

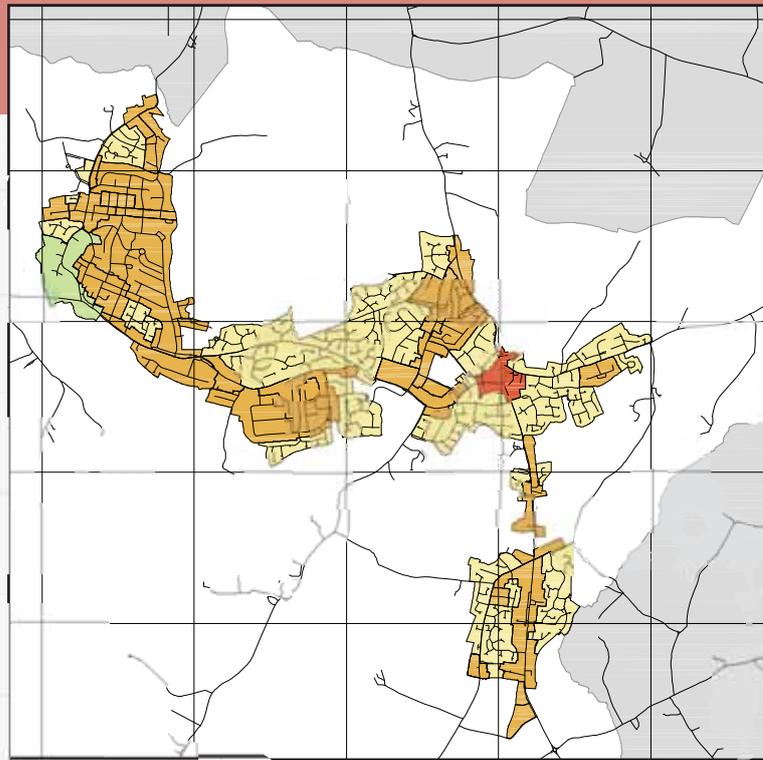
EASTLEIGH BOROUGH COUNCIL

LOCAL DEVELOPMENT FRAMEWORK

Character Area Appraisals

Bishopstoke, Fair Oak and Horton Heath

SUPPLEMENTARY PLANNING DOCUMENT



THE ADOPTED
DOCUMENT

JANUARY 2008

URBAN CHARACTER AREA APPRAISALS
BISHOPSTOKE, FAIR OAK AND HORTON HEATH

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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CONTENTS

1. INTRODUCTION	5
1.1 Purpose	5
1.2 Relationship to Local Development Framework	5
1.3 Consultation	5
1.4 Area of study	6
1.5 Report structure	6
2. METHODOLOGY	7
2.1 Approach	7
2.2 Data review	7
2.3 Desktop analysis	7
2.4 Field survey	8
2.5 Characterisation and guidance	9
2.6 Consultation and revision	9
3. CONTEXT	10
3.1 The appraisal area	10
3.2 Development history	10
3.3 Character types	11
3.4 How to use this report	12
4. CHARACTER AREA APPRAISALS	13
4.1 Detailed character area appraisals	14
4.2 Summary character area appraisals	74
5. ANNEXES	77
A List of key attributes	78
B Field survey proforma	82
C Glossary	84
D Character area description table	86

LIST OF FIGURES

1	BIFOHH character areas plan (A3 pullout, section 3)
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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 material
- 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 BIFOHH. The appraisal covers the villages of Bishopstoke, Fair Oak and Horton Heath. Bishopstoke Conservation Area and the commercial centre of Fair Oak are excluded from the study.

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.

Bishopstoke

The village of Bishopstoke is located on the eastern bank of the River Itchen. The historic centre is located to the north of the intersection of what were originally two main thoroughfares. The historic core of the settlement expanded during the late 19th century when two terraced developments laid out on regular grids were constructed to the east. During the inter-war/immediate post-war period, development along the main route to Fair Oak and the construction of a number of large estates to the east significantly increased the size of the village. Bishopstoke has continued to expand to the east during the last 40 years and the historic core is now joined to Fair Oak by continuous urban development.

Fair Oak

The village of Fair Oak is located at the intersection of the main thoroughfares connecting it with Bishopstoke to the west and Botley to the south. The settlement has a small historic core, which expanded along and between the main thoroughfares to the north and west during the inter-war/immediate post-war period. The village remained relatively small until the 1960s, since when it has experienced significant growth to the south and east of the centre on the sites of the reclaimed quarries.

Horton Heath

The village of Horton Heath is located immediately south of Fair Oak on the main thoroughfare connecting it with Botley. The small historic core is located at the southern end of the village and has expanded incrementally to the north along the main thoroughfare during the 20th century. In the last 30 years there has been significant growth to the east and west of this main spine of development, based predominantly on multi-headed cul-de-sac route structures. This growth includes some backland development to the west of the main thoroughfare.

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 BIFOHH 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

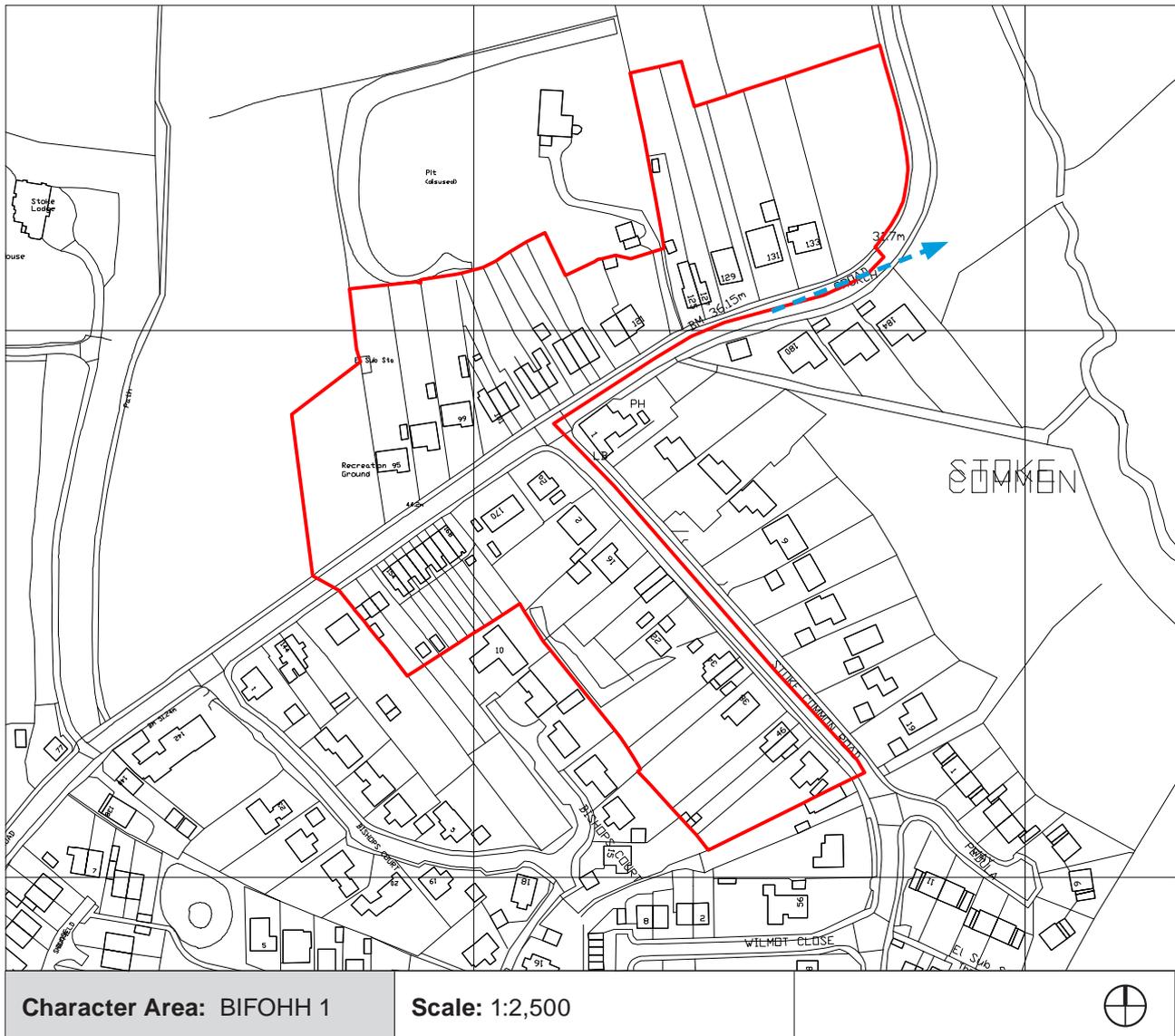
Section 4 of this report also provides a description table for each of the detailed character area appraisals.

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**.

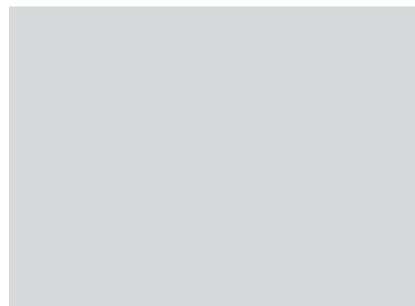
The purpose of this table is to effectively provide development control staff and prospective planning applicants with a design code for the make-up of each character area which can be used to ensure that new development retains the character that gives each area its identity.

