, transition spaces and orientation of internal spaces.

CHARACTER AREA: HEWEB 28	
NEIGHBOURHOOD	
General description	Type D/E. Victorian to present day development to the south west of Hedge End centre off St John's Road and Bursledon Road. Fair condition.
Route structure	Main/secondary/local thoroughfares.
Landform	Gentle slope down to north along St John's Road and Bursledon Road.
Non-residential uses	None.
STREETS/SQUARES	
Special features	None.
Tree cover	Apparent - semi-mature/mature broadleaved on recreation ground.
Spatial enclosure	4-5:1.
Nodes/landmarks/views	Recreation ground provides setting for older development. Views to spire of Church of St John the Evangelist (*).
Parking	Apparent - on-street.
Traffic	Prominent on St John's Road and Bursledon Road - motor car/goods vehicle.
PLOTS	
Dimensions	Widths: 10-16m. Depths: 45-62m, 94-120m.
Position of building within plot	Semi-detached/detached. Front-on/side-on. Setback: 5-15m.
Plot boundaries	Brick walls/fences/hedges/trees. No boundary planting in new development on Bursledon Road.
Parking	Apparent.
Planting	Apparent - coniferous/semi-mature broadleaved/mixed ornamental.
BUILDINGS	
Period/type	Victorian to present day villas/semi-detached pairs. Older development located closer to Hedge End centre.
Storey height	2.
Façade/roof form	Regular/irregular façades. Dormer/gabled/hipped roofs.
Facing materials	Brick/render/tile walls. Tile roofs.
OTHER FEATURES	
Strength of character: moderate/strong. The area where St John's Road and Bursledon Road converge has a particularly strong character due to the setting created by the recreation ground and the form and materials used in the Victorian and Edwardian development.	



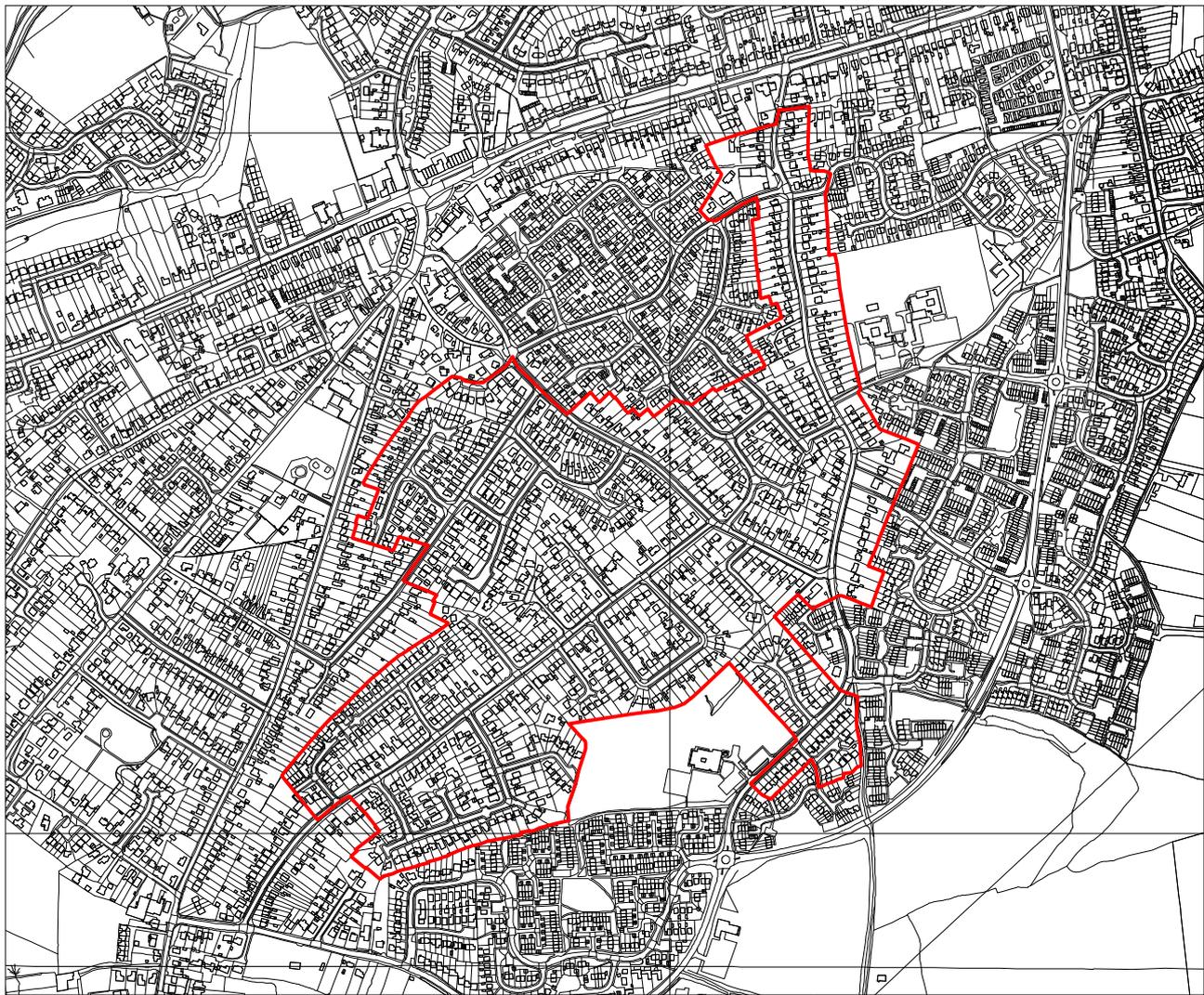
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Character Area: HEWEB 29	Scale: 1:5,000	
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GUIDANCE
<ul style="list-style-type: none"> • Mitigate the effects of the heavy vehicular traffic on Bursledon Road in new development using measures such as boundary planting, set backs, transition spaces and orientation of internal spaces. • Maintain the predominant deep building setbacks in order to retain/reinforce the existing levels of on-plot planting. • Ensure that the materials applied in new development are similar or complementary to those prominent in existing development.

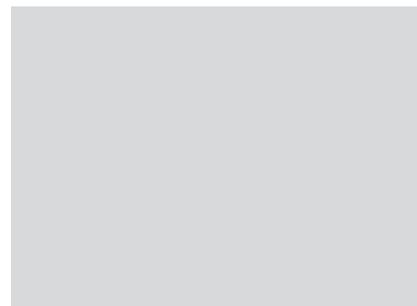
CHARACTER AREA: HEWEB 29	
NEIGHBOURHOOD	
General description	Type B/E. Victorian to present day linear development on the southern edge of Hedge End, off Dodwell Lane. Fair condition.
Route structure	Main thoroughfare.
Landform	Moderate slope down to the south along Dodwell Lane.
Non-residential uses	None.
STREETS/SQUARES	
Special features	None.
Tree cover	Insignificant.
Spatial enclosure	>5:1.
Nodes/landmarks/views	None.
Parking	Insignificant.
Traffic	Prominent - motor car/goods vehicle.
PLOTS	
Dimensions	Widths: 10-15m. Depths: 39-48m.
Position of building within plot	Detached. Front-on/side-on. Setback: 4-12m.
Plot boundaries	Brick walls/hedges.
Parking	Apparent.
Planting	Prominent to the south - coniferous/semi-mature and mature broadleaved/mixed ornamental.
BUILDINGS	
Period/type	Inter-war to present day villas/bungalows.
Storey height	1 and 2.
Façade/roof form	Regular/irregular façades. Gabled/hipped roofs.
Facing materials	Brick walls. Tile roofs.
OTHER FEATURES	
Strength of character: moderate.	



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Character Area: HEWEB 30

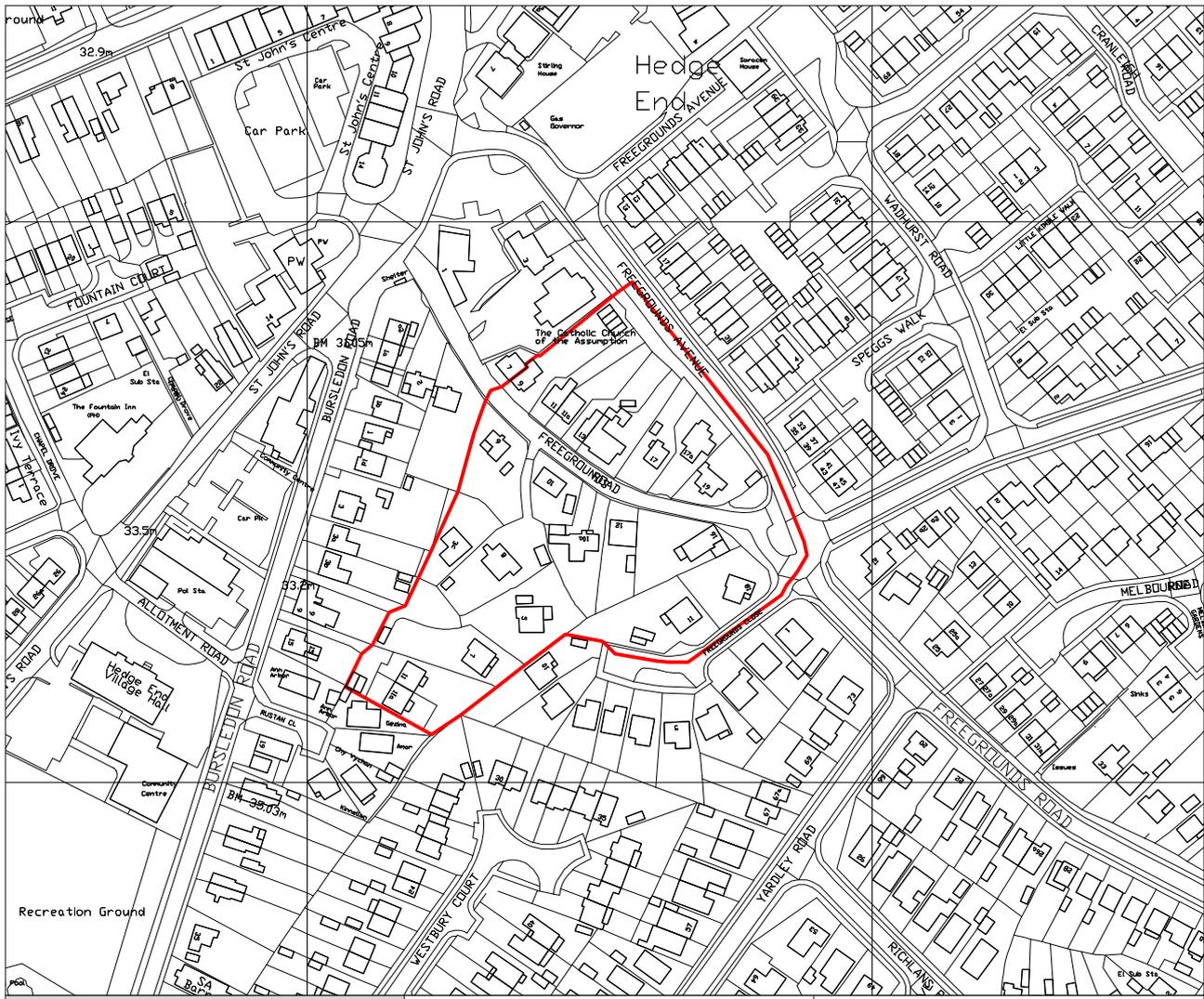
Scale: 1:10,000



GUIDANCE

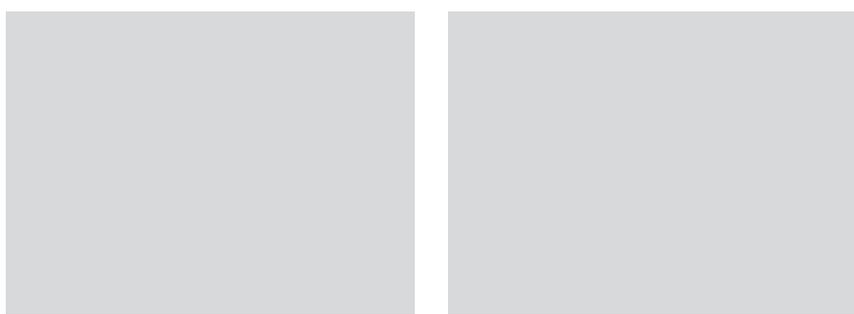
- Retain the grass verges.
- Maintain the predominant plot widths and continuity in building line.
- Maintain a uniformity in building heights within each street.

CHARACTER AREA: HEWEB 30	
NEIGHBOURHOOD	
General description	Type F/G. Victorian to 1970s development to the south east of Hedge End centre off St Helen's Road and Hobb Lane. Fair condition.
Route structure	Interconnected network/loops/multi-headed cul-de-sacs.
Landform	Flat.
Non-residential uses	None.
STREETS/SQUARES	
Special features	Grass verges. Overhead power cables.
Tree cover	Insignificant.
Spatial enclosure	>5:1.
Nodes/landmarks/views	None.
Parking	Insignificant.
Traffic	Apparent - motor car.
PLOTS	
Dimensions	Widths: 10-12m. Depths: 28-54m.
Position of building within plot	Detached. Front-on/side-on. Setback: 5-11m.
Plot boundaries	Brick walls/fences.
Parking	Apparent - on-street.
Planting	Apparent - mixed ornamental.
BUILDINGS	
Period/type	Victorian to 1970s villas/bungalows.
Storey height	1 and 2.
Façade/roof form	Regular/irregular façades. Gabled/hipped roofs.
Facing materials	Brick walls. Tile roofs.
OTHER FEATURES	
Victorian and inter-war development located along southern sections of Freegrounds Road and Hobb Lane.	
Strength of character: moderate.	



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Character Area: HEWEB 31	Scale: 1:2,500	
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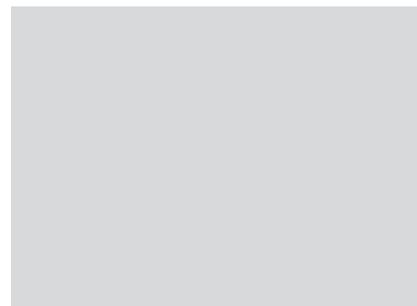
GUIDANCE
<ul style="list-style-type: none"> Retain the soft verge edges and supplement with additional planting where appropriate in order to maintain the 'lane' quality. Maintain the predominant shallow building setbacks on Freegrounds Road in order to retain the sense of enclosure provided by existing development. Maintain the predominant brick wall plot boundaries. Ensure that the materials applied in new development are similar or complementary to those prominent in existing development.

CHARACTER AREA: HEWEB 31	
NEIGHBOURHOOD	
General description	Type A/E. Victorian to present day development to the south of Hedge End Centre. Fair condition.
Route structure	Local thoroughfare/cul-de-sac.
Landform	Flat.
Non-residential uses	None.
STREETS/SQUARES	
Special features	No curb/pavement.
Tree cover	Insignificant.
Spatial enclosure	3-4:1 (Freegrounds Road).
Nodes/landmarks/views	None.
Parking	Insignificant.
Traffic	Insignificant.
PLOTS	
Dimensions	Widths: 7-17m. Depths: 21-47m.
Position of building within plot	Semi-detached/detached. Front-on/skewed. Setback: 3-10m.
Plot boundaries	Brick walls.
Parking	Apparent - on-street.
Planting	Prominent - semi-mature broadleaved/mixed ornamental.
BUILDINGS	
Period/type	Victorian to present day villas/semi-detached. Distinctive thatched cottage to the south of Freegrounds Road.
Storey height	2.
Façade/roof form	Regular/irregular façades. Gabled roofs.
Facing materials	Brick walls. Tile roofs.
OTHER FEATURES	
Strength of character: moderate.	