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

4 CHARACTER AREA APPRAISALS



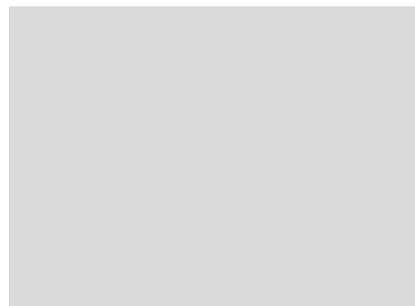
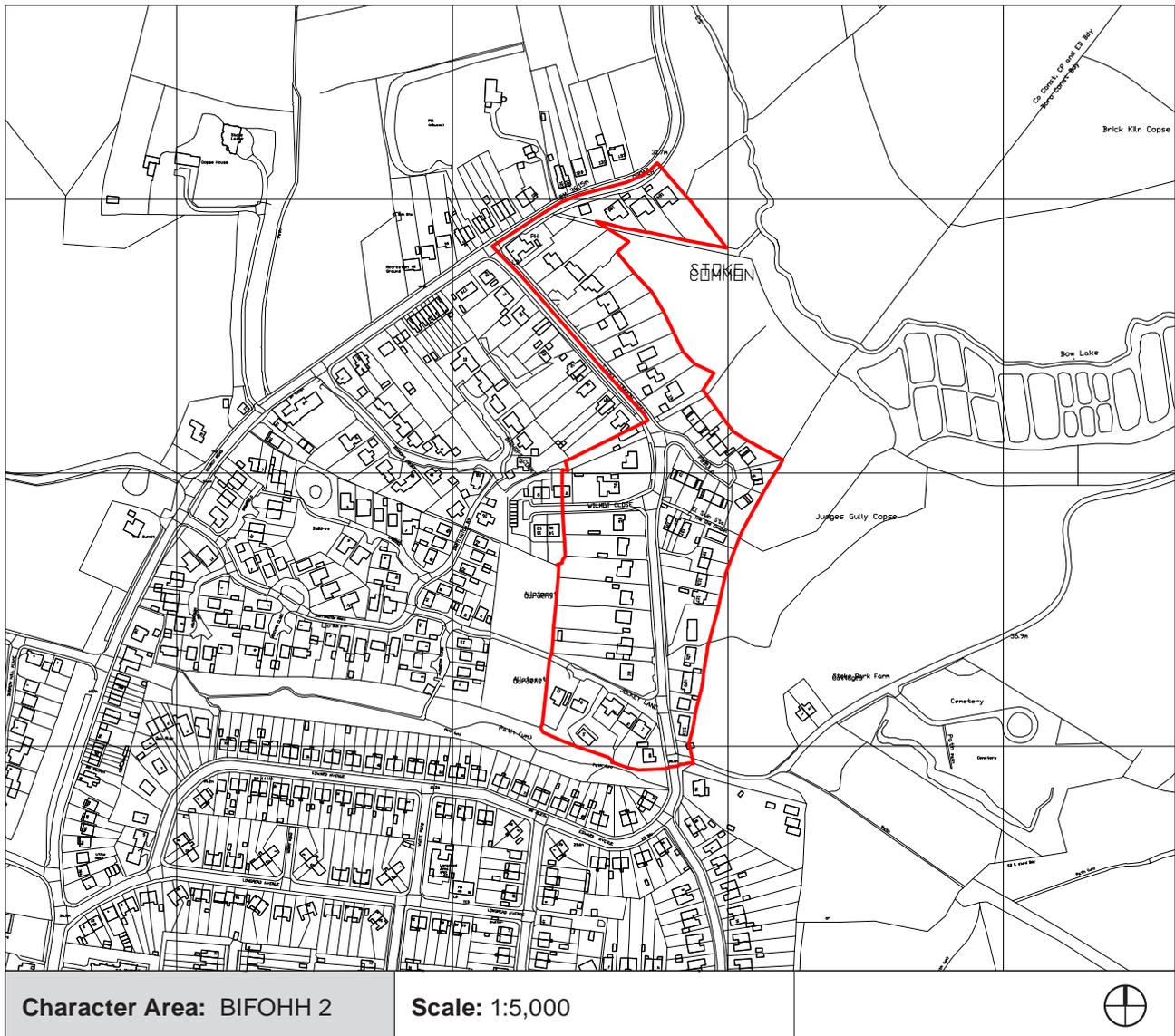
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GUIDANCE

- Maintain the predominant orientation of ridgelines in existing development relative to the slope on Church Road.
- Maintain the importance of the views along Church Road to Stoke Common.
- Maintain the predominant narrow 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: BIFOHH 1	
NEIGHBOURHOOD	
General description	Type A. Stoke Common. Victorian/Edwardian core on the northern edge of Bishopstoke, off Church Road and Stoke Common Road. Fair condition.
Route structure	Local thoroughfare.
Landform	Moderate slope down to east along Church Road.
Non-residential uses	None.
STREETS/SQUARES	
Special features	None.
Tree cover	Insignificant.
Spatial enclosure	4-5:1.
Nodes/landmarks/views	View east along Church Road to Stoke Common (← - - →).
Parking	Apparent - on-street.
Traffic	Apparent - motor car.
PLOTS	
Dimensions	Widths: 4-6m, 9-19m. Depths: 44-95m.
Position of building within plot	Terraced/semi-detached/detached. Front-on/skewed. Setback: 3-13m
Plot boundaries	Brick walls.
Parking	Apparent.
Planting	Apparent - hedges/mixed ornamental.
BUILDINGS	
Period/type	Victorian/Edwardian cottages/villas/semi-detached pairs.
Storey height	2.
Façade/roof form	Regular/irregular façades. Dormer/gabled/hipped roofs.
Facing materials	Brick walls. Tile roofs.
OTHER FEATURES	
Strength of character: strong.	



GUIDANCE

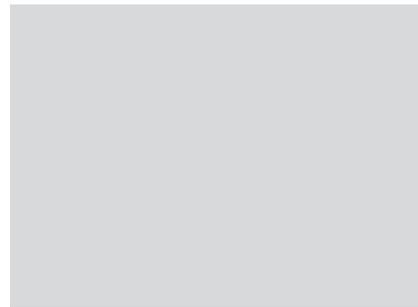
- Maintain the importance of the views east to Stoke Common.
- Maintain the predominant deep building setbacks in order to retain/reinforce the existing levels of on-plot planting.

CHARACTER AREA: BIFOHH 2	
NEIGHBOURHOOD	
General description	Type E. Inter-war to present day linear development to the south of Stoke Common, off Church Road and Stoke Common Road. Fair condition.
Route structure	Local thoroughfare.
Landform	Undulating.
Non-residential uses	None.
STREETS/SQUARES	
Special features	None.
Tree cover	Insignificant.
Spatial enclosure	>5:1.
Nodes/landmarks/views	None.
Parking	Insignificant.
Traffic	Apparent - motor car.
PLOTS	
Dimensions	Widths: 10-17m. Depths: 14-64m.
Position of building within plot	Semi-detached/detached. Front-on/skewed. Setback: 4-27m.
Plot boundaries	Brick walls/hedges/coniferous trees.
Parking	Apparent.
Planting	Prominent - coniferous/mixed ornamental.
BUILDINGS	
Period/type	Inter-war to present day villas/semi-detached pairs.
Storey height	1 and 2.
Façade/roof form	Regular/irregular façades. Dormer/gabled/hipped/half-hipped roofs.
Facing materials	Brick/render walls. Tile roofs.
OTHER FEATURES	
Strength of character: moderate.	