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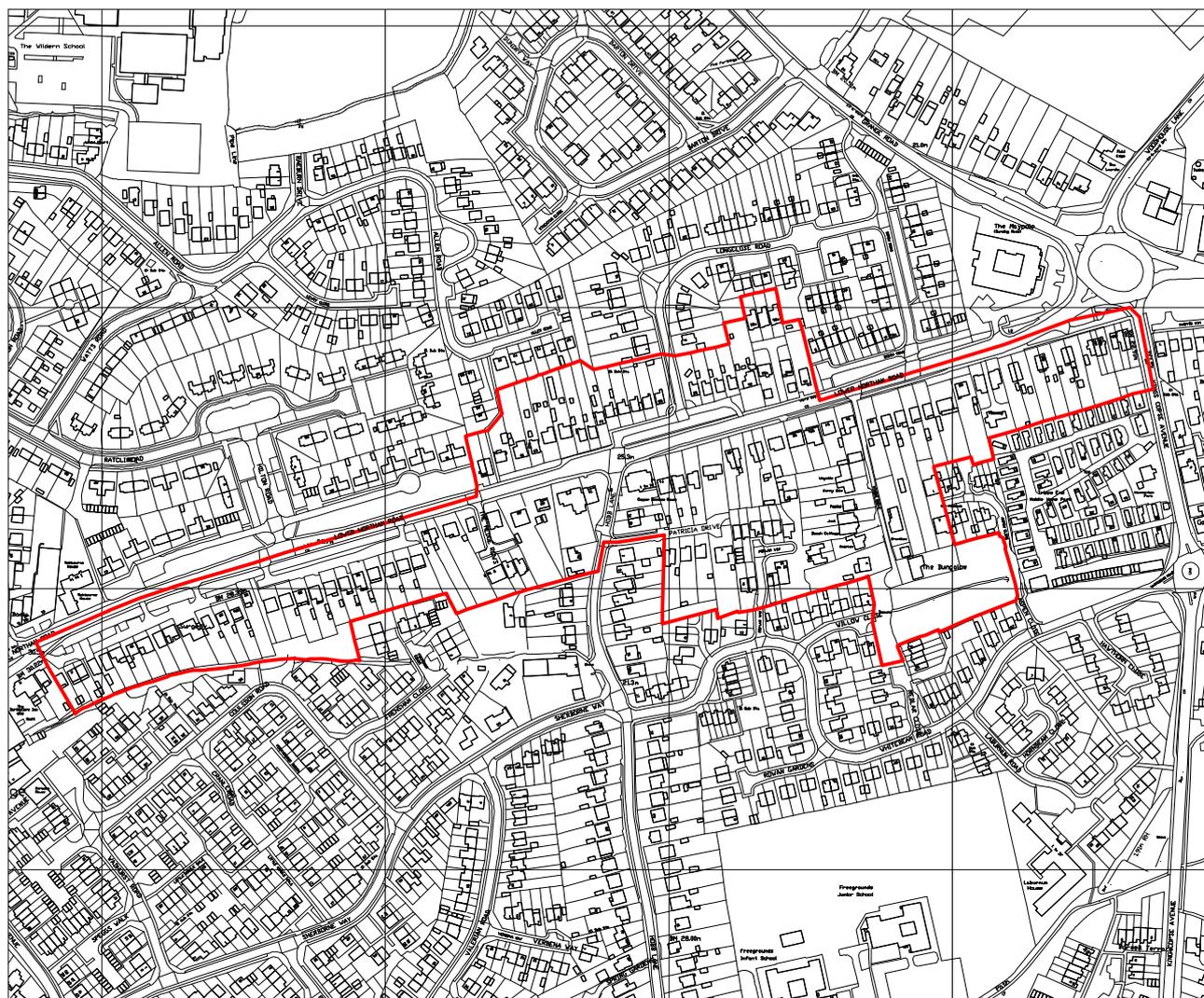
Character Area: HEWEB 32	Scale: 1:5,000	
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GUIDANCE

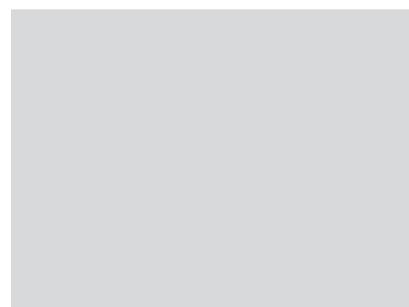
- Retain the grass verges.
- Maintain the predominant plot widths and continuity in building line.
- Maintain the predominant open frontages while seeking to maintain a clear distinction between public and private space.

CHARACTER AREA: HEWEB 32	
NEIGHBOURHOOD	
General description	Type H. Large 1960s/1970s estate to the south east of Hedge End centre, off Sherborne Way. Fair condition.
Route structure	Loops/multi-headed cul-de-sacs.
Landform	Gentle slope down to east.
Non-residential uses	None.
STREETS/SQUARES	
Special features	Grass verges.
Tree cover	Insignificant.
Spatial enclosure	4-5:1.
Nodes/landmarks/views	None.
Parking	Apparent - on-street/courtyard.
Traffic	Apparent - motor car
PLOTS	
Dimensions	Widths: 7-8m. Depths: 22-30m.
Position of building within plot	Semi-detached. Front-on. Setback: 4-8m.
Plot boundaries	Open.
Parking	Apparent.
Planting	Apparent - mixed ornamental.
BUILDINGS	
Period/type	1960s/1970s terraces/semi-detached pairs.
Storey height	2.
Façade/roof form	Regular façades. Gabled roofs.
Facing materials	Brick/tile walls. Tile roofs.
OTHER FEATURES	
Strength of character: moderate.	



Character Area: HEWEB 33

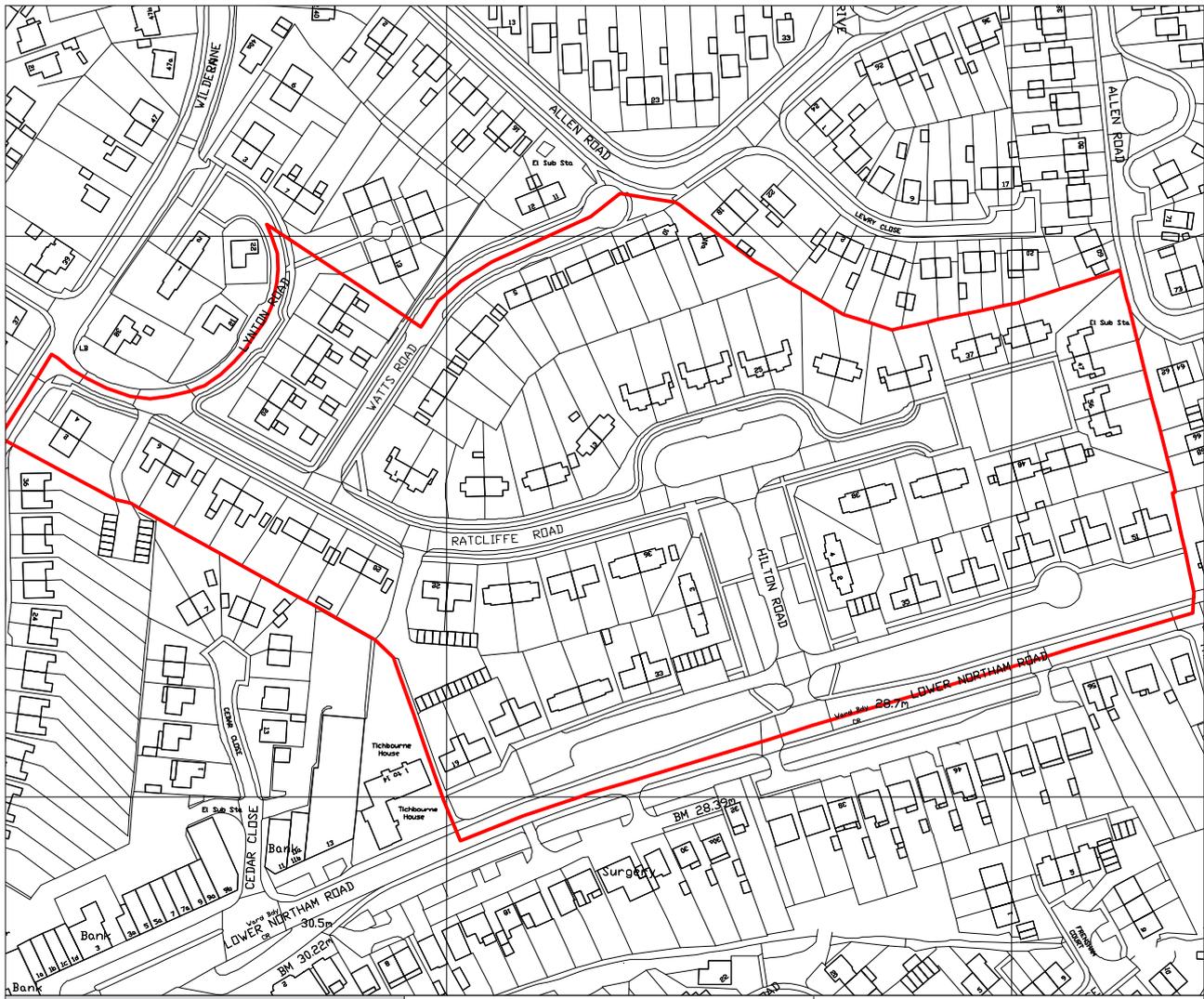
Scale: 1:5,000



GUIDANCE

- Retain the wide grass verges/island and associated semi-mature broadleaved tree planting.
- Mitigate the effects of the heavy vehicular traffic on Lower Northam Road in new development using measures such as boundary planting, set backs, transition spaces and orientation of internal spaces.

CHARACTER AREA: HEWEB 33	
NEIGHBOURHOOD	
General description	Type D/E. Inter-war to present day linear development to the east of Hedge End centre, off Lower Northam Road. Fair condition.
Route structure	Main thoroughfare.
Landform	Flat.
Non-residential uses	None.
STREETS/SQUARES	
Special features	Wide grass verges. Grass island to north of Lower Northam Road.
Tree cover	Apparent - semi-mature broadleaved on verges and grass island.
Spatial enclosure	>5:1.
Nodes/landmarks/views	None.
Parking	Insignificant.
Traffic	Prominent on Lower Northam Road - motor car/goods vehicle
PLOTS	
Dimensions	Widths: 10-15m. Depths: 38-61m.
Position of building within plot	Semi-detached/detached. Front-on. Setback: 5-16m.
Plot boundaries	Brick walls/fences/hedges.
Parking	Apparent.
Planting	Apparent - semi-mature broadleaved/mixed ornamental.
BUILDINGS	
Period/type	Inter-war to present day villas/bungalows/semi-detached pairs.
Storey height	1 and 2.
Façade/roof form	Regular façades. Hipped roofs.
Facing materials	Brick/render/tile walls. Tile roofs.
OTHER FEATURES	
Strength of character: moderate.	



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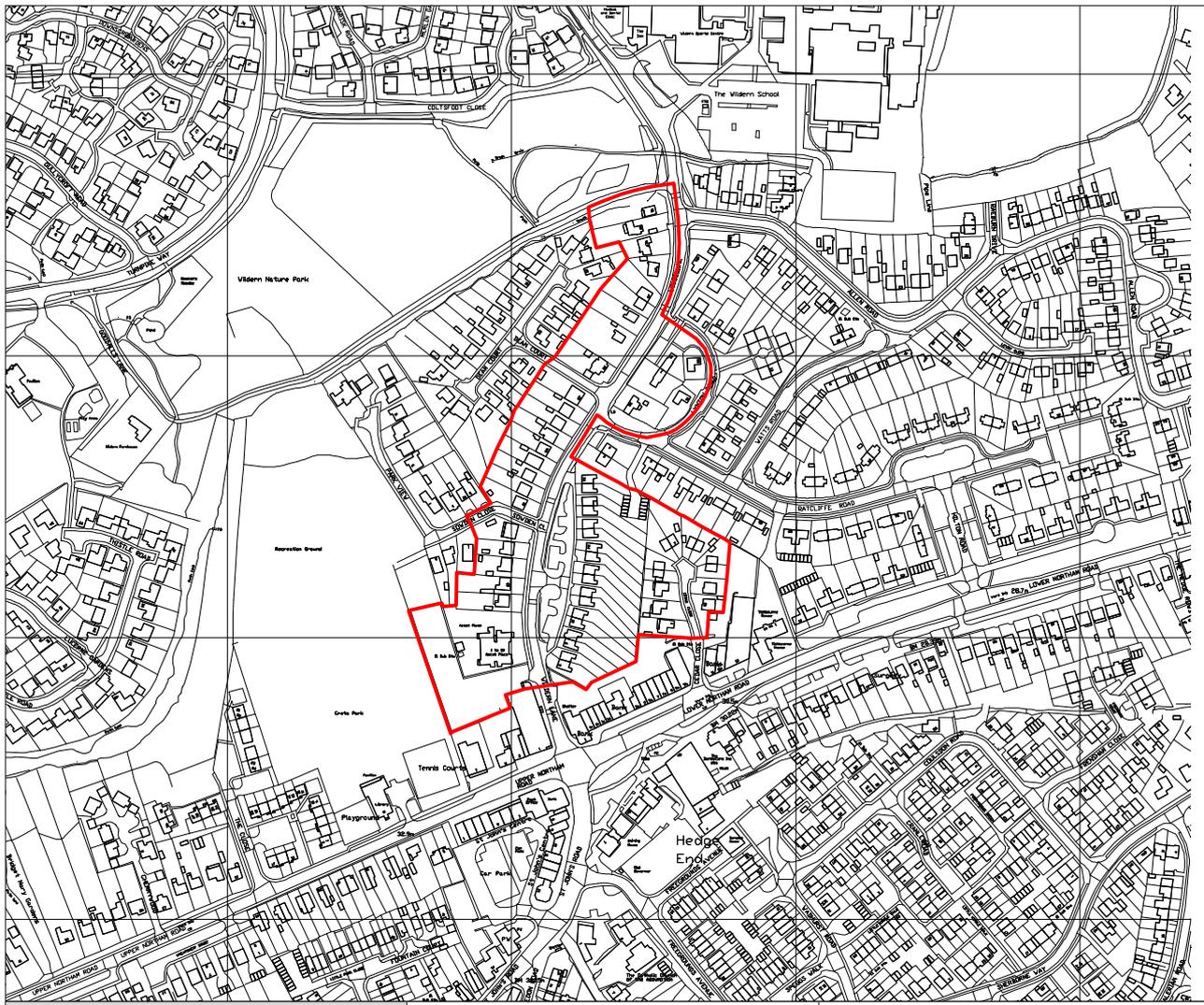
Character Area: HEWEB 34	Scale: 1:2,500	
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GUIDANCE

- Maintain the formal building compositions around open spaces and cul-de-sacs.
- Retain the wide grass verges/grass island and associated semi-mature broadleaved tree planting.
- Maintain the predominant plot widths and continuity in building line.
- Ensure that the materials applied in new development are similar or complementary to those prominent in existing development.

CHARACTER AREA: HEWEB 34	
NEIGHBOURHOOD	
General description	Type F. Inter-war estate to the north east of Hedge End centre. Fair condition.
Route structure	Local thoroughfare/loops/cul-de-sac.
Landform	Flat.
Non-residential uses	None.
STREETS/SQUARES	
Special features	Wide grass verges along Hilton Road. Grass island to north of Ratcliffe Road.
Tree cover	Apparent - semi-mature broadleaved on verges and grass island.
Spatial enclosure	>5:1.
Nodes/landmarks/views	None.
Parking	Apparent - on-street.
Traffic	Apparent - motor car.
PLOTS	
Dimensions	Widths: 10-12m. Depths: 31-36m.
Position of building within plot	Semi-detached. Front-on. Setback: 5-8m.
Plot boundaries	Brick walls/hedges.
Parking	Apparent.
Planting	Apparent - mixed ornamental.
BUILDINGS	
Period/type	Inter-war semi-detached pairs.
Storey height	2.
Façade/roof form	Regular/irregular façades. Hipped roofs.
Facing materials	Brick walls. Tile roofs.
OTHER FEATURES	
Strength of character: strong.	



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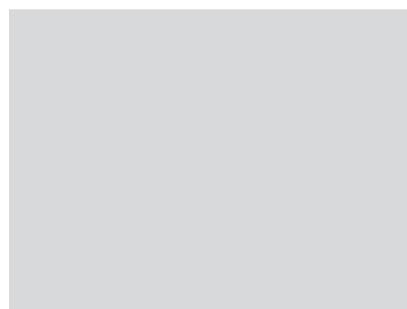
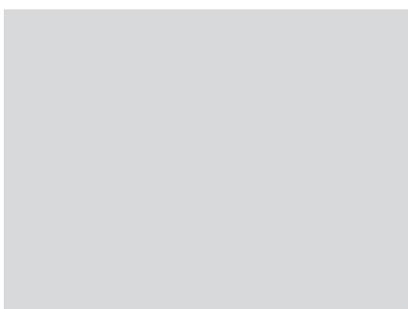
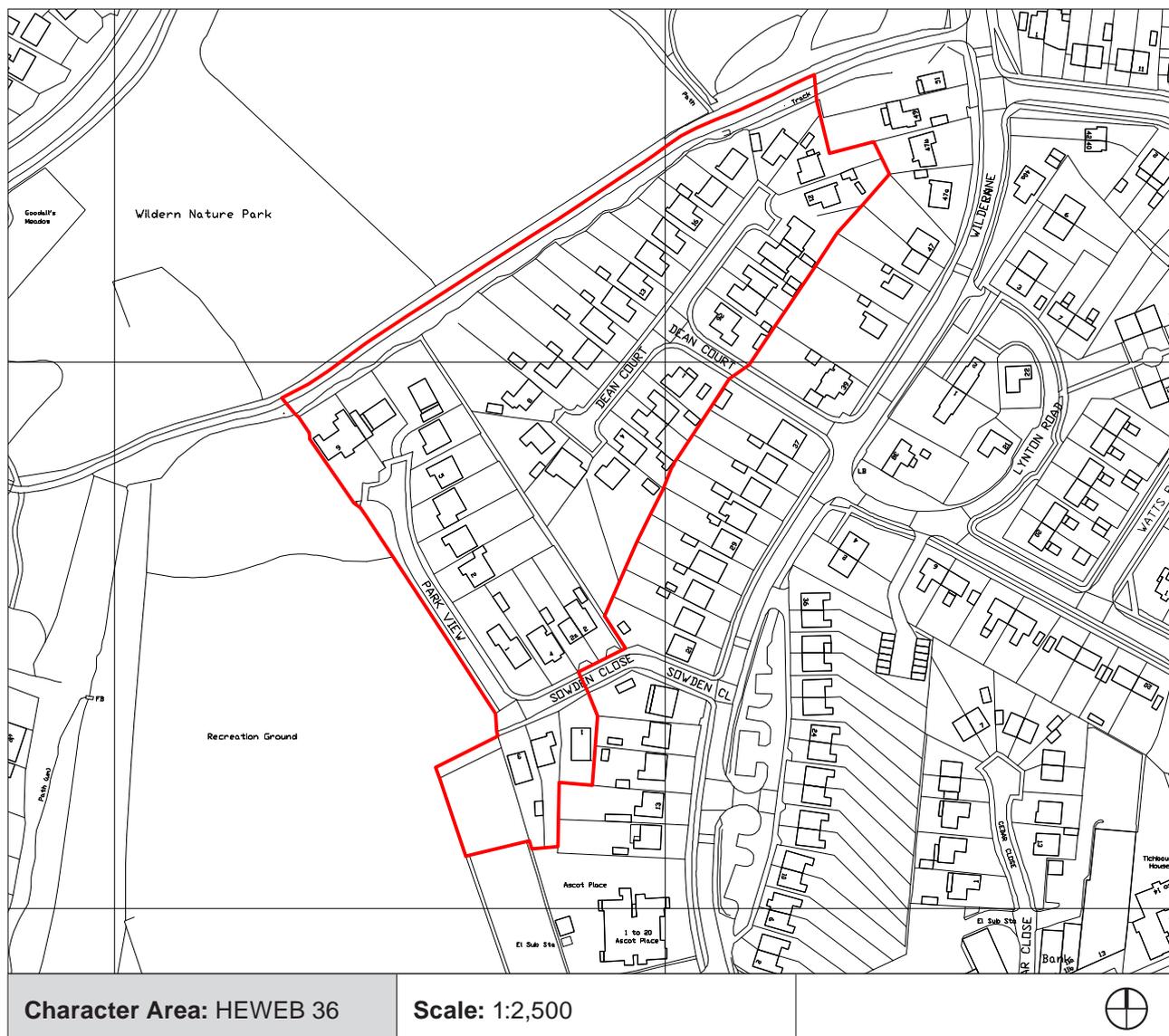
Character Area: HEWEB 35	Scale: 1:5,000	
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GUIDANCE

- Retain/reinforce the broadleaved planted island to the east of Wildern Lane.
- Mitigate the effects of the heavy vehicular traffic on Wildern Lane in new development using measures such as boundary planting, set backs, transition spaces and orientation of internal spaces.
- Retain and extend the continuity in building line.

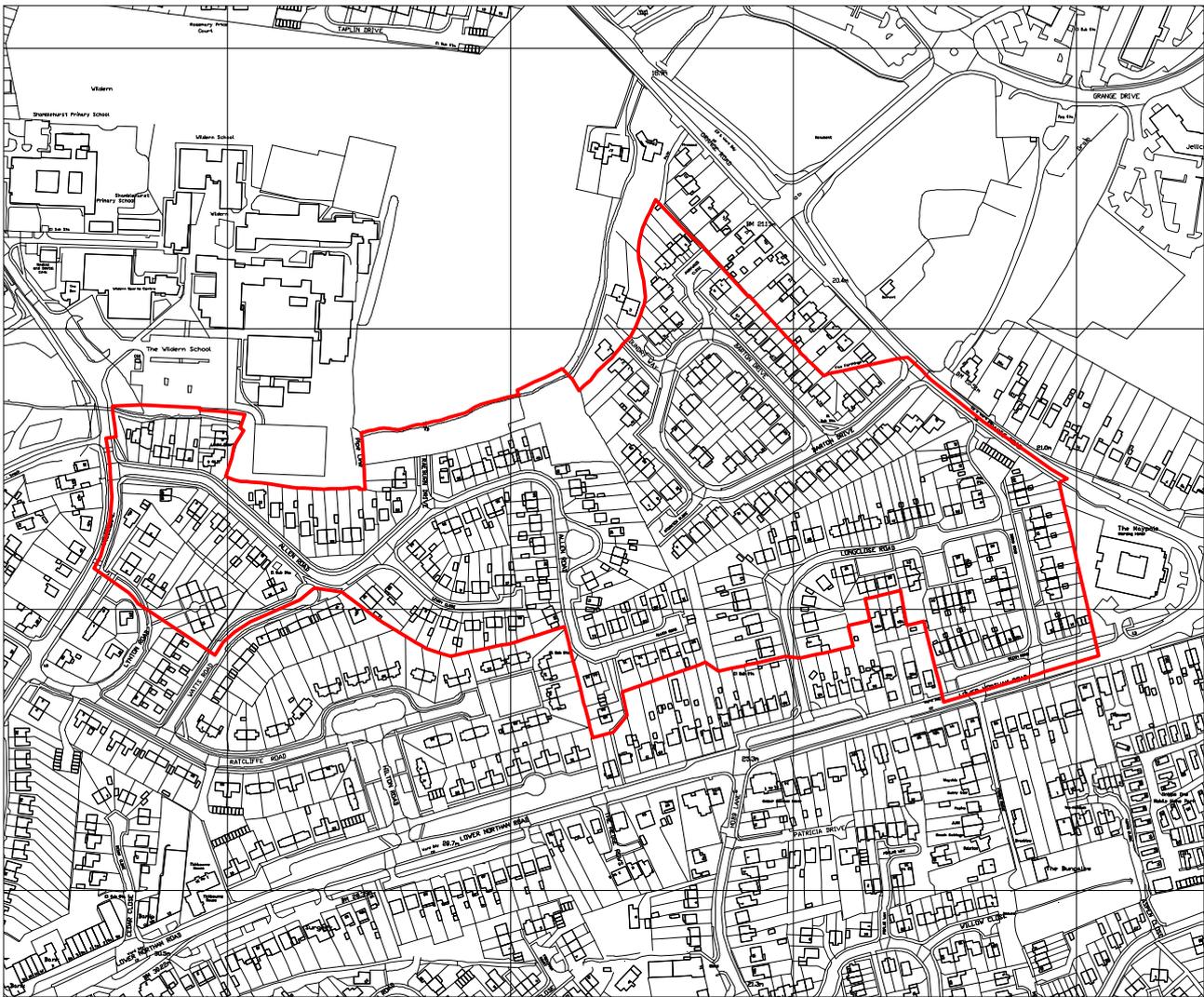
CHARACTER AREA: HEWEB 35	
NEIGHBOURHOOD	
General description	Type D/E. Inter-war/immediate post-war linear development to the north of Hedge End centre, off Wildern Lane. Fair condition.
Route structure	Main thoroughfare.
Landform	Gentle slope down to north along Wildern Lane.
Non-residential uses	None.
STREETS/SQUARES	
Special features	Planted island to east of Wildern Lane.
Tree cover	Apparent - semi-mature/mature broadleaved on island to east of Wildern Lane.
Spatial enclosure	>5:1.
Nodes/landmarks/views	None.
Parking	Apparent on slip road to east of Wildern Lane - on-street.
Traffic	Prominent - motor car/goods vehicle.
PLOTS	
Dimensions	Widths: 7m, 10-11m, 11-27m. Depths: 38-56m.
Position of building within plot	Semi-detached/detached. Front-on. Setback: 4-10m.
Plot boundaries	Brick walls/fences/hedges.
Parking	Apparent.
Planting	Apparent - mixed ornamental.
BUILDINGS	
Period/type	Inter-war to present day bungalows/semi-detached pairs.
Storey height	1 and 2.
Façade/roof form	Regular façades. Hipped roofs.
Facing materials	Brick/render/wood walls. Tile roofs.
OTHER FEATURES	
Strength of character: moderate.	



GUIDANCE

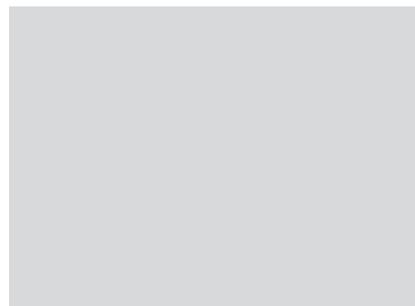
- Maintain the predominant plot widths and continuity in building line.
- Maintain the predominant brick wall plot boundaries.
- Maintain a uniformity in building heights within each street.

CHARACTER AREA: HEWEB 36	
NEIGHBOURHOOD	
General description	Type H. 1960s/1970s development on the northern edge of Hedge End. Fair condition.
Route structure	Multi-headed cul-de-sac.
Landform	Flat.
Non-residential uses	None.
STREETS/SQUARES	
Special features	None.
Tree cover	Insignificant.
Spatial enclosure	>5:1.
Nodes/landmarks/views	None.
Parking	Insignificant.
Traffic	Insignificant.
PLOTS	
Dimensions	Widths: 10-15m. Depths: 29-55m.
Position of building within plot	Detached. Front-on. Setback: 8m.
Plot boundaries	Brick walls.
Parking	Apparent.
Planting	Apparent - mixed ornamental.
BUILDINGS	
Period/type	1960s/1970s bungalows.
Storey height	1.
Façade/roof form	Regular façades. Gabled roofs.
Facing materials	Brick walls. Tile roofs.
OTHER FEATURES	
Strength of character: moderate.	



Character Area: HEWEB 37

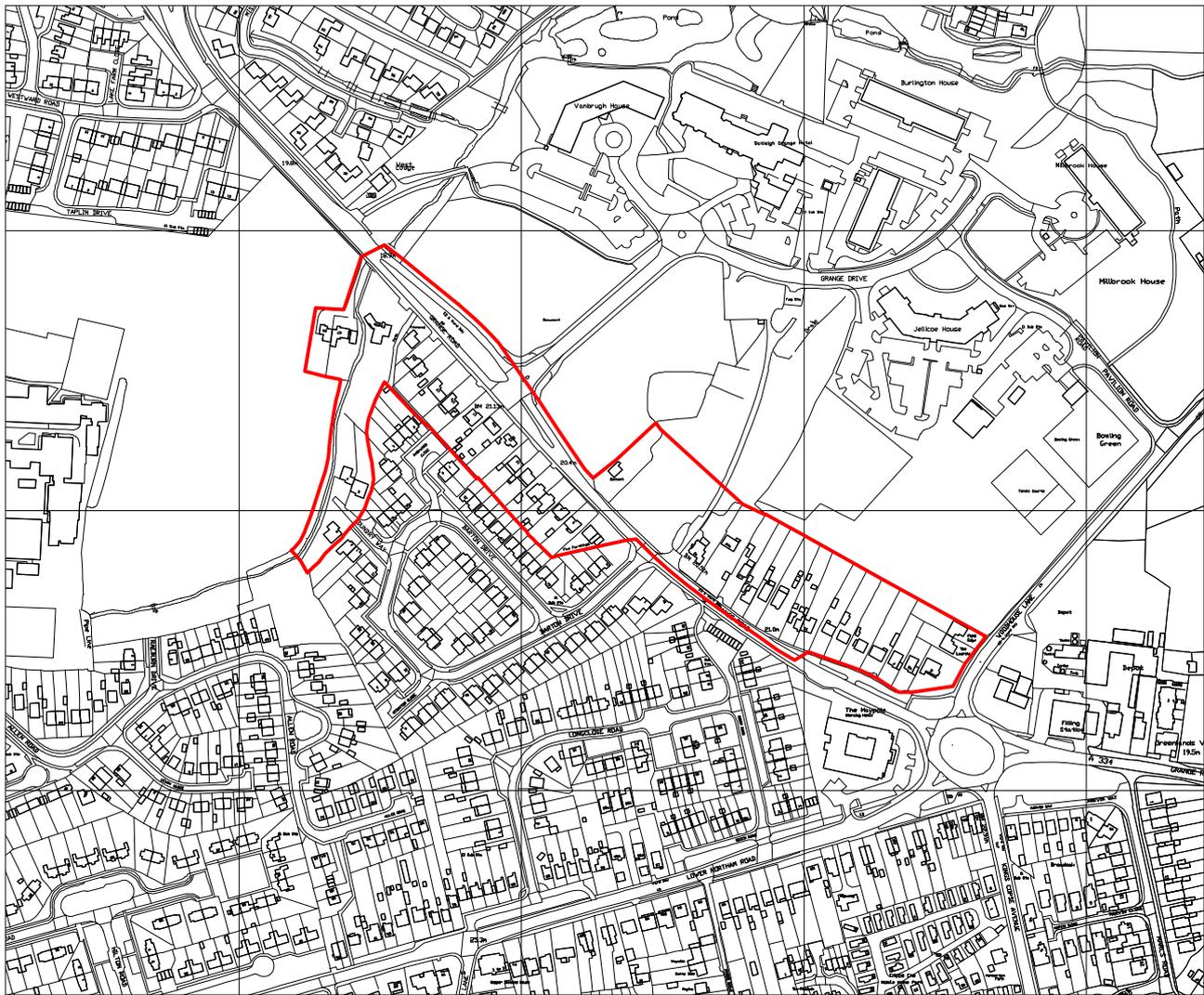
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GUIDANCE

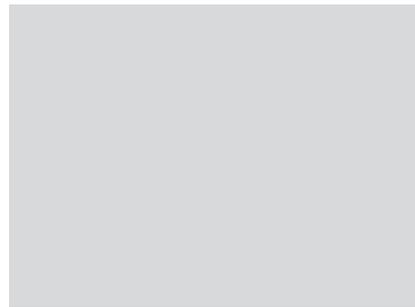
- Retain the grass verges and associated semi-mature broadleaved tree planting.
- Maintain the predominant plot widths.
- Maintain the predominant open frontages while seeking to maintain a clear distinction between public and private space.