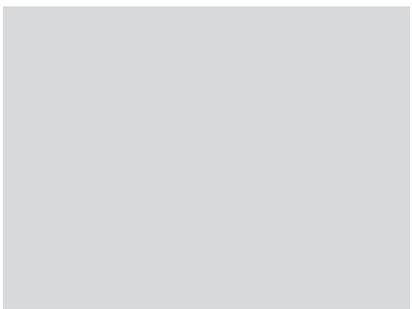
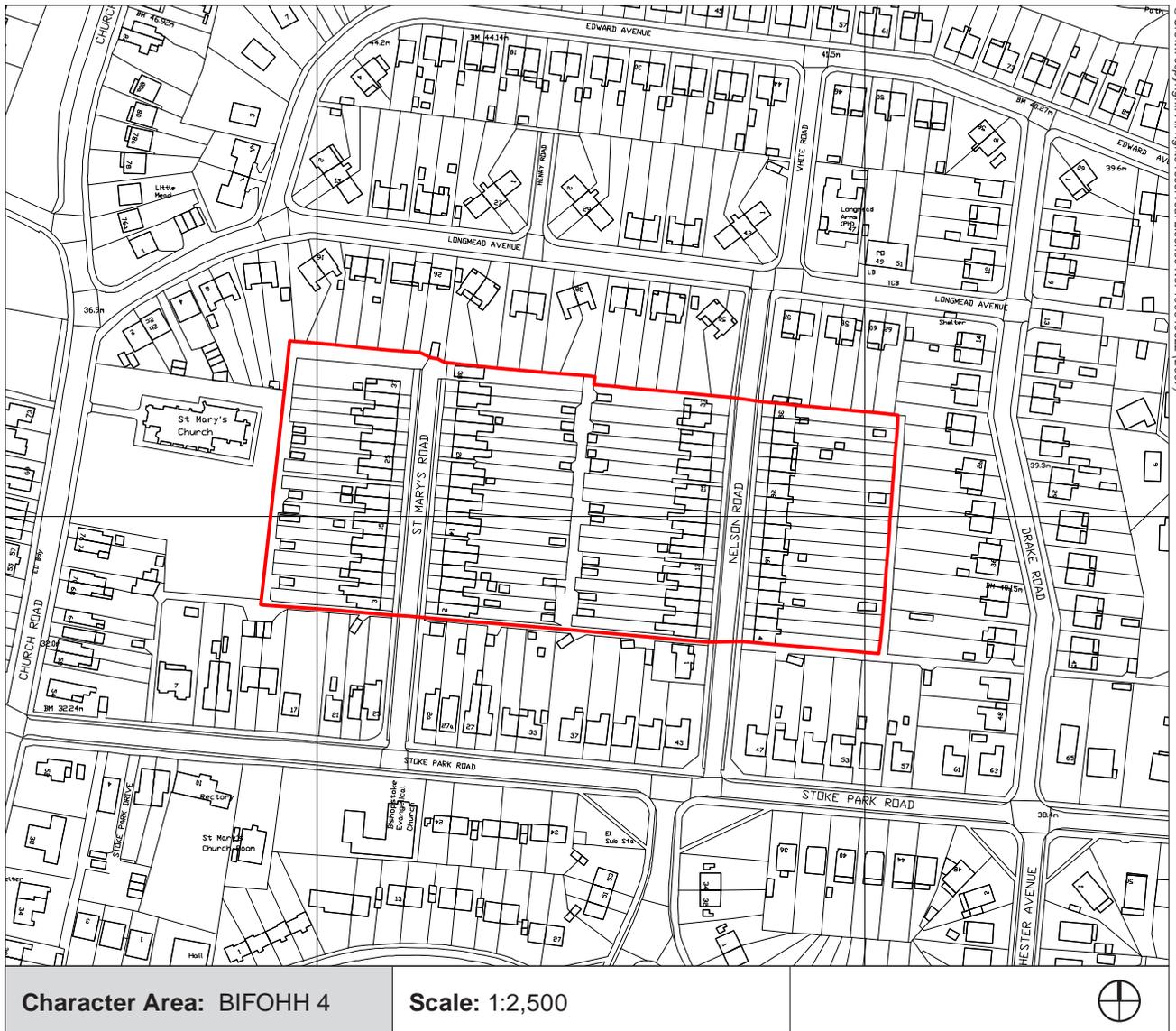
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Character Area: BIFOHH 3	Scale: 1:5,000	
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GUIDANCE
<ul style="list-style-type: none"> • Maintain the formal building compositions around route intersections and cul-de-sacs. • Maintain the predominant shallow building setbacks in order to retain the sense of enclosure provided by existing development. • Maintain a uniformity in building heights within each street. • Ensure that the form of new development relates effectively with the hipped roofs and gabled bay windows prominent in existing development.

CHARACTER AREA: BIFOHH 3	
NEIGHBOURHOOD	
General description	Type G. Inter-war/immediate post-war estate in north Bishopstoke, off Edward Avenue, Longmead Avenue and Rogers Road. Fair condition.
Route structure	Interconnected network.
Landform	Flat.
Non-residential uses	None.
STREETS/SQUARES	
Special features	Narrow grass verges.
Tree cover	Insignificant.
Spatial enclosure	3-4:1.
Nodes/landmarks/views	None.
Parking	Apparent - on-street.
Traffic	Apparent - motor car.
PLOTS	
Dimensions	Widths: 8m. Depths: 29-50m.
Position of building within plot	Semi-detached. Front-on/skewed. Setback: 4-6m.
Plot boundaries	Brick walls/fences.
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 (gables above bay windows).
Facing materials	Brick/render walls. Tile roofs.
OTHER FEATURES	
1970s to present day detached bungalows with deeper set backs at western end of Edward Avenue.	
Strength of character: moderate.	



- GUIDANCE**
- Maintain the predominant shallow building setbacks and continuous building frontage in order to retain the sense of enclosure provided by existing development.
 - Minimise the requirement for on-street parking in new 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.

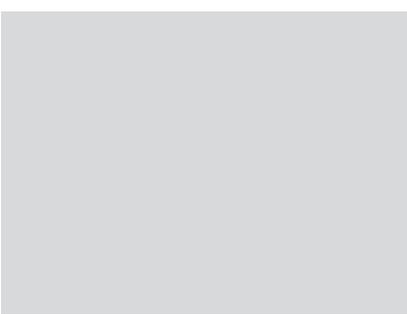
CHARACTER AREA: BIFOHH 4	
NEIGHBOURHOOD	
General description	Type C. Victorian/Edwardian development in north Bishopstoke. Fair condition.
Route structure	Local thoroughfare / cul-de-sac..
Landform	Gentle slope down to south.
Non-residential uses	None.
STREETS/SQUARES	
Special features	None.
Tree cover	Insignificant.
Spatial enclosure	4-5:1. Continuous.
Nodes/landmarks/views	None.
Parking	Prominent - on-street.
Traffic	Apparent - motor car.
PLOTS	
Dimensions	Widths: 5m. Depths: 47-51m.
Position of building within plot	Terraced. Front-on. Setback: 5m.
Plot boundaries	Brick walls.
Parking	Insignificant.
Planting	Apparent - mixed ornamental.
BUILDINGS	
Period/type	Victorian/Edwardian terraces.
Storey height	2.
Façade/roof form	Regular façades. Gabled roofs.
Facing materials	Brick walls. Tile roofs.
OTHER FEATURES	
Strength of character: strong.	



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Character Area: BIFOHH 5

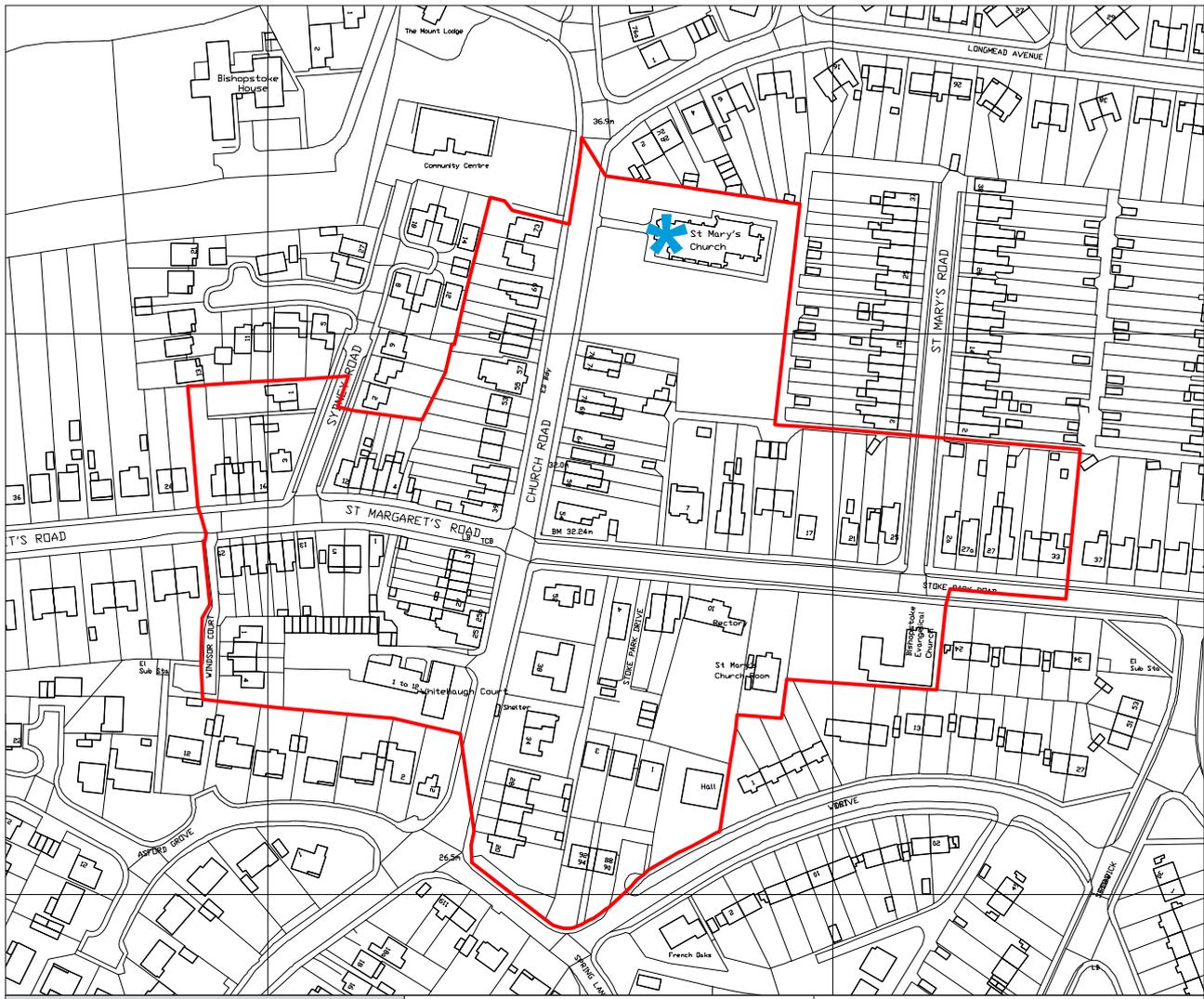
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GUIDANCE

- Maintain the predominant orientation of ridgelines in existing development relative to the slope on Church Road.
- Retain/reinforce the planting strips to the east and west of Church Road.
- Retain and extend the continuity in building line.