CHARACTER AREA: HEWEB 37	
NEIGHBOURHOOD	
General description	Type H. 1960s/1970s development on the northern edge of Hedge End, off Allen Road, Barton Drive and Longclose Road. Fair condition.
Route structure	Loops/multi-headed cul-de-sacs.
Landform	Flat.
Non-residential uses	None.
STREETS/SQUARES	
Special features	Grass verges.
Tree cover	Apparent - semi-mature broadleaved on verges.
Spatial enclosure	4-5:1.
Nodes/landmarks/views	None.
Parking	Insignificant.
Traffic	Insignificant.
PLOTS	
Dimensions	Widths: 6-9m. Depths: 27-54m.
Position of building within plot	Terraces/semi-detached. Front-on/skewed. Setback: 6-12m.
Plot boundaries	Open.
Parking	Apparent.
Planting	Apparent - mixed ornamental.
BUILDINGS	
Period/type	1960s/1970s terraces/bungalows/semi-detached pairs.
Storey height	1 / 1.5 / 2.
Façade/roof form	Regular/irregular façades. Gabled roofs.
Facing materials	Brick/render/tile walls. Tile roofs.
OTHER FEATURES	
Strength of character: moderate.	



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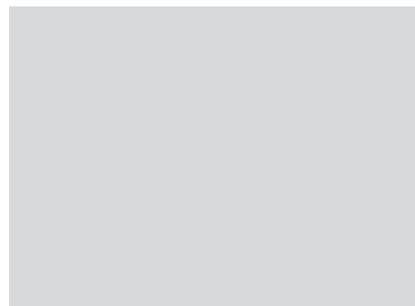
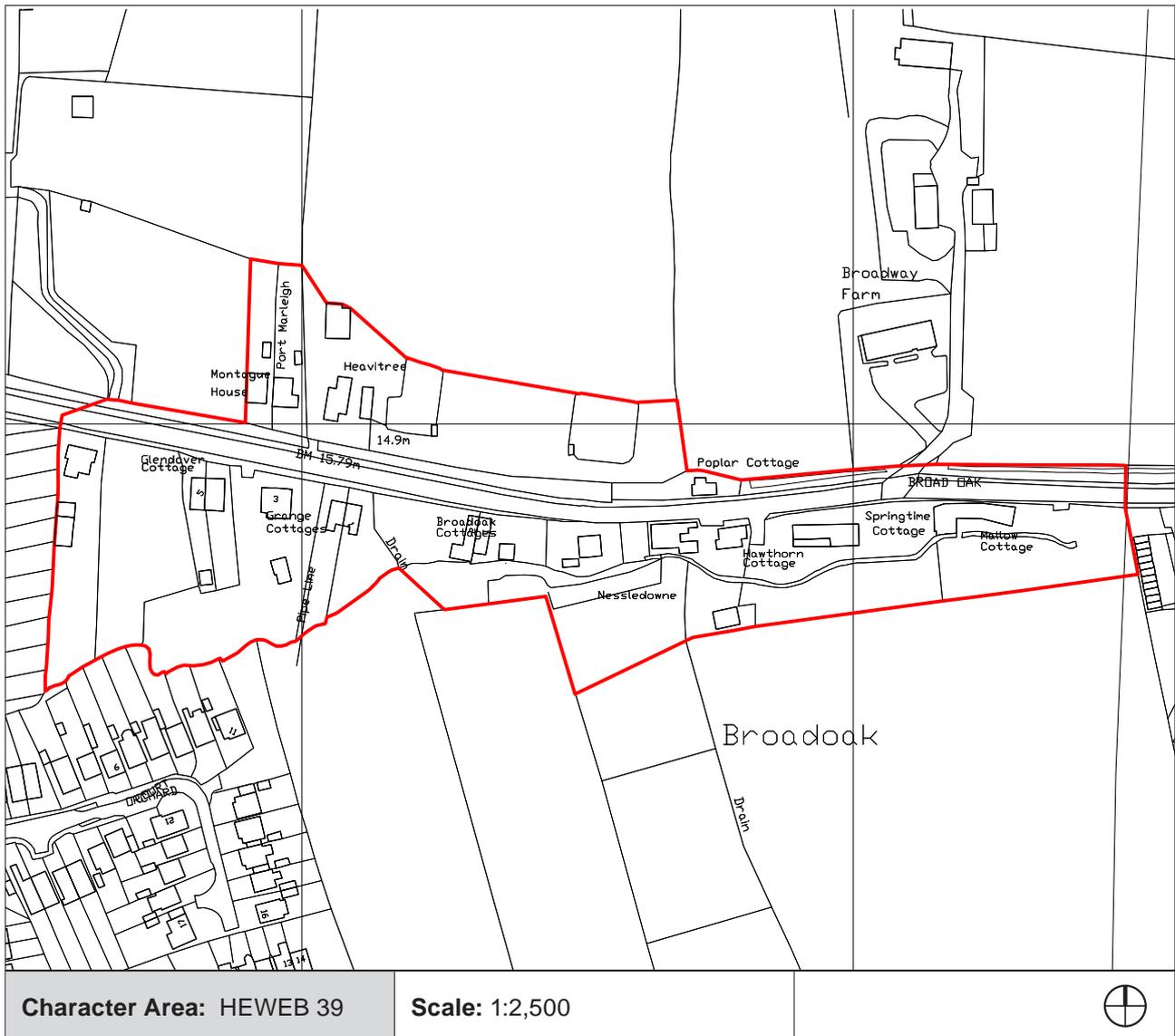
Character Area: HEWEB 38	Scale: 1:5,000	
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GUIDANCE

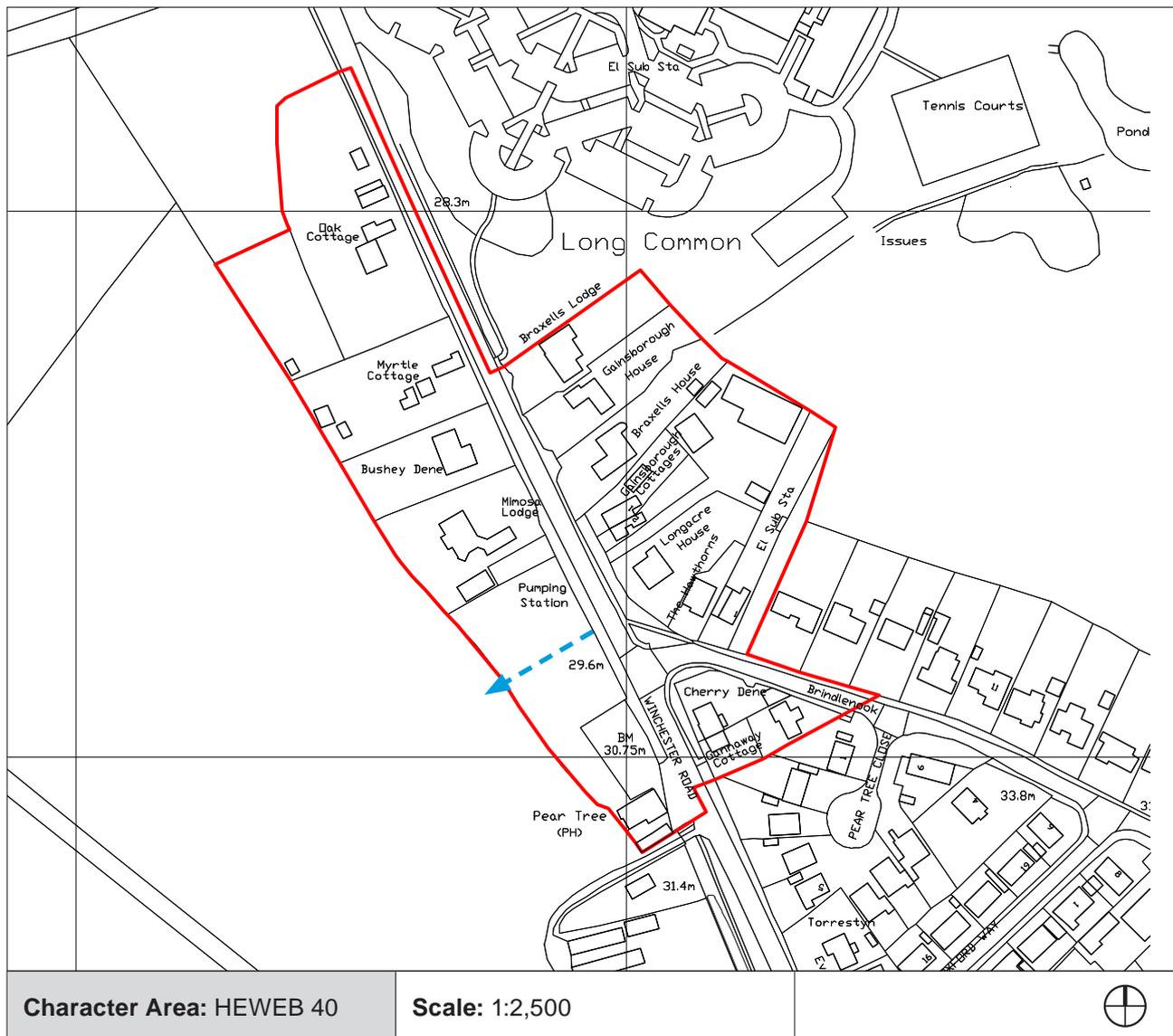
- Retain the soft verge edge and semi-mature broadleaved tree planting to the east of Grange Road.
- Mitigate the effects of the heavy vehicular traffic on Grange Road in new development using measures such as boundary planting, set backs, transition spaces and orientation of internal spaces.
- Maintain the predominant deep building setbacks in order to retain/reinforce the existing levels of on-plot planting.

CHARACTER AREA: HEWEB 38	
NEIGHBOURHOOD	
General description	Type E. Inter-war/immediate post-war linear development on the north eastern edge of Hedge End, off Grange Road. Fair condition.
Route structure	Main thoroughfare.
Landform	Flat.
Non-residential uses	None.
STREETS/SQUARES	
Special features	No curb/pavement to east of Grange Road.
Tree cover	Apparent - semi-mature broadleaved along soft verge to east of Grange Road.
Spatial enclosure	>5:1.
Nodes/landmarks/views	None.
Parking	Insignificant.
Traffic	Prominent - motor car/goods vehicle.
PLOTS	
Dimensions	Widths: 11-19m. Depths: 50-72m.
Position of building within plot	Detached. Front-on. Setback: 10-19m.
Plot boundaries	Brick walls/fences.
Parking	Apparent.
Planting	Apparent - coniferous/mixed ornamental.
BUILDINGS	
Period/type	Inter-war/immediate post-war villas/bungalows.
Storey height	1 / 1.5 / 2.
Façade/roof form	Regular/irregular façades. Dormer/gabled/hipped roofs.
Facing materials	Brick walls. Tile roofs.
OTHER FEATURES	
Strength of character: moderate.	

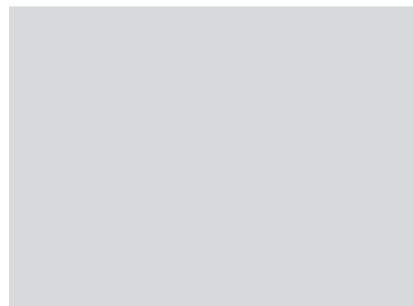


- GUIDANCE**
- Mitigate the effects of the heavy vehicular traffic in new development using measures such as boundary planting, set backs, transition spaces and orientation of internal spaces.
 - Maintain the predominant building setbacks.
 - Maintain the predominant hedge/tree plot boundaries.
 - Maintain the predominant wide plot widths in order to retain/reinforce the existing levels of on-plot planting.

CHARACTER AREA: HEWEB 39	
NEIGHBOURHOOD	
General description	Type B/E. Pre-Victorian to immediate post-war linear development on the eastern edge of Hedge End in the parish of Botley. Fair condition.
Route structure	Main thoroughfare.
Landform	Flat.
Non-residential uses	None.
STREETS/SQUARES	
Special features	None.
Tree cover	Insignificant.
Spatial enclosure	>5:1.
Nodes/landmarks/views	None.
Parking	Insignificant.
Traffic	Prominent - motor car/goods vehicle.
PLOTS	
Dimensions	Widths: 8-9m (semi-detached), 10-70m. Depths: 16-58m.
Position of building within plot	Semi-detached/detached. Front-on. Setback: 2-8m.
Plot boundaries	Hedges/trees.
Parking	Apparent.
Planting	Prominent - semi-mature broadleaved/mixed ornamental.
BUILDINGS	
Period/type	Pre-Victorian to immediate post-war villas/semi-detached pairs.
Storey height	2.
Façade/roof form	Regular/irregular façades. Gabled/hipped/half-hipped roofs.
Facing materials	Brick/stone/render walls. Tile roofs.
OTHER FEATURES	
Strength of character: moderate.	



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GUIDANCE

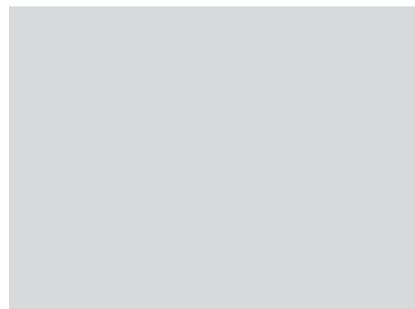
- Retain the soft verge edges on the western edge of Winchester Road.
- Mitigate the effects of the heavy vehicular traffic on Winchester Road in new development using measures such as boundary planting, set backs, transition spaces and orientation of internal spaces.
- Maintain the predominant deep building setbacks in order to retain/reinforce the existing levels of on-plot tree planting.

CHARACTER AREA: HEWEB 40	
NEIGHBOURHOOD	
General description	Type B/E. Victorian to present day linear development on the northern edge of Boorley Green. Fair condition.
Route structure	Main/secondary thoroughfare.
Landform	Flat.
Non-residential uses	None.
STREETS/SQUARES	
Special features	No curb/pavement on western edge of Winchester Road.
Tree cover	Insignificant.
Spatial enclosure	>5:1.
Nodes/landmarks/views	Views across fields to Hedge End from western edge of Winchester Road (---▶).
Parking	Insignificant.
Traffic	Prominent - motor car/goods vehicle.
PLOTS	
Dimensions	Widths: 21-35m. Depths: 55-80m.
Position of building within plot	Detached. Front-on. Setback: 5-17m.
Plot boundaries	Brick walls/hedges.
Parking	Apparent.
Planting	Prominent - mature broadleaved.
BUILDINGS	
Period/type	Early 18th century to present day villas. 2 cottages date from the early 18th century.
Storey height	2.
Façade/roof form	Regular/irregular façades. Gabled/hipped/half-hipped roofs.
Facing materials	Brick walls. Tile roofs.
OTHER FEATURES	
Strength of character: moderate.	

4 CHARACTER AREA APPRAISALS



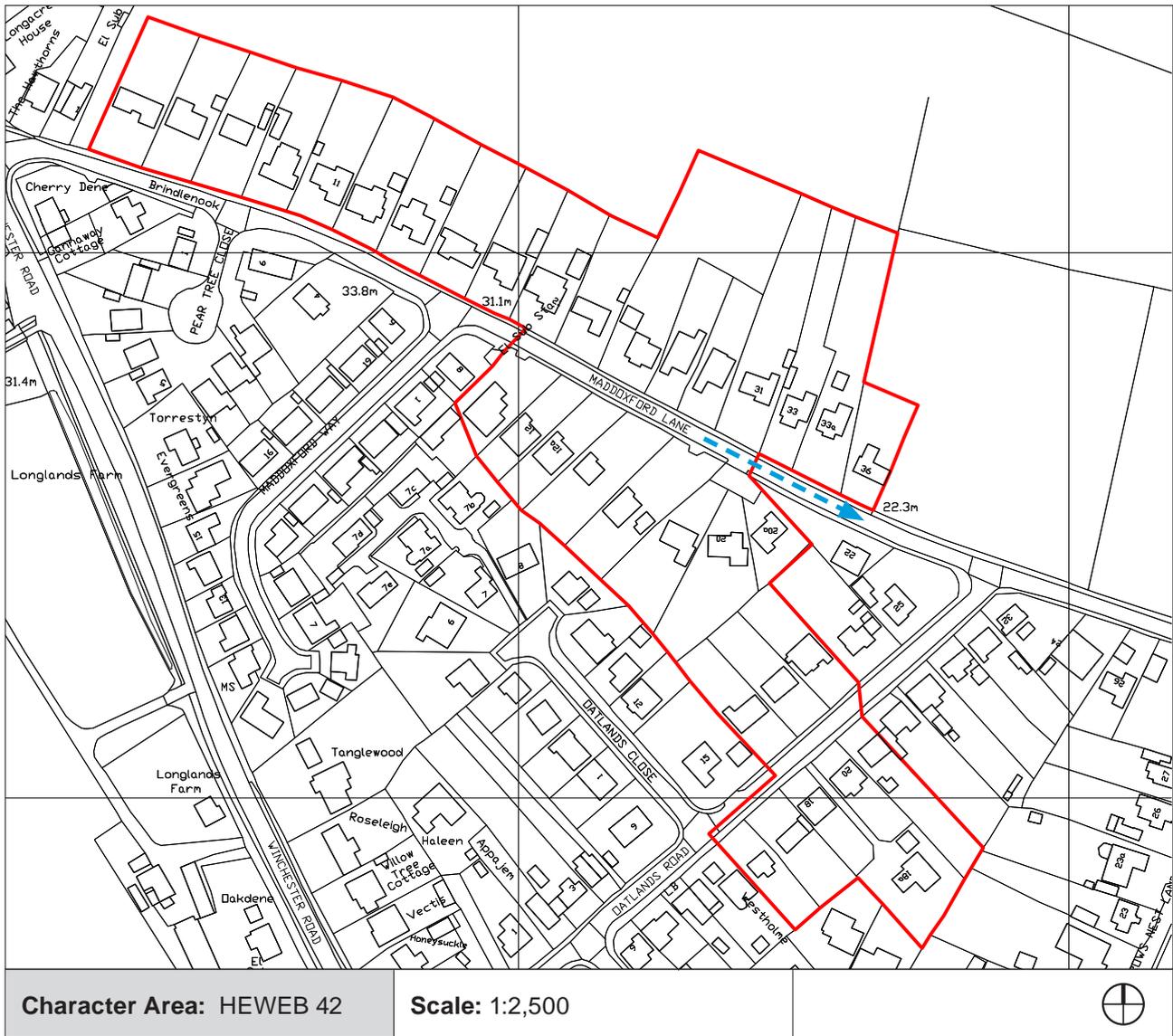
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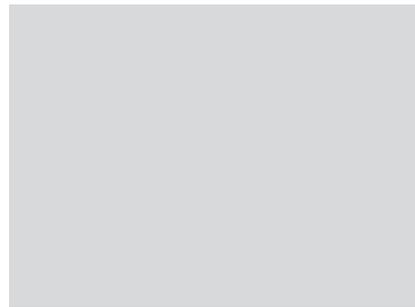
GUIDANCE

- Maintain the predominant orientation of ridgelines in existing development relative to the slope at the end of Maddoxford Way.
- Retain and extend the continuity in building line.
- Maintain a uniformity in building heights within each street.

CHARACTER AREA: HEWEB 41	
NEIGHBOURHOOD	
General description	Type H. 1950s to 1970s development in Boorley Green. Fair condition.
Route structure	Cul-de-sacs.
Landform	Steep slope down to south at the western end of Maddoxford Way.
Non-residential uses	None.
STREETS/SQUARES	
Special features	None.
Tree cover	Insignificant.
Spatial enclosure	>5:1. (3-4:1 on Maddoxford Way).
Nodes/landmarks/views	None.
Parking	Apparent - on-street.
Traffic	Insignificant.
PLOTS	
Dimensions	Widths: 13-17m. Depths: 18-37m.
Position of building within plot	Detached. Front-on/skewed. Setback: 4-9m.
Plot boundaries	Open.
Parking	Apparent.
Planting	Apparent - mixed ornamental.
BUILDINGS	
Period/type	1950s/60s (Maddoxford Way) and 1970s (Peartree Close) villas/bungalows.
Storey height	1 and 2.
Façade/roof form	Regular/irregular façades. Gabled roofs.
Facing materials	Brick/tile walls. Tile roofs.
OTHER FEATURES	
Some more recent infill development on Oatlands Close.	
Strength of character: moderate.	

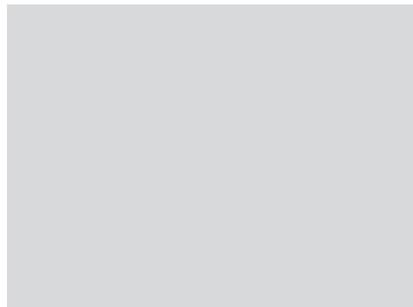
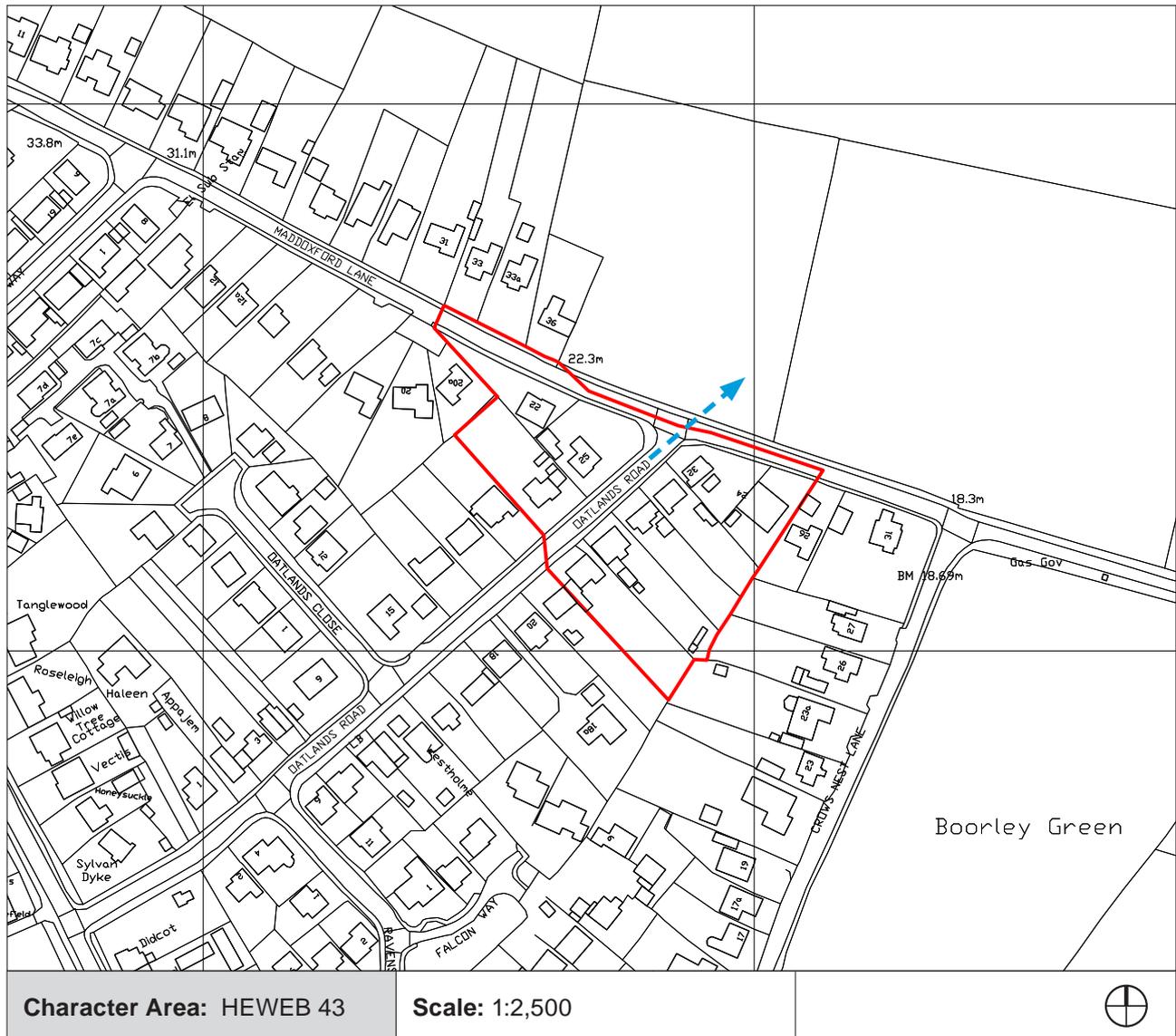


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- GUIDANCE**
- Maintain the predominant orientation of ridgelines in existing development relative to the slope on Maddoxford Lane.
 - Maintain the importance of the views along Maddoxford Way to the fields to the south.
 - Maintain the predominant plot widths.
 - Retain and extend the continuity in building line on Oatlands Road.
 - Maintain a uniformity in building heights within each street.

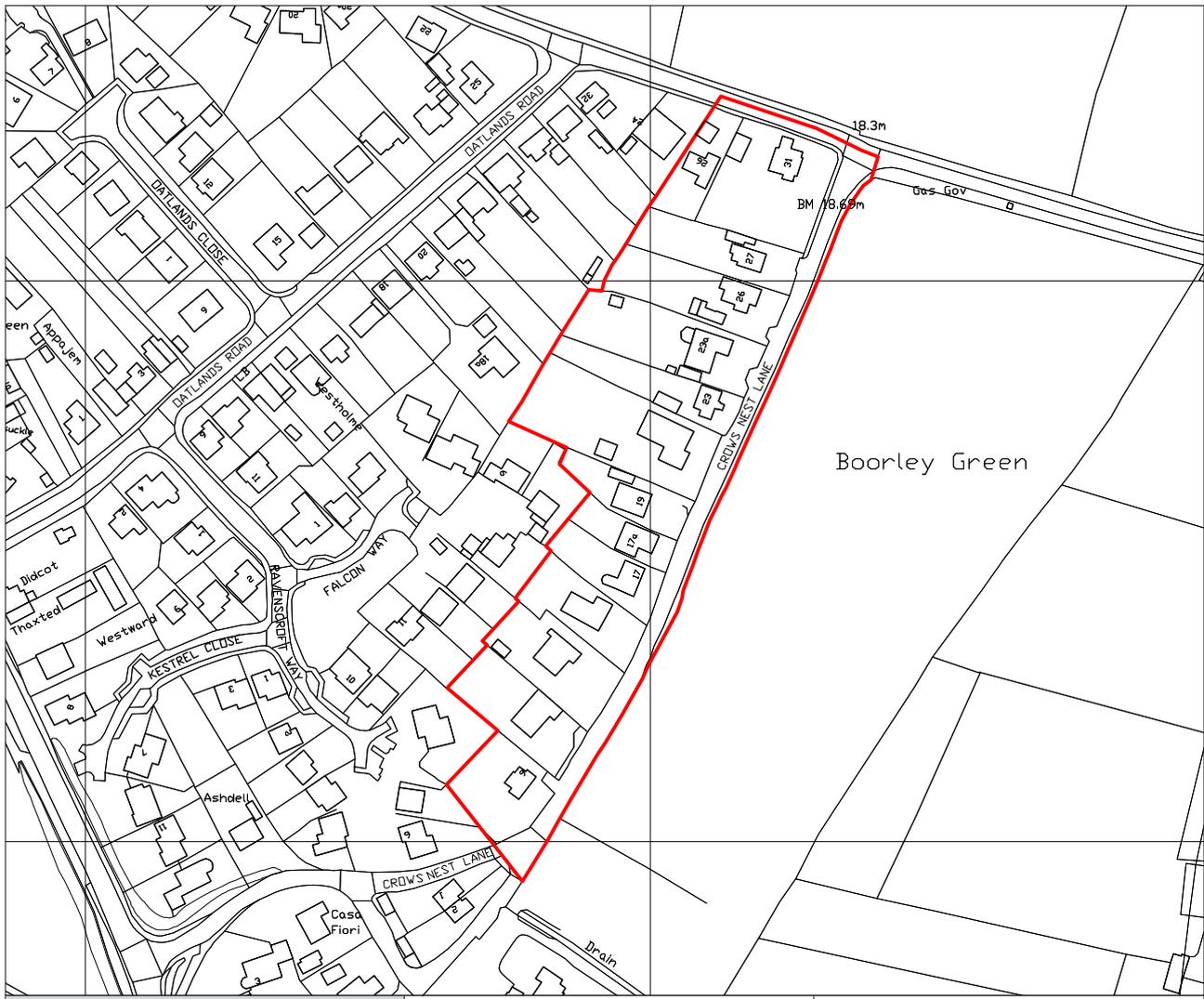
CHARACTER AREA: HEWEB 42	
NEIGHBOURHOOD	
General description	Type E. Inter-war to 1960s linear development on the eastern edge of Boorley Green. Fair condition.
Route structure	Secondary thoroughfare.
Landform	Moderate slope down to south along Maddoxford Lane.
Non-residential uses	None.
STREETS/SQUARES	
Special features	No curb/pavement along western edge of Maddoxford Lane.
Tree cover	Insignificant.
Spatial enclosure	>5:1.
Nodes/landmarks/views	Urban edge - open views south along Maddoxford Way to fields (- - - ➔).
Parking	Insignificant.
Traffic	Apparent - motor car.
PLOTS	
Dimensions	Widths: 12-19m. Depths: 43-90m.
Position of building within plot	Detached. Front-on/skewed. Setback: 9-28m.
Plot boundaries	Brick walls/fences/hedges. Mature hedge boundaries retained from old nursery land to north of Oatlands Road.
Parking	Apparent.
Planting	Apparent - broadleaved/coniferous/mixed ornamental. Hedgerow trees on property boundaries which follow old field boundaries.
BUILDINGS	
Period/type	Inter-war to 1960s villas/bungalows.
Storey height	1 / 1.5.
Façade/roof form	Regular/irregular façades. Gabled/hipped roofs.
Facing materials	Brick/render walls. Tile roofs.
OTHER FEATURES	
Strength of character: strong. This area has a particularly strong character due to the urban edge setting, low-rise development and regular plot widths.	