CHARACTER AREA: BIFOHH 5	
NEIGHBOURHOOD	
General description	Predominantly Type A. Victorian/Edwardian linear development on the north western edge of Bishopstoke, off Church Road. Fair condition.
Route structure	Local thoroughfare.
Landform	Steep slope down to south along Church Road.
Non-residential uses	None.
STREETS/SQUARES	
Special features	None.
Tree cover	Apparent - semi-mature/mature broadleaved planting strip to the west of Church Road.
Spatial enclosure	4-5:1.
Nodes/landmarks/views	None.
Parking	Apparent - on-street.
Traffic	Apparent - motor car.
PLOTS	
Dimensions	Widths: 3-10m. Depths: 27-45m.
Position of building within plot	Terraced/semi-detached. Front-on. Setback: 4m.
Plot boundaries	Brick walls.
Parking	Insignificant.
Planting	Apparent - mixed ornamental.
BUILDINGS	
Period/type	Victorian/Edwardian villas/terraces/semi-detached pairs.
Storey height	2.
Façade/roof form	Regular façades. Hipped roofs.
Facing materials	Brick/render walls. Tile roofs.
OTHER FEATURES	
1990s/2000s 3 storey detached to east of Church Road set back behind planting strip. Garages on the ground floor, half-hipped roofs.	
Strength of character: moderate.	



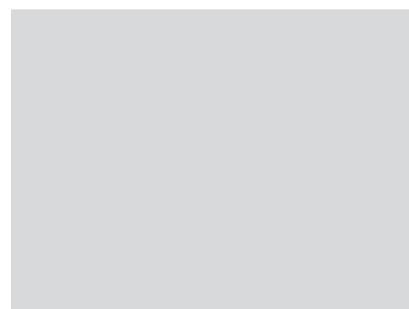
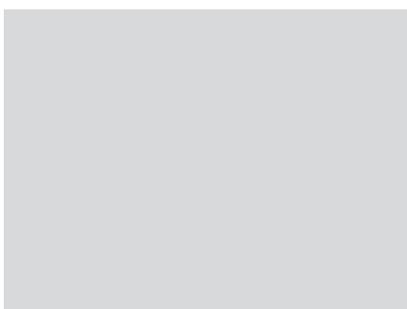
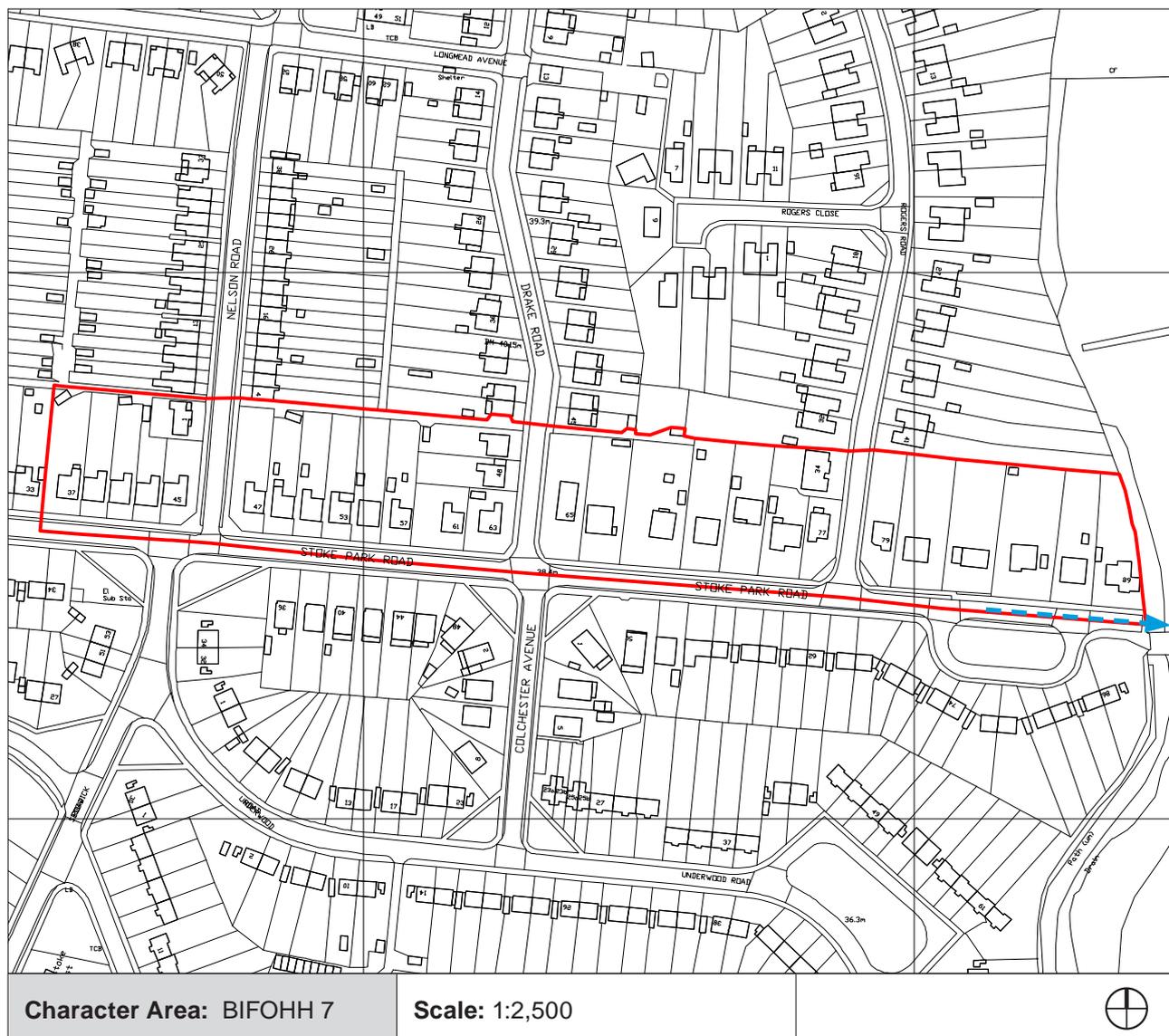
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Character Area: BIFOHH 6	Scale: 1:2,500	
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GUIDANCE
<ul style="list-style-type: none"> Retain the grass verges on St Margaret's Road and Stoke Park Road. Retain/reinforce the mature broadleaved tree planting along Stoke Park Road. Maintain the predominant shallow building setbacks and continuous building frontage in order to retain the sense of enclosure provided by existing development.

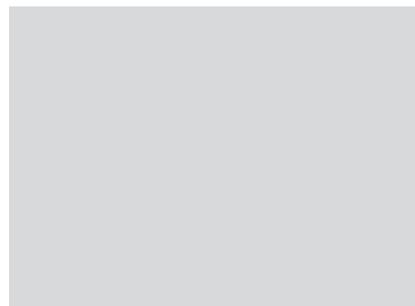
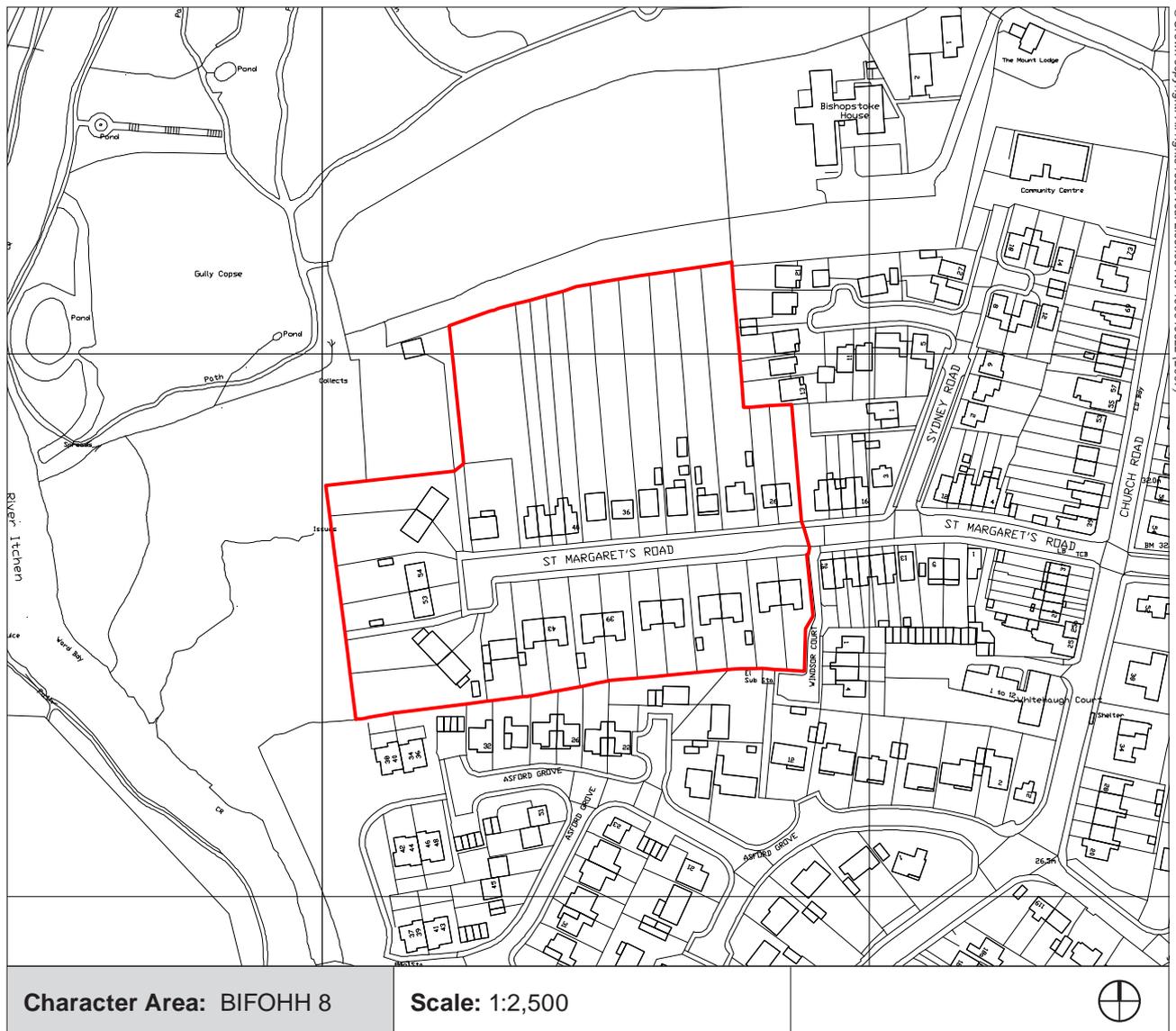
CHARACTER AREA: BIFOHH 6	
NEIGHBOURHOOD	
General description	Type A. Bishopstoke - Victorian/Edwardian core. Fair condition.
Route structure	Intersection of local thoroughfares.
Landform	Gentle slope down to south along Church Road.
Non-residential uses	None.
STREETS/SQUARES	
Special features	Grass verges on St Margaret's Road and Stoke Park Road.
Tree cover	Apparent - mature broadleaved along Stoke Park Road.
Spatial enclosure	3-4:1.
Nodes/landmarks/views	St. Mary's Church acts as landmark (*).
Parking	Apparent - on-street.
Traffic	Apparent - motor car.
PLOTS	
Dimensions	Width: 4-24m. Depth: 28-45m.
Position of building within plot	Terraced/semi-detached/detached. Front-on. Setback: 4-8m.
Plot boundaries	Brick walls/fences/hedges.
Parking	Insignificant.
Planting	Apparent - mixed ornamental.
BUILDINGS	
Period/type	Victorian/Edwardian villas/terraces/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.	



GUIDANCE

- Retain the grass verges and associated semi-mature/mature broadleaved tree planting.
- Maintain the importance of the the views east to Stoke Park Wood.
- Maintain the predominant brick wall plot boundaries.
- Maintain a uniformity in building heights within the street.

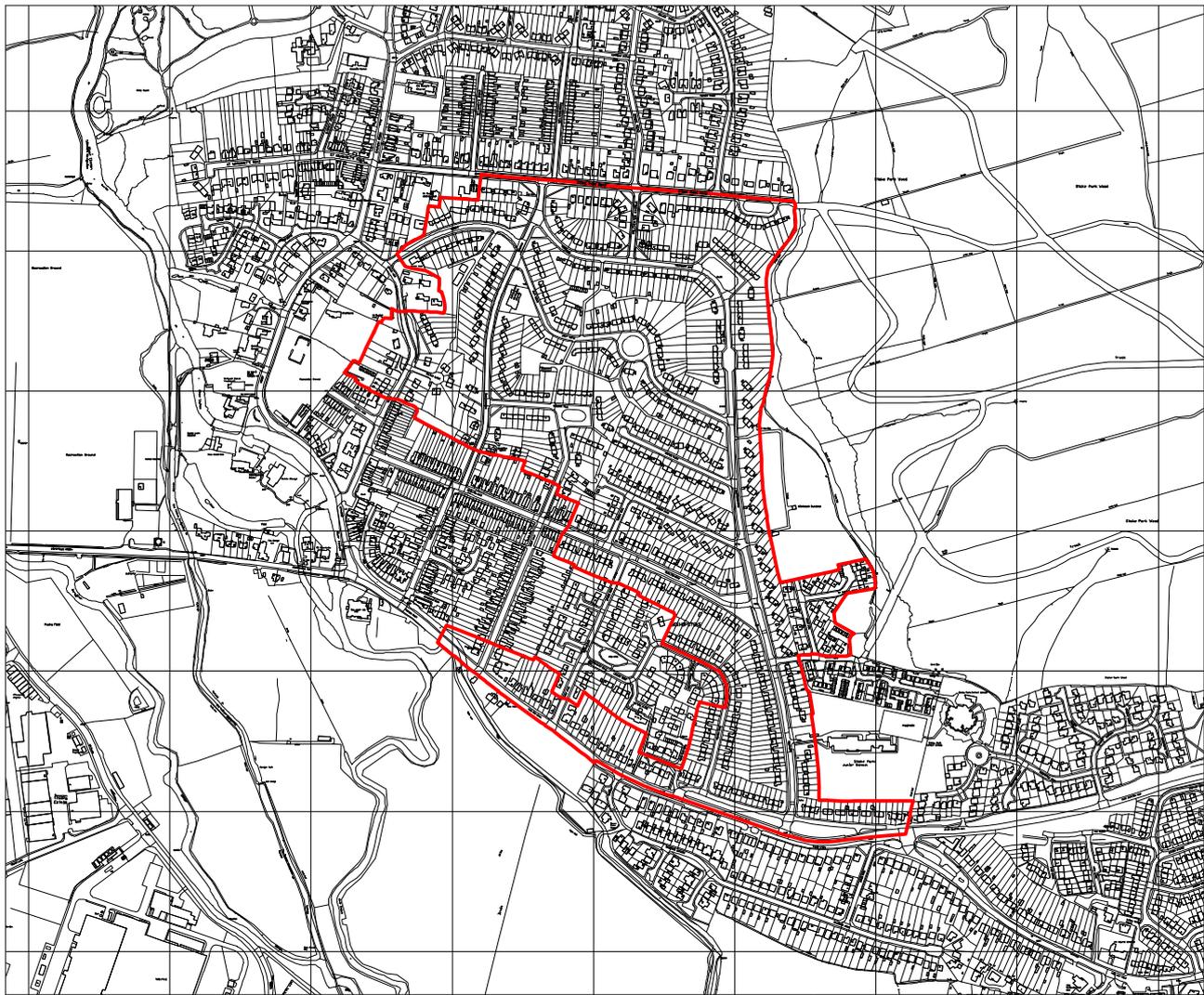
CHARACTER AREA: BIFOHH 7	
NEIGHBOURHOOD	
General description	Type E. Inter-war/immediate post-war linear development in north east Bishopstoke. Fair condition.
Route structure	Local thoroughfare.
Landform	Gentle slope down to west along Stoke Park Road.
Non-residential uses	None.
STREETS/SQUARES	
Special features	Grass verges.
Tree cover	Apparent - semi-mature/mature broadleaved along verges.
Spatial enclosure	>5:1.
Nodes/landmarks/views	View east along Stoke Park Road to Stoke Park Wood (---▶).
Parking	Apparent - on-street.
Traffic	Apparent - motor car.
PLOTS	
Dimensions	Widths: 9-22m. Depths: 45-49m.
Position of building within plot	Detached. Front-on. Setback: 6m, 10-18m.
Plot boundaries	Brick walls.
Parking	Apparent.
Planting	Apparent - mixed ornamental.
BUILDINGS	
Period/type	Inter-war/immediate post-war bungalows.
Storey height	1 / 1.5.
Façade/roof form	Regular/irregular façades. Dormer/hipped roofs.
Facing materials	Brick walls. Tile roofs.
OTHER FEATURES	
Strength of character: moderate.	



GUIDANCE

- Maintain the predominant orientation of ridgelines in existing development relative to the slope.
- Retain the grass verges.
- Maintain the predominant brick wall plot boundaries.
- Maintain a uniformity in building heights within the street.
- Ensure that any backland development is subordinate to the existing development.

CHARACTER AREA: BIFOHH 8	
NEIGHBOURHOOD	
General description	Type F. Inter-war/immediate post-war development on the north western edge of Bishopstoke. Fair condition.
Route structure	Cul-de-sac.
Landform	Moderate slope down to west along St Margaret's Road.
Non-residential uses	None.
STREETS/SQUARES	
Special features	Grass verges.
Tree cover	Insignificant.
Spatial enclosure	>5:1.
Nodes/landmarks/views	None.
Parking	Apparent - on-street.
Traffic	Insignificant.
PLOTS	
Dimensions	Widths: 10-13m. Depths: 40-97m.
Position of building within plot	Semi-detached/detached. Front-on/skewed/side-on. Setback: 6-21m.
Plot boundaries	Brick walls.
Parking	Apparent.
Planting	Apparent - mixed ornamental.
BUILDINGS	
Period/type	Inter-war/immediate post-war bungalows.
Storey height	1 and 2.
Façade/roof form	Regular façades. Hipped roofs.
Facing materials	Brick/render. Tile roofs.
OTHER FEATURES	
Victorian terrace on the north side of St Margaret's Road. Shallow building setbacks and open plot frontages.	
Strength of character: moderate.	