GUIDANCE

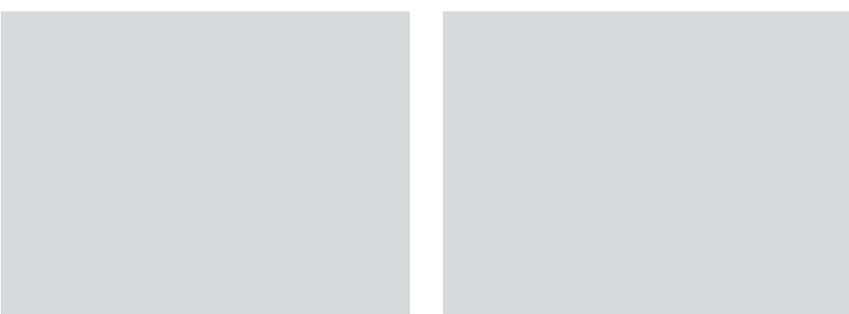
- Maintain the predominant plot widths and continuity in building line.
- Maintain the predominant shallow building setbacks.
- Maintain the predominant hedge plot boundaries.
- Ensure that the materials applied in new development are similar or complementary to those prominent in existing development.

CHARACTER AREA: HEWEB 43	
NEIGHBOURHOOD	
General description	Type A. Victorian/Edwardian development on the eastern edge of Boorley Green. Fair condition.
Route structure	Local thoroughfare.
Landform	Flat.
Non-residential uses	None.
STREETS/SQUARES	
Special features	None.
Tree cover	Insignificant.
Spatial enclosure	4-5:1 />5:1.
Nodes/landmarks/views	Framed view along Oatlands Road to the fields to the east (- - ➔).
Parking	Apparent - on-street.
Traffic	Apparent - motor car.
PLOTS	
Dimensions	Widths: 13-26m. Depths: 30-63m.
Position of building within plot	Detached. Front-on. Setback: 4-7m.
Plot boundaries	Hedges.
Parking	Apparent - plots converted for parking.
Planting	Apparent - coniferous/mixed ornamental.
BUILDINGS	
Period/type	Victorian/Edwardian villas.
Storey height	2.
Façade/roof form	Regular façades. Gabled roofs.
Facing materials	Brick/render walls. Tile roofs.
OTHER FEATURES	
Strength of character: strong.	



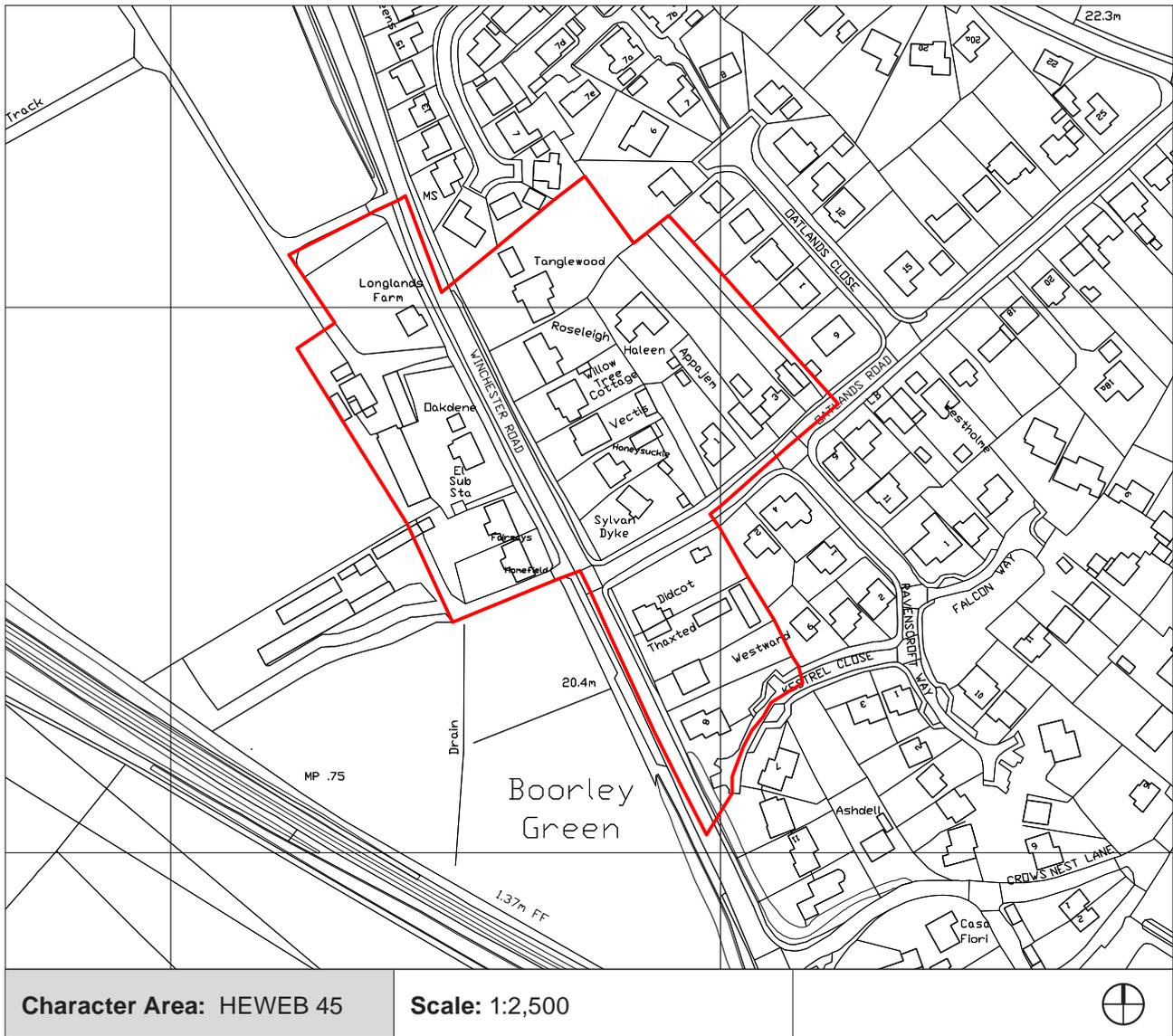
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Character Area: HEWEB 44	Scale: 1:2,500	
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GUIDANCE
<ul style="list-style-type: none"> Retain the soft verge edges and supplement with additional planting where appropriate in order to maintain the 'lane' quality. Retain/reinforce the mature broadleaved trees on the eastern edge of Crow's Nest Lane. Maintain the predominant deep building setbacks in order to retain/reinforce the existing levels of on-plot planting.

CHARACTER AREA: HEWEB 44	
NEIGHBOURHOOD	
General description	Type B/E. Victorian to present day development to the north east of Boorley Green. Fair condition.
Route structure	Local thoroughfare.
Landform	Flat.
Non-residential uses	None.
STREETS/SQUARES	
Special features	No pavement/curb. Grass bank on eastern edge of Crows Nest Lane.
Tree cover	Prominent - mature oaks and elms on eastern edge of Crows Nest Lane.
Spatial enclosure	>5:1.
Nodes/landmarks/views	None.
Parking	Insignificant.
Traffic	Insignificant.
PLOTS	
Dimensions	Widths: 14-30m. Depths: 29-72m.
Position of building within plot	Detached. Front-on. Setback: 7-20m.
Plot boundaries	Fences/hedges/trees.
Parking	Apparent.
Planting	Prominent - semi-mature broadleaved/mixed ornamental.
BUILDINGS	
Period/type	Victorian to present day villas/bungalows.
Storey height	1 / 1.5 / 2.
Façade/roof form	Regular/irregular façades. Gabled/hipped roofs.
Facing materials	Brick/render/tile walls. Tile roofs.
OTHER FEATURES	
Strength of character: moderate.	

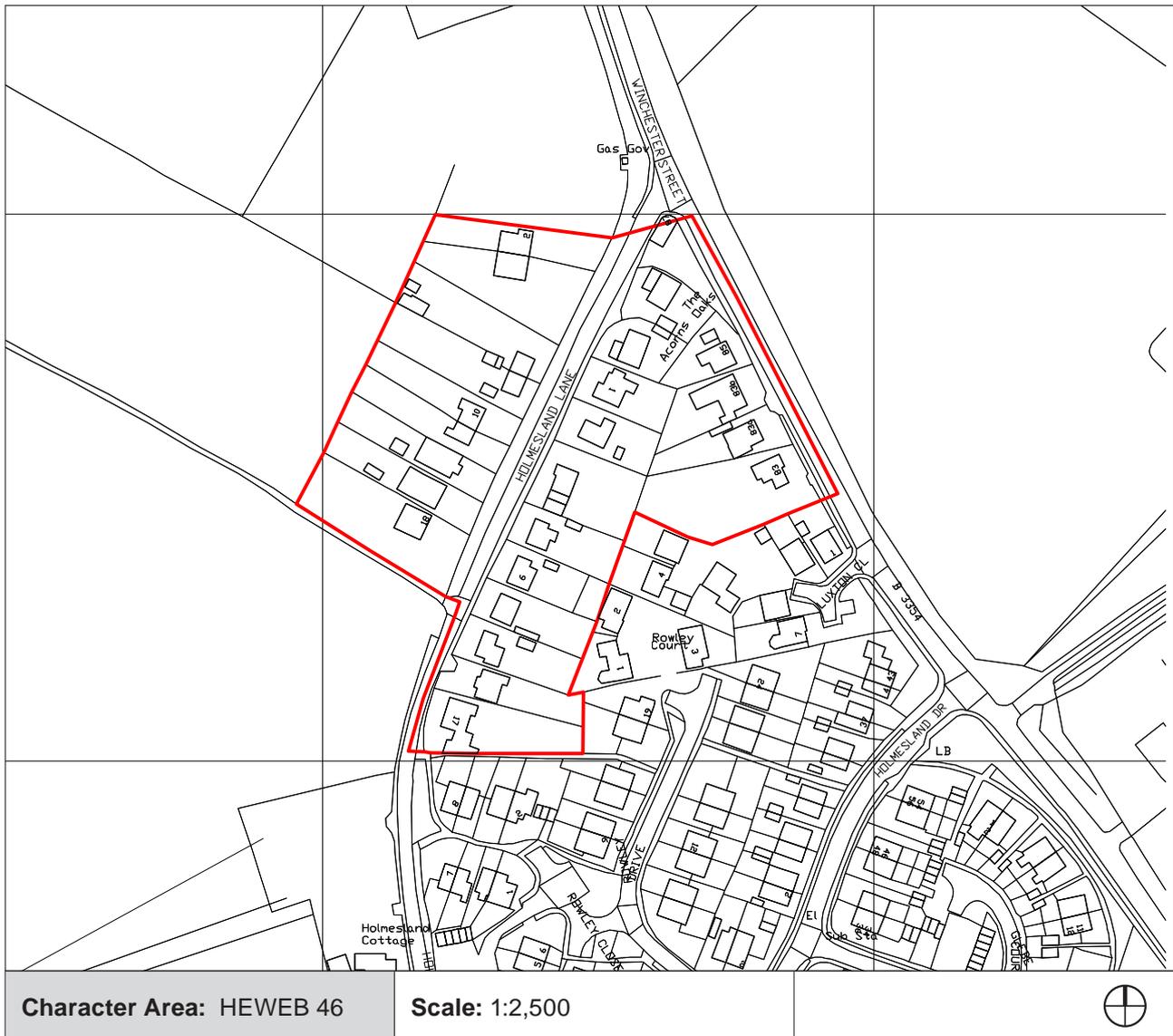


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- GUIDANCE**
- Retain the grass verges.
 - Mitigate the effects of the heavy vehicular traffic on Winchester Road in new development using measures such as boundary planting, set backs, transition spaces and orientation of internal spaces.
 - Maintain the predominant deep building setbacks to the east of Winchester Road in order to retain/reinforce the existing levels of on-plot planting.

CHARACTER AREA: HEWEB 45	
NEIGHBOURHOOD	
General description	Type A/E. Victorian to present day linear development between Long Common and Boorley Green. Good/fair condition.
Route structure	Main thoroughfare.
Landform	Flat.
Non-residential uses	None.
STREETS/SQUARES	
Special features	Grass verges.
Tree cover	Insignificant.
Spatial enclosure	>5:1.
Nodes/landmarks/views	None.
Parking	Insignificant.
Traffic	Prominent - motor car/goods vehicle.
PLOTS	
Dimensions	Widths: 12-28m. Depths: 32-39m.
Position of building within plot	Detached. Front-on. Setback: 6-17m.
Plot boundaries	Fences.
Parking	Apparent.
Planting	Prominent - coniferous/semi-mature broadleaved/mixed ornamental.
BUILDINGS	
Period/type	Victorian to present day villas/bungalows.
Storey height	1 and 2.
Façade/roof form	Regular/irregular façades. Dormer/gabled/hipped roofs.
Facing materials	Brick/render walls. Tile roofs.
OTHER FEATURES	
Strength of character: weak.	



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- GUIDANCE**
- Retain the wide grass verges/soft verge edges and supplement with additional planting in order to maintain the 'lane' quality.
 - Retain and extend the continuity in building line.
 - Maintain the predominant hedge plot boundaries.
 - Ensure that the materials applied in new development are similar or complementary to those prominent in existing development.