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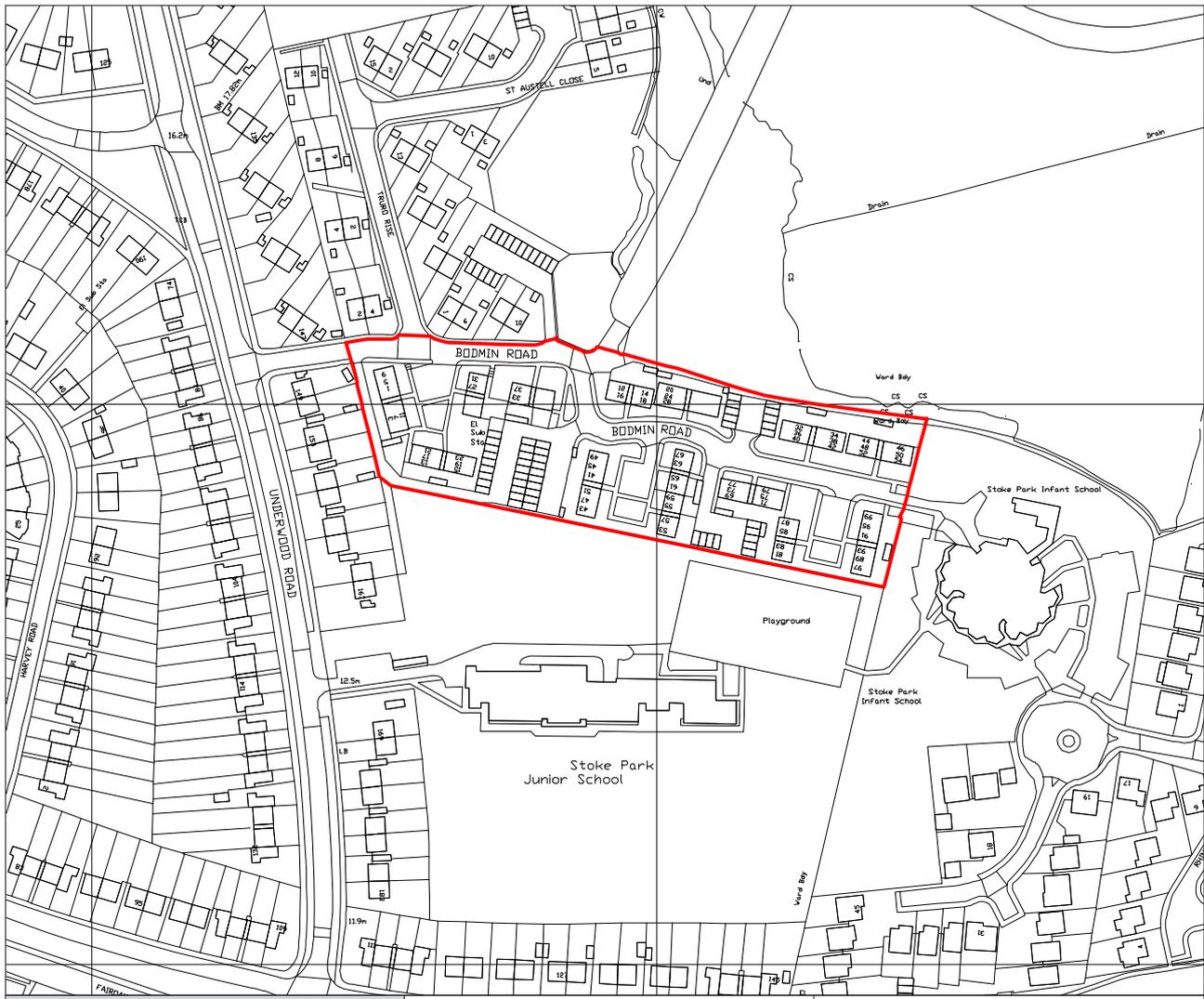
Character Area: BIFOHH 9	Scale: 1:10,000	
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GUIDANCE

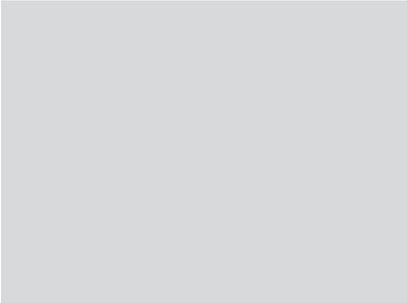
- Maintain the formal building compositions around route intersections and open spaces.
- Maintain the predominant orientation of ridgelines in existing development relative to the slope.
- Retain the wide grass verges and associated semi-mature broadleaved planting along Underwood Road and West Drive.
- Maintain the importance of the open green spaces at the centre of loops in any new development.
- Maintain a uniformity in building heights within each street.

CHARACTER AREA: BIFOHH 9	
NEIGHBOURHOOD	
General description	Type G. Large inter-war/immediate post-war estate to the east of Bishopstoke centre, off Underwood Road. Fair condition.
Route structure	Interconnected network.
Landform	Moderate slope down to south.
Non-residential uses	None.
STREETS/SQUARES	
Special features	Wide grass verges.
Tree cover	Apparent - regular semi-mature broadleaved along verges on Underwood Road and on West Drive.
Spatial enclosure	>5:1.
Nodes/landmarks/views	Open green spaces at route intersections and centre of loops.
Parking	Apparent - on-street.
Traffic	Apparent - motor car.
PLOTS	
Dimensions	Widths: 6-11m. Depths: 30-55m.
Position of building within plot	Terraced/semi-detached. Mainly front-on, but skewed along Underwood Road, Sedgwick Road and Shears Road. Setback: 5-13m.
Plot boundaries	Brick walls/hedges.
Parking	Apparent.
Planting	Apparent - mixed ornamental.
BUILDINGS	
Period/type	Inter-war/immediate post-war bungalows/terraces/semi-detached pairs.
Storey height	1 and 2.
Façade/roof form	Regular/irregular façades. Gabled/hipped roofs.
Facing materials	Predominantly brick walls. Tile roofs.
OTHER FEATURES	
<p>Strength of character: strong. This area has a particularly strong character due to the formal building compositions around open spaces and route intersections. The streets are also very distinctive, principally as a result of the tree planting on verges, skewed orientation of buildings and uniformity in building materials and form.</p>	



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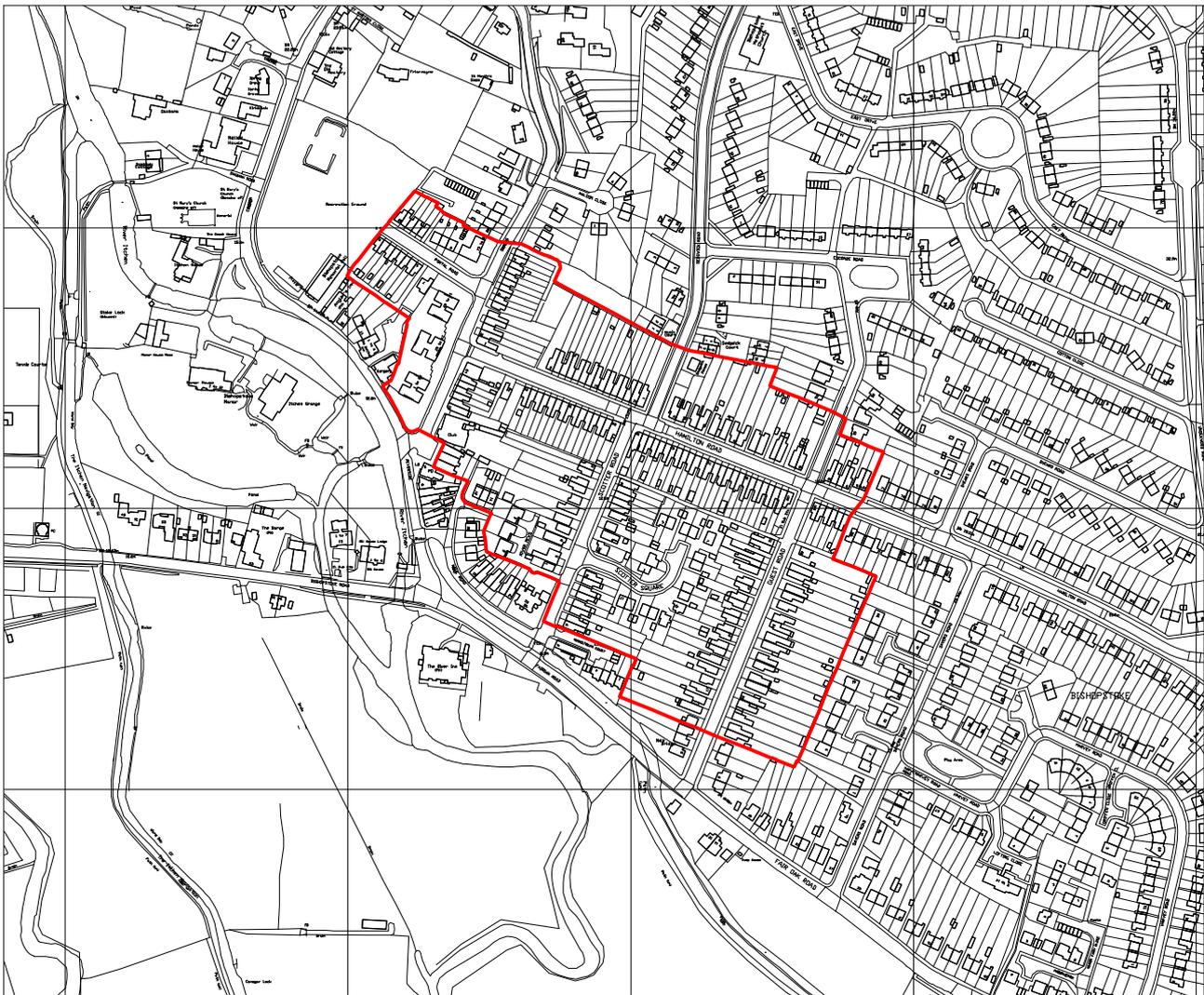
Character Area: BIFOHH 10 **Scale: 1:2,500** 



GUIDANCE

- Retain the wide grass verges and supplement with planting to soften character of area.
- Enhance the appearance of the courtyard parking.

CHARACTER AREA: BIFOHH 10	
NEIGHBOURHOOD	
General description	Type I. 1950s/1960s flats in east Eastleigh to the north west of Stoke Park Infant School. Poor condition, but area about to be redeveloped.
Route structure	Cul-de-sac.
Landform	Flat.
Non-residential uses	None.
STREETS/SQUARES	
Special features	Wide grass verges.
Tree cover	Insignificant.
Spatial enclosure	3-4:1.
Nodes/landmarks/views	None.
Parking	Prominent - courtyard.
Traffic	Insignificant - motor car.
PLOTS	
Dimensions	Widths: N/A. Depths: 15-16m.
Position of building within plot	Detached. Front-on/side-on. Setback: 3-4m.
Plot boundaries	Open/brick walls.
Parking	Insignificant.
Planting	Insignificant.
BUILDINGS	
Period/type	1960s villas – multi family.
Storey height	2 / 3.
Façade/roof form	Regular façades. Gabled/flat roofs.
Facing materials	Brick/render/wood walls. Tile/felt/membrane roofs.
OTHER FEATURES	
Proposal for demolition of existing dwellings and construction of 79 new dwellings.	
Strength of character: moderate.	



Character Area: BIFOHH 11

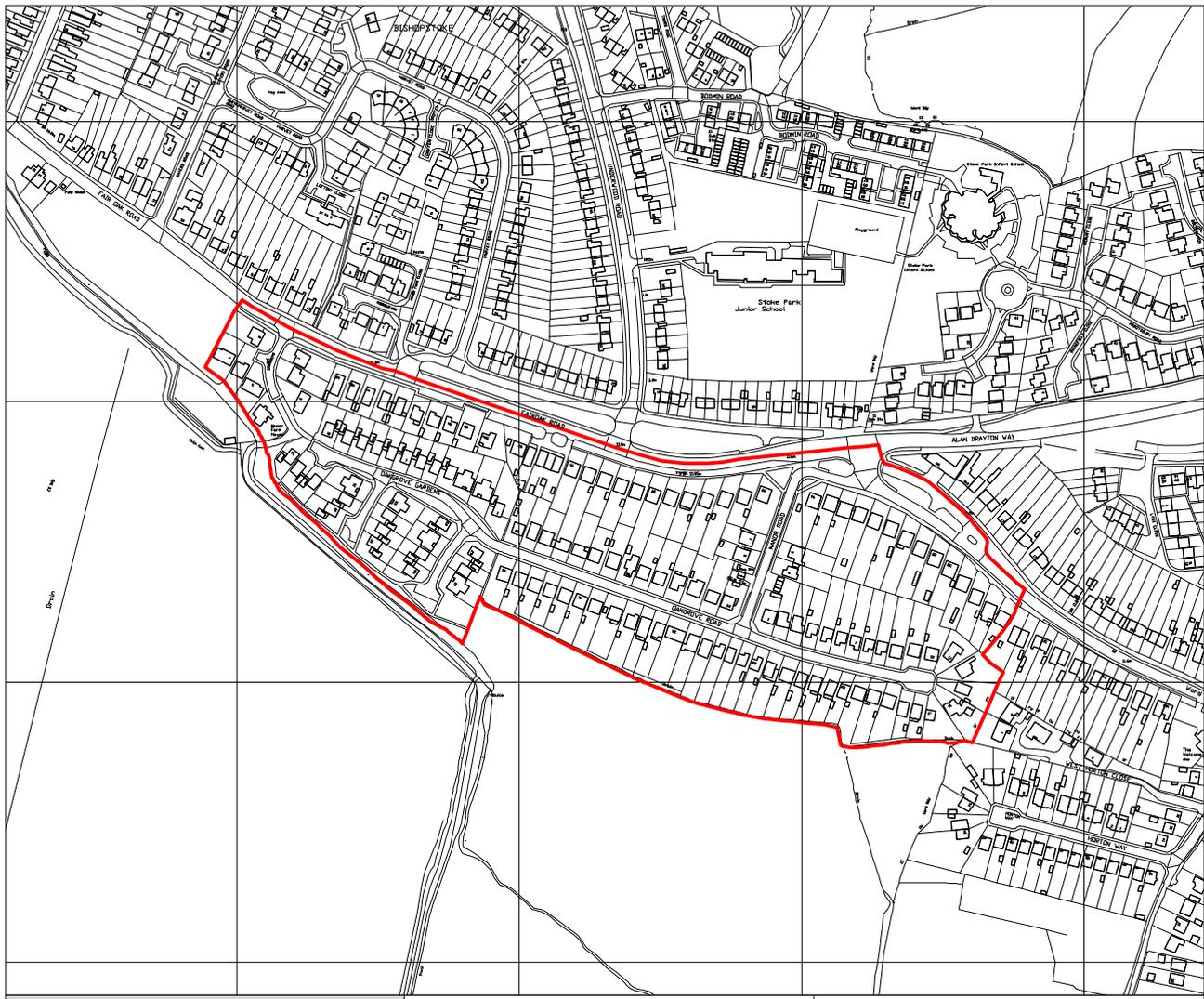
Scale: 1:5,000



GUIDANCE

- Retain/reinforce the broadleaved tree planting along Guest Road.
- Maintain the predominant shallow building setbacks and continuous building frontage in order to retain the sense of enclosure provided by existing development.
- Maintain the predominant narrow plot widths.
- Maintain the predominant brick wall plot boundaries.

CHARACTER AREA: BIFOHH 11	
NEIGHBOURHOOD	
General description	Type C. Victorian/Edwardian development to the east of Bishopstoke centre, off Hamilton Road. Fair condition.
Route structure	Regular grid.
Landform	Valley bottom immediately east of River Itchen. Flat.
Non-residential uses	None.
STREETS/SQUARES	
Special features	None.
Tree cover	Apparent - semi-mature broadleaved on pavement on Guest Road.
Spatial enclosure	3-4:1. Continuous.
Nodes/landmarks/views	None.
Parking	Apparent - on-street.
Traffic	Apparent - motor car.
PLOTS	
Dimensions	Widths: 5m (terraces), 7-10m (semis). Depths: 28-62m.
Position of building within plot	Terraces/semi-detached. Front-on. Setback: 2-6m.
Plot boundaries	Brick walls.
Parking	Insignificant.
Planting	Apparent - mixed ornamental.
BUILDINGS	
Period/type	Victorian/Edwardian terraces/semi-detached pairs.
Storey height	2.
Façade/roof form	Regular façades. Gabled/hipped roofs.
Facing materials	Brick/render. Tile/slate roofs.
OTHER FEATURES	
1960s/1970s 3-storey flats to the west of Spring Lane.	
Strength of character: moderate.	