CHARACTER AREA: HEWEB 46	
NEIGHBOURHOOD	
General description	Type A/E. Victorian to immediate post-war linear development on the northern edge of Botley. Fair condition.
Route structure	Main/secondary thoroughfare.
Landform	Flat.
Non-residential uses	None.
STREETS/SQUARES	
Special features	No curb/pavement. Wide grass verges. Overhead power cables.
Tree cover	Apparent - semi-mature broadleaved on verges.
Spatial enclosure	>5:1.
Nodes/landmarks/views	None.
Parking	Insignificant.
Traffic	Prominent on Winchester Street - motor car/goods vehicle.
PLOTS	
Dimensions	Widths: 11-23m. Depths: 27-60m.
Position of building within plot	Detached. Front-on. Setback: 7-14m.
Plot boundaries	Hedges.
Parking	Apparent.
Planting	Apparent - semi-mature broadleaved/mixed ornamental.
BUILDINGS	
Period/type	Victorian to immediate post-war villas/bungalows.
Storey height	1 and 2.
Façade/roof form	Regular façades. Gabled/hipped roofs.
Facing materials	Brick walls. Tile roofs.
OTHER FEATURES	
Strength of character: strong.	



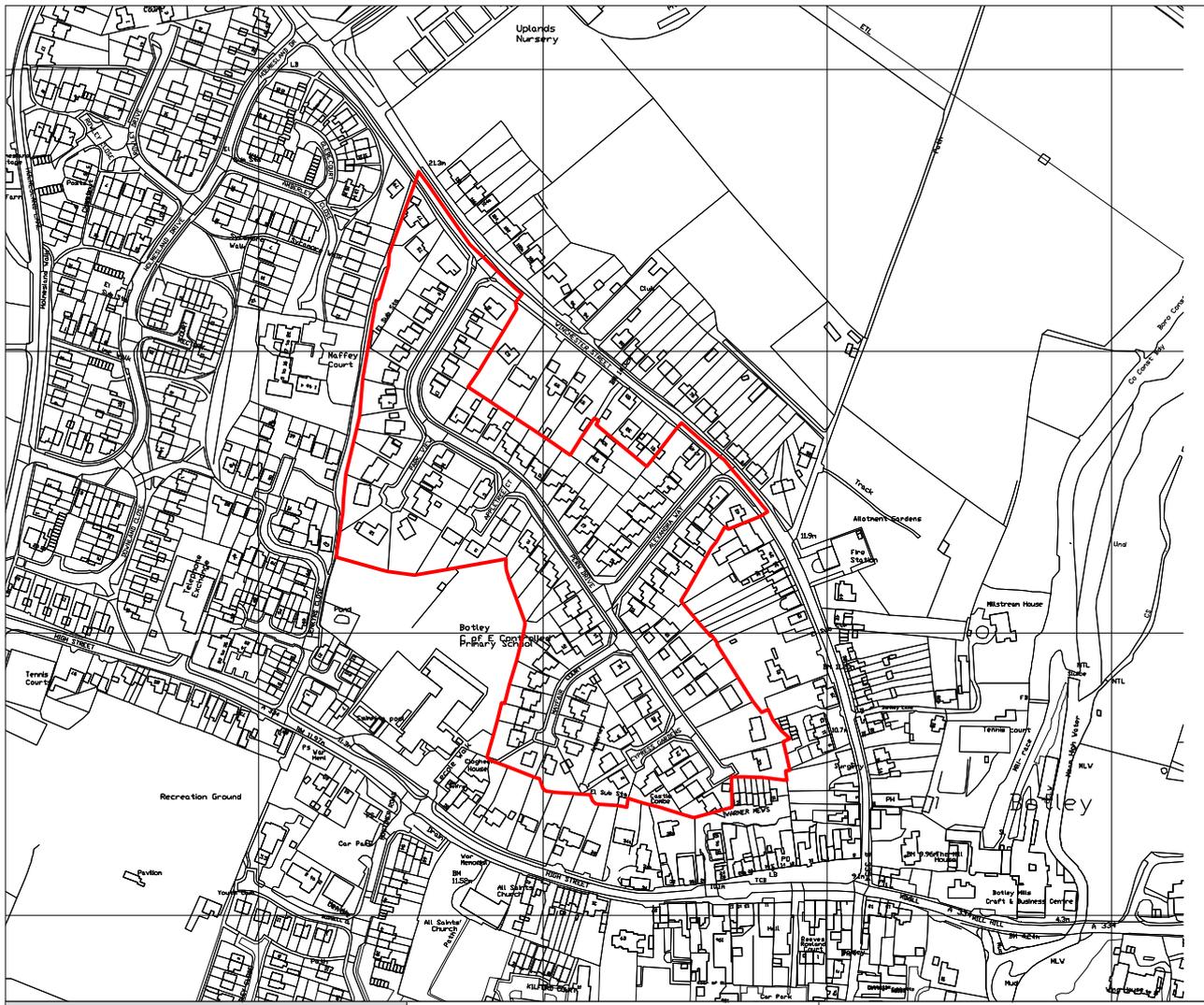
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Character Area: HEWEB 47	Scale: 1;5,000	
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GUIDANCE
<ul style="list-style-type: none"> • Retain the wide grass verges and associated semi-mature broadleaved tree planting. • Maintain the importance of the central open green space and semi-mature broadleaved tree planting to the east of Holmesland Drive. • Maintain the predominant plot widths. • Maintain the predominant open frontages while seeking to maintain a clear distinction between public and private space.

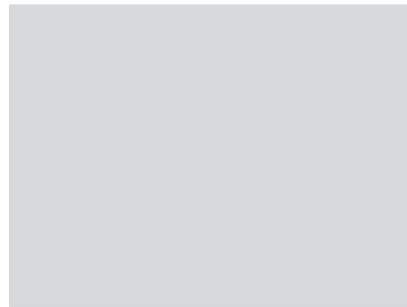
CHARACTER AREA: HEWEB 47	
NEIGHBOURHOOD	
General description	Type H. Large 1960s/1970s development on the north west edge of Botley, off Holmesland Drive. Fair condition.
Route structure	Local thoroughfare/multi-headed cul-de-sacs.
Landform	Flat.
Non-residential uses	None.
STREETS/SQUARES	
Special features	Wide grass verges.
Tree cover	Prominent - semi-mature broadleaved on verges and central open green space to east of Holmesland Drive.
Spatial enclosure	>5:1.
Nodes/landmarks/views	Central open green space to east of Holmesland Drive.
Parking	Apparent - on-street/courtyard. Garage courtyards in poor condition.
Traffic	Apparent - motor car.
PLOTS	
Dimensions	Widths: 5-9m. Depths: 30-38m.
Position of building within plot	Terraces/semi-detached. Front-on. Setback: 4-13m.
Plot boundaries	Open.
Parking	Apparent.
Planting	Apparent - coniferous/semi-mature broadleaved.
BUILDINGS	
Period/type	1960s/1970s terraces/semi-detached pairs.
Storey height	1 and 2.
Façade/roof form	Regular/irregular façades. Gabled/flat roofs. Poor quality roof extensions apparent.
Facing materials	Brick/tile walls. Tile roofs.
OTHER FEATURES	
Strength of character: moderate.	



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Character Area: HEWEB 48

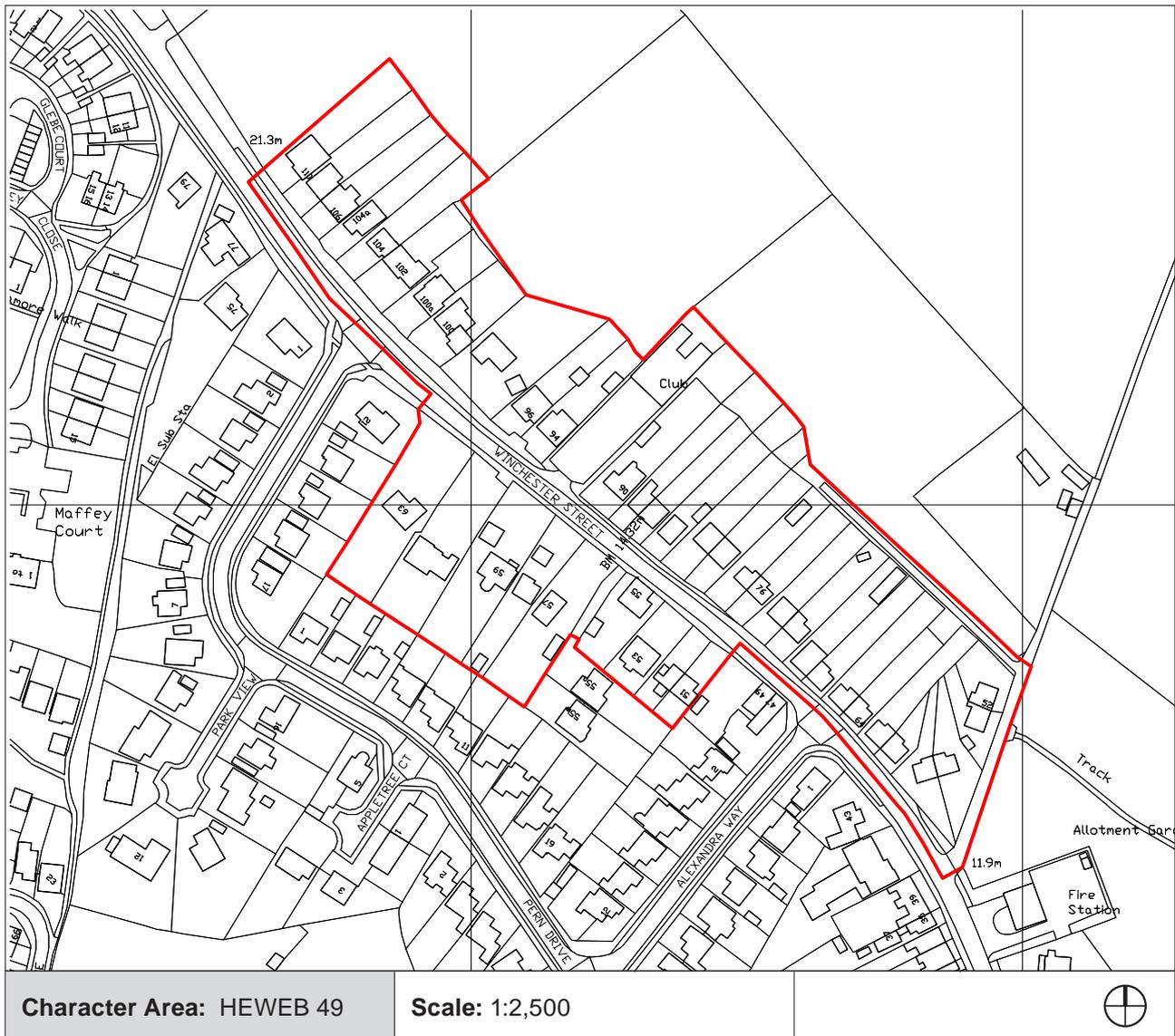
Scale: 1:5,000



GUIDANCE

- Retain the wide grass verges and associated semi-mature broadleaved tree planting.
- 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.
- Maintain a uniformity in building heights within each street.

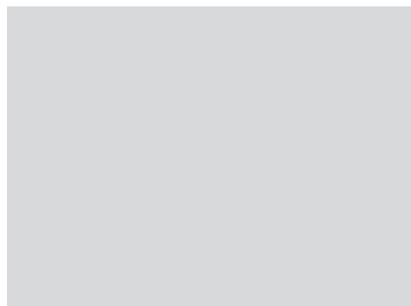
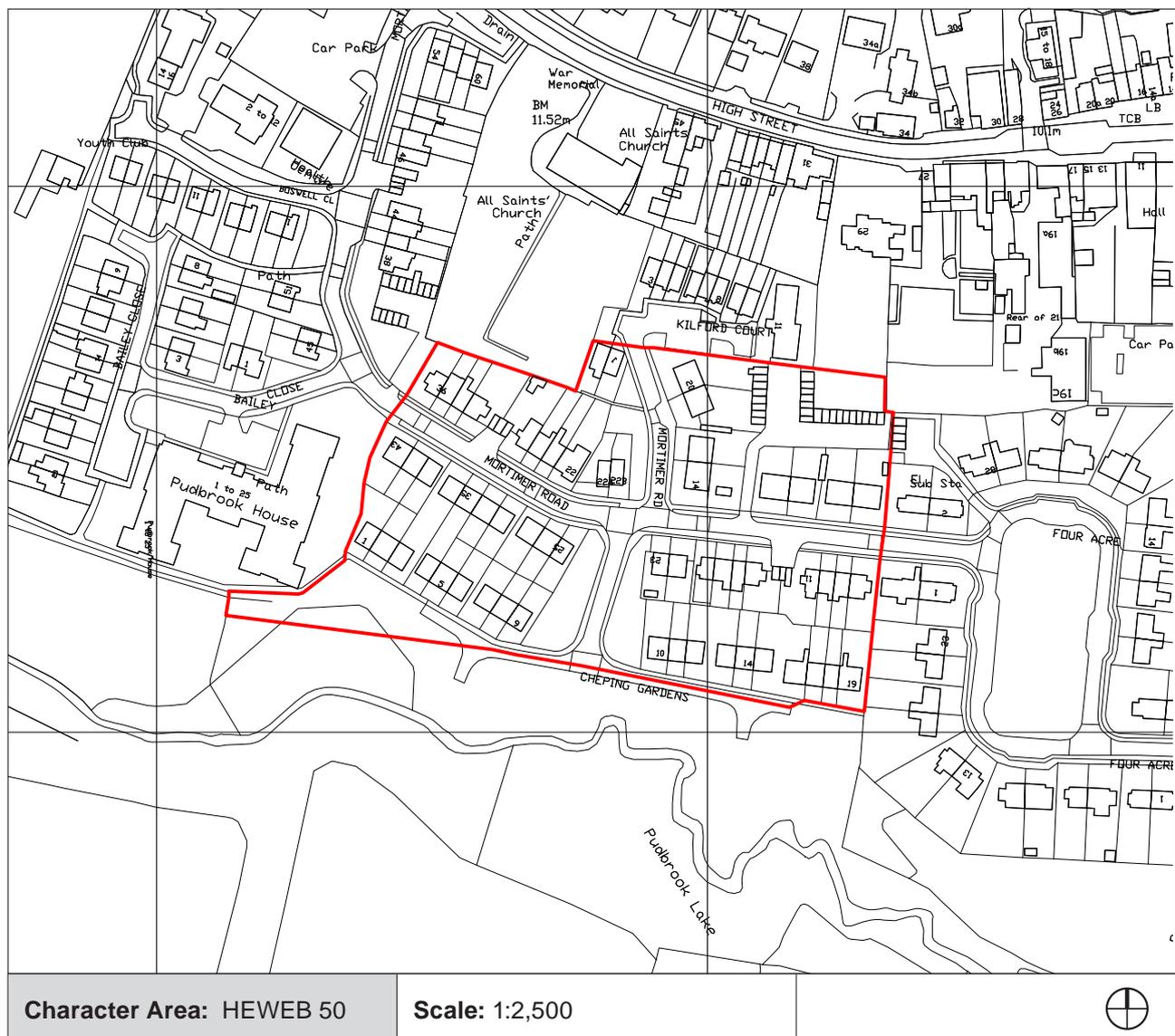
CHARACTER AREA: HEWEB 48	
NEIGHBOURHOOD	
General description	Type H. 1960s/1970s development to the north west of Botley centre, off Pern Drive. Fair condition.
Route structure	Loop/multi-headed cul-de-sacs.
Landform	Flat.
Non-residential uses	None.
STREETS/SQUARES	
Special features	Wide grass verges.
Tree cover	Apparent - semi-mature broadleaved at regular intervals along verges.
Spatial enclosure	>5:1.
Nodes/landmarks/views	None.
Parking	Apparent - on-street.
Traffic	Insignificant.
PLOTS	
Dimensions	Widths: 13-16m. Depths: 29-51m.
Position of building within plot	Detached. Front-on. Setback: 6-8m.
Plot boundaries	Open.
Parking	Apparent.
Planting	Apparent - coniferous/mixed ornamental.
BUILDINGS	
Period/type	1960s/1970s bungalows.
Storey height	1 / 1.5.
Façade/roof form	Regular façades. Gable end frontages. Gabled roofs.
Facing materials	Brick/tile walls. Tile roofs.
OTHER FEATURES	
Strength of character: moderate.	



GUIDANCE
<ul style="list-style-type: none"> Retain the grass verges on the eastern edge of Winchester Street. Mitigate the effects of the heavy vehicular traffic on Winchester Street in new development using measures such as boundary planting, set backs, transition spaces and orientation of internal spaces. Maintain the predominant deep building setbacks in order to retain/reinforce the existing levels of on-plot planting.

CHARACTER AREA: HEWEB 49	
NEIGHBOURHOOD	
General description	Type D/E. Inter-war to present day linear development on the northern edge of Botley. Fair condition.
Route structure	Main thoroughfare.
Landform	Gentle slope down to south along Winchester Street.
Non-residential uses	None.
STREETS/SQUARES	
Special features	Grass verges on eastern edge of Winchester Street. Narrow footpaths on western side of Winchester Road.
Tree cover	Insignificant.
Spatial enclosure	>5:1.
Nodes/landmarks/views	None.
Parking	Apparent - on-street.
Traffic	Prominent - motor car/goods vehicle.
PLOTS	
Dimensions	Widths: 9-15m. Depths: 39-74m.
Position of building within plot	Semi-detached/detached. Front-on. Setback: 2-35m.
Plot boundaries	Brick walls/hedges.
Parking	Apparent.
Planting	Prominent - coniferous/semi-mature broadleaved/mixed ornamental.
BUILDINGS	
Period/type	Inter-war to present day villas/semi-detached pairs.
Storey height	2.
Façade/roof form	Regular/irregular façades. Gabled/hipped roofs.
Facing materials	Brick/render walls. Tile roofs.
OTHER FEATURES	
Strength of character: moderate.	

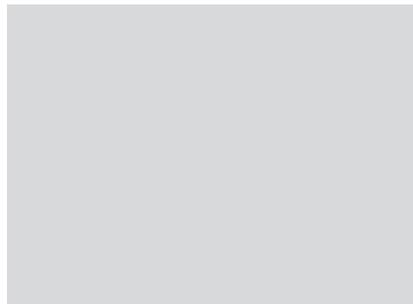
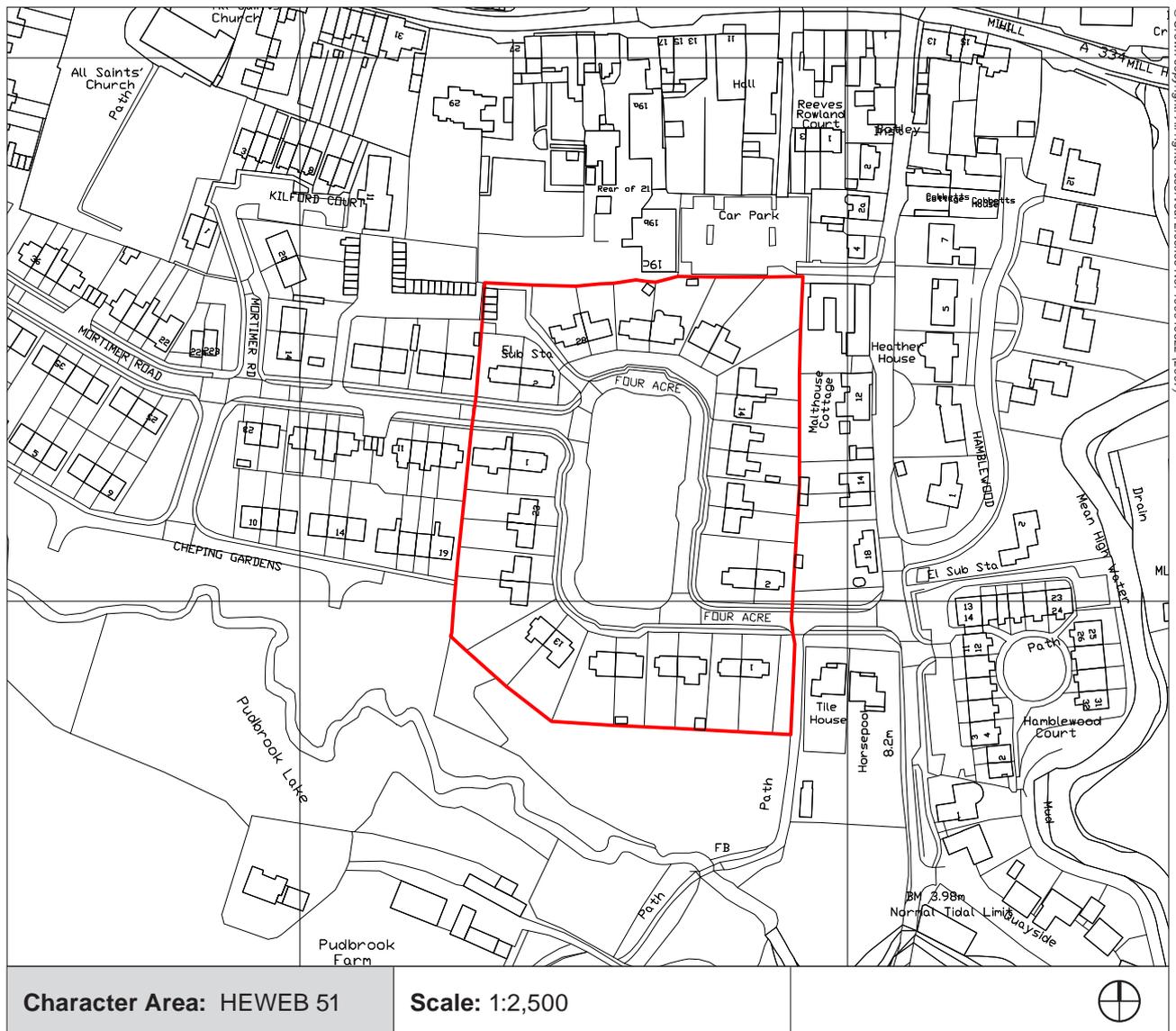
4 CHARACTER AREA APPRAISALS



GUIDANCE

- Retain the grass verges and supplement with additional planting to prevent parking.
- Maintain the predominant plot widths and continuity in building line.

CHARACTER AREA: HEWEB 50	
NEIGHBOURHOOD	
General description	Type F. 1950s/1960s development to the south west of Botley centre. Fair/poor condition.
Route structure	Local thoroughfare/multi-headed cul-de-sac.
Landform	Flat.
Non-residential uses	None.
STREETS/SQUARES	
Special features	Wide grass verges.
Tree cover	Insignificant.
Spatial enclosure	4-5:1 / >5:1.
Nodes/landmarks/views	None.
Parking	Prominent - on-street. Parking is a problem.
Traffic	Apparent - motor car.
PLOTS	
Dimensions	Widths: 7-10m. Depths: 23-33m.
Position of building within plot	Terraces/semi-detached. Front-on. Setback: 5-7m.
Plot boundaries	Open.
Parking	Insignificant.
Planting	Insignificant.
BUILDINGS	
Period/type	1950s/1960s terraces/semi-detached pairs.
Storey height	1 and 2.
Façade/roof form	Regular façades. Gabled roofs.
Facing materials	Brick/render/tile walls. Tile roofs.
OTHER FEATURES	
Strength of character: moderate.	



GUIDANCE

- Maintain the formal building composition around the central open space.
- Maintain the importance of the central open green space and semi-mature broadleaved tree planting.
- Maintain the predominant plot widths and continuity in building line.
- Ensure that new development relates effectively with the building features and materials prominent in existing development.

CHARACTER AREA: HEWEB 51	
NEIGHBOURHOOD	
General description	Type F. Four Acre - small inter-war estate to the south of Botley centre. Fair condition.
Route structure	Local thoroughfare/loop.
Landform	Flat.
Non-residential uses	None.
STREETS/SQUARES	
Special features	Wide grass verges.
Tree cover	Apparent - semi-mature broadleaved on central open green space.
Spatial enclosure	>5:1.
Nodes/landmarks/views	Large central open green space provides focus to development.
Parking	Apparent - on-street.
Traffic	Insignificant.
PLOTS	
Dimensions	Widths: 10-11m. Depths: 25-35m.
Position of building within plot	Semi-detached. Front-on. Setback: 4-8m.
Plot boundaries	Fences/hedges.
Parking	Insignificant.
Planting	Apparent - mixed ornamental.
BUILDINGS	
Period/type	Inter-war semi-detached pairs.
Storey height	2.
Façade/roof form	Regular façades. Steep hipped roofs.
Facing materials	Brown brick walls. Clay tile roofs.
OTHER FEATURES	
<p>Strength of character: strong. This area has a particularly strong character due to the formal composition of development around the central open space and the distinctive, semi-detached building type with its steeply hipped roofs and clay tile roofs.</p>	

CHARACTER AREA	SUMMARY DESCRIPTION
HEWEB 52	1990s to present day detached development on multi-headed cul-de-sacs to the north west of West End.
HEWEB 53	1970s/1980s terraced development on multi-headed cul-de-sacs to the north west of West End.
HEWEB 54	1970s terraced development on a cul-de-sac to the north west of West End.
HEWEB 55	1980s terraced/detached (multi-family)/detached development on multi-headed cul-de-sacs to the north west of West End.
HEWEB 56	1970s/1980s/1990s terraced/detached development on multi-headed cul-de-sacs to the north west of West End.
HEWEB 57	1980s detached development on multi-headed cul-de-sacs to the west of West End.
HEWEB 58	1970s detached development on a cul-de-sac to the west of West End.
HEWEB 59	1980s detached development on multi-headed cul-de-sacs to the west of West End.
HEWEB 60	1970s/1980s terraced/detached (multi-family) development on a secondary/local thoroughfare/multi-headed cul-de-sac west of West End.
HEWEB 61	1970s/1980s terraced/detached development on multi-headed cul-de-sacs to the south of West End centre.
HEWEB 62	1980s to present day terraced/semi-detached/detached development on multi-headed cul-de-sacs on the northern edge of West End.
HEWEB 63	1970s/1980s terraced/semi-detached/detached development on a multi-headed cul-de-sac on the eastern edge of West End.
HEWEB 64	1980s to present day terraced/detached development on loops/multi-headed cul-de-sacs on the northern edge of Wildern.
HEWEB 65	1970s to present day terraced/detached development on loops/multi-headed cul-de-sacs in north Wildern.
HEWEB 66	Grange Park - mobile homes on a loop/cul-de-sacs in north Wildern.
HEWEB 67	1970s/1980s terraced/semi-detached/detached development on loops/cul-de-sacs in central Wildern.
HEWEB 68	1990s to present day terraced/detached (multi-family) on an interconnected network/cul-de-sac on the western edge of Wildern.
HEWEB 69	1980s detached development on loops/multi-headed cul-de-sacs on the south western edge of Wildern.
HEWEB 70	1980s to present day detached development on loops/cul-de-sacs on the north western edge of Hedge End.
HEWEB 71	1970s/1980s detached development on loops/multi-headed cul-de-sacs on the western edge of Hedge End.
HEWEB 72	1970s/1980s detached development on a loop/cul-de-sacs on the southern edge of West End.
HEWEB 73	1970s terraced development on a loop/multi-headed cul-de-sacs on the southern edge of Hedge End.
HEWEB 74	1970s/1980s terraced development on multi-headed cul-de-sacs on the south eastern edge of Hedge End, partly in the parish of Botley.
HEWEB 75	1970s terraced/detached development on multi-headed cul-de-sacs on the south eastern edge of Hedge End, in the parish of Botley.
HEWEB 76	1970s/1980s terraced development on a loop/cul-de-sacs on the south eastern edge of Hedge End, in the parish of Botley.

CHARACTER AREA	SUMMARY DESCRIPTION
HEWEB 77	1970s/1980s detached/semi-detached development on cul-de-sacs on the eastern edge of Hedge End, partly within the parish of Botley.
HEWEB 78	1980s to present day detached development on multi-headed cul-de-sacs in Boorley Green.
HEWEB 79	1970s to present day semi-detached/detached (multi-family) development on the western edge of Botley.

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

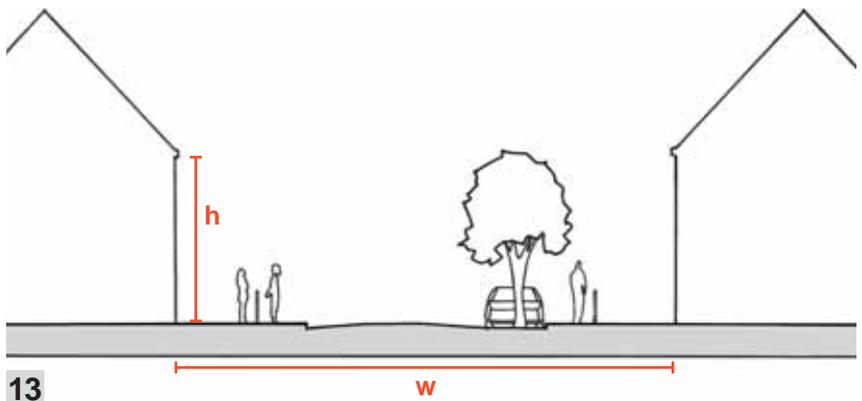
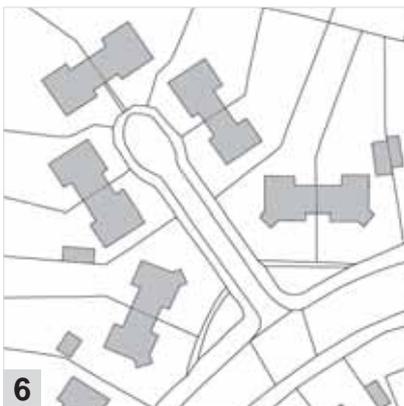
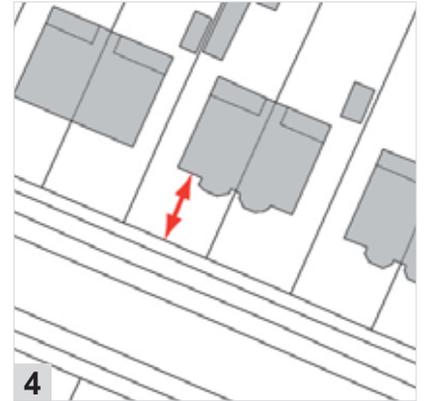
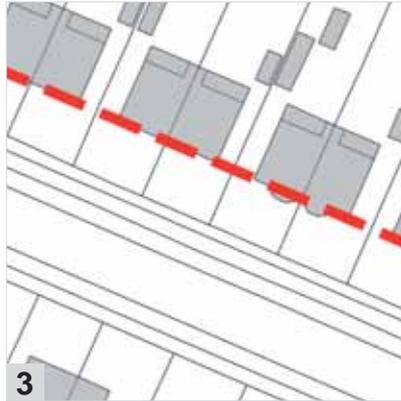
Paths

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

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

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.



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



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