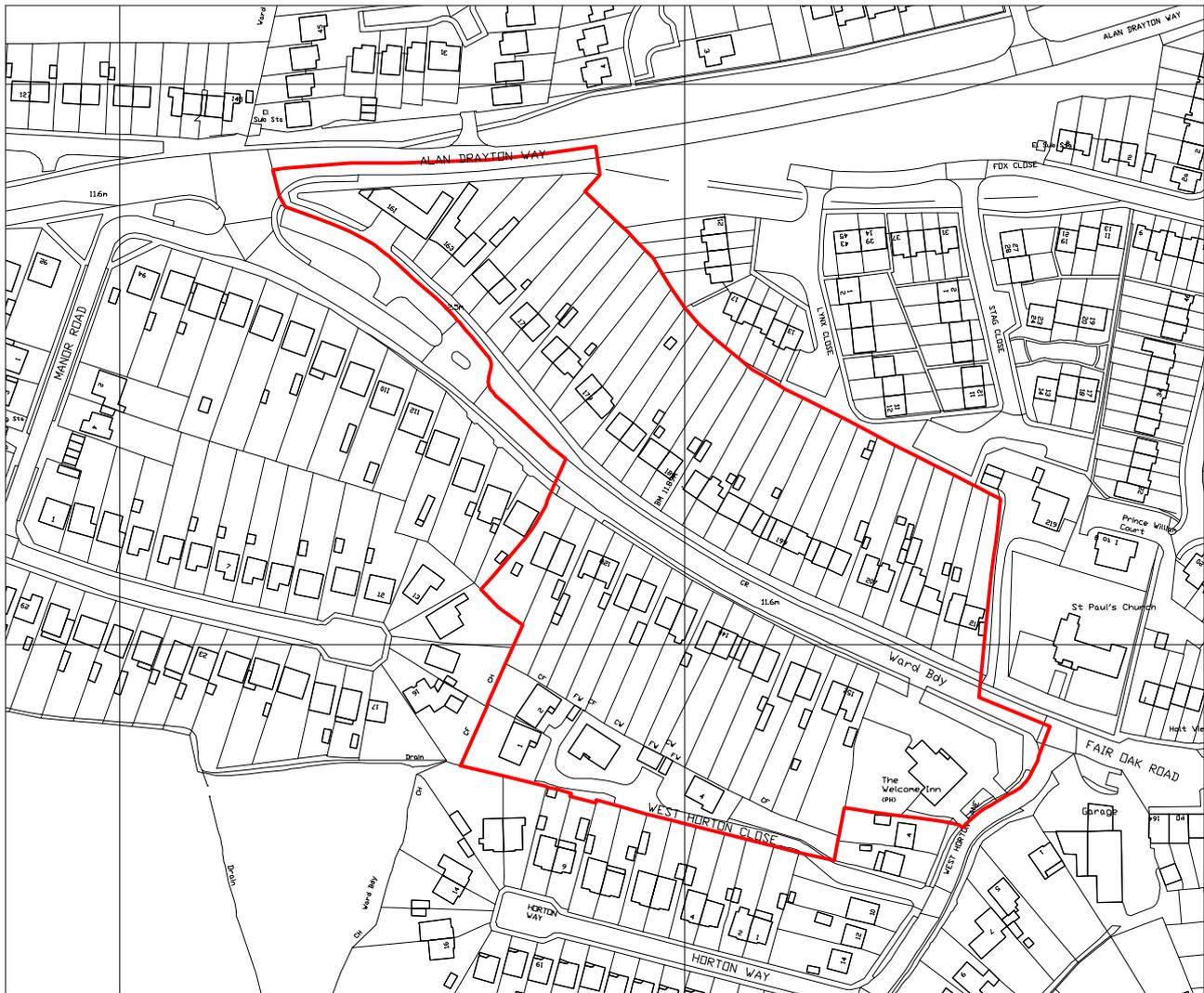
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Character Area: BIFOHH 12	Scale: 1:5,000	
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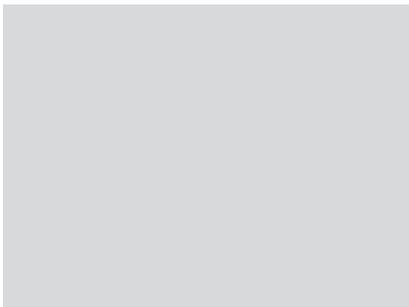
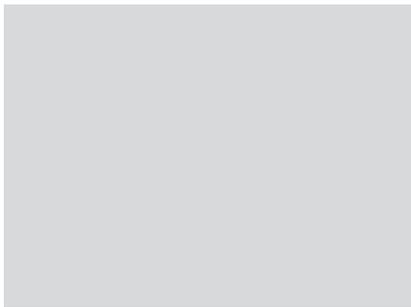
GUIDANCE
<ul style="list-style-type: none"> • Retain the grass verges and semi-mature broadleaved tree planting along Oakgrove Gardens. • Retain/reinforce the continuity in building line. • Maintain a uniformity in building heights within each street. • Ensure that the form of new development relates effectively with the gable end frontages prominent in the existing development along Oakgrove Gardens.

CHARACTER AREA: BIFOHH 12	
NEIGHBOURHOOD	
General description	Type F. Inter-war to 1970s estate on the southern edge of Bishopstoke, immediately south of Fair oak Road. Fair/poor condition.
Route structure	Main thoroughfare/loop/cul-de-sacs.
Landform	Flat.
Non-residential uses	None.
STREETS/SQUARES	
Special features	Grass verges along Oakgrove Gardens.
Tree cover	Apparent - semi-mature broadleaved on verges along Oakgrove Gardens.
Spatial enclosure	>5:1.
Nodes/landmarks/views	None.
Parking	Apparent - on-street.
Traffic	Insignificant.
PLOTS	
Dimensions	Widths: 10-16m. Depths: 27-62m.
Position of building within plot	Detached. Front-on/side-on. Setback: 8-12m.
Plot boundaries	Brick walls.
Parking	Apparent.
Planting	Apparent - mixed ornamental.
BUILDINGS	
Period/type	Inter-war - 1970s bungalows.
Storey height	1 / 1.5.
Façade/roof form	Regular/irregular façades. Gable end frontages along Oakgrove Gardens. Dormer/hipped roofs.
Facing materials	Brick walls. Tile roofs.
OTHER FEATURES	
Strength of character: moderate.	



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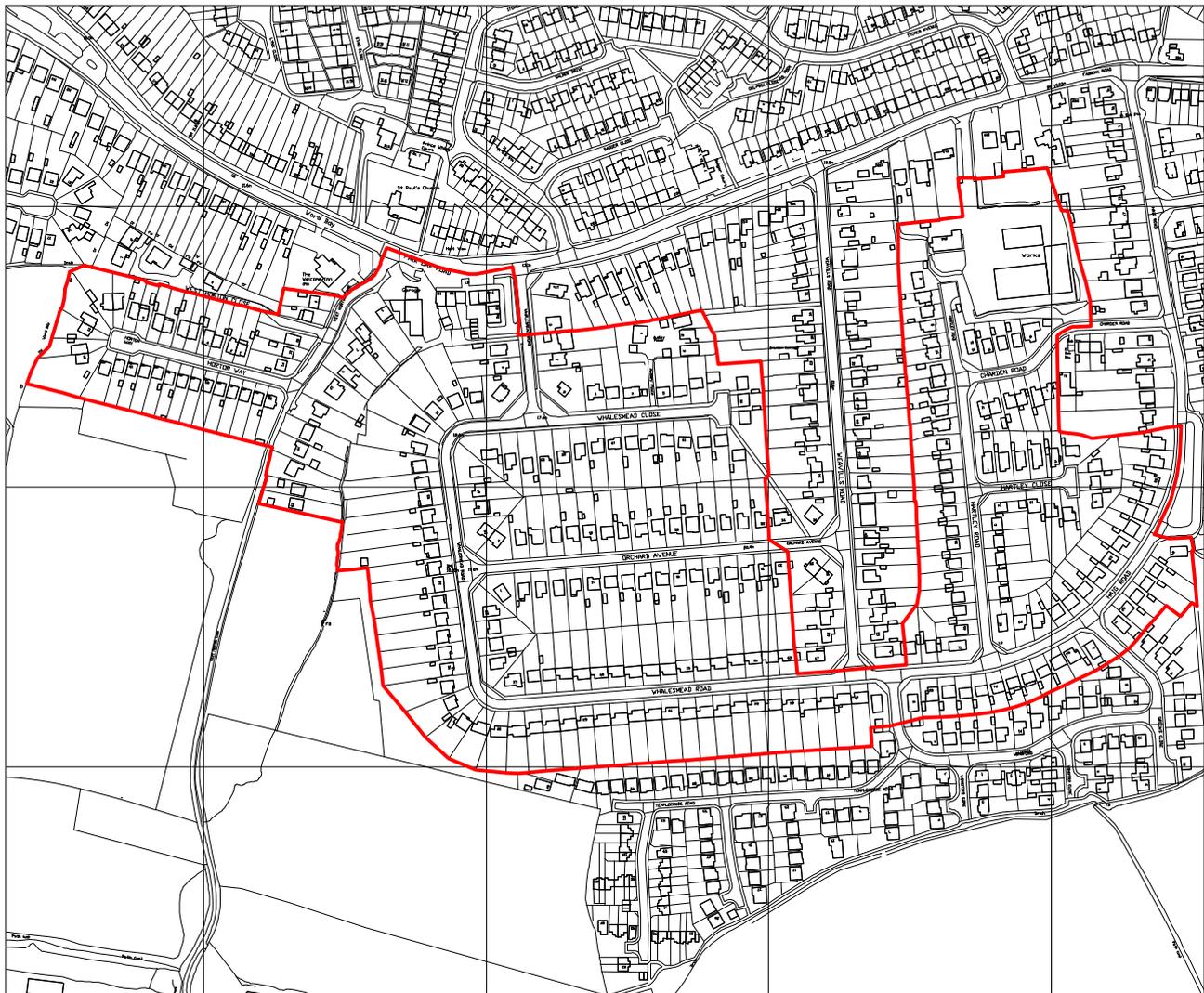
Character Area: BIFOHH 13	Scale: 1:2,500	
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GUIDANCE

- Retain the grass verges.
- Mitigate the effects of the heavy vehicular traffic on Fair Oak 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.
- Ensure that the form of new development relates effectively with the hipped roofs and gabled bay windows prominent in existing development.

CHARACTER AREA: BIFOHH 13	
NEIGHBOURHOOD	
General description	Type D Inter-war/immediate post-war linear expansion to the east of Bishopstoke, adjacent to Fair Oak Road. Fair condition.
Route structure	Originally main thoroughfare, but now secondary to Alan Drayton Way.
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.
PLOTS	
Dimensions	Widths: 8-9m. Depths: 60m.
Position of building within plot	Semi-detached. Front-on. Setback: 8-12m.
Plot boundaries	Brick walls/fences.
Parking	Apparent.
Planting	Apparent - mixed ornamental.
BUILDINGS	
Period/type	Inter-war/immediate post-war semi-detached pairs.
Storey height	2.
Façade/roof form	Regular façades. Hipped roofs (gables above bays).
Facing materials	Brick/render walls. Tile roofs.
OTHER FEATURES	
Small area of recent infill to rear of properties south of Fair Oak Road.	
Strength of character: moderate.	



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Character Area: BIFOHH 14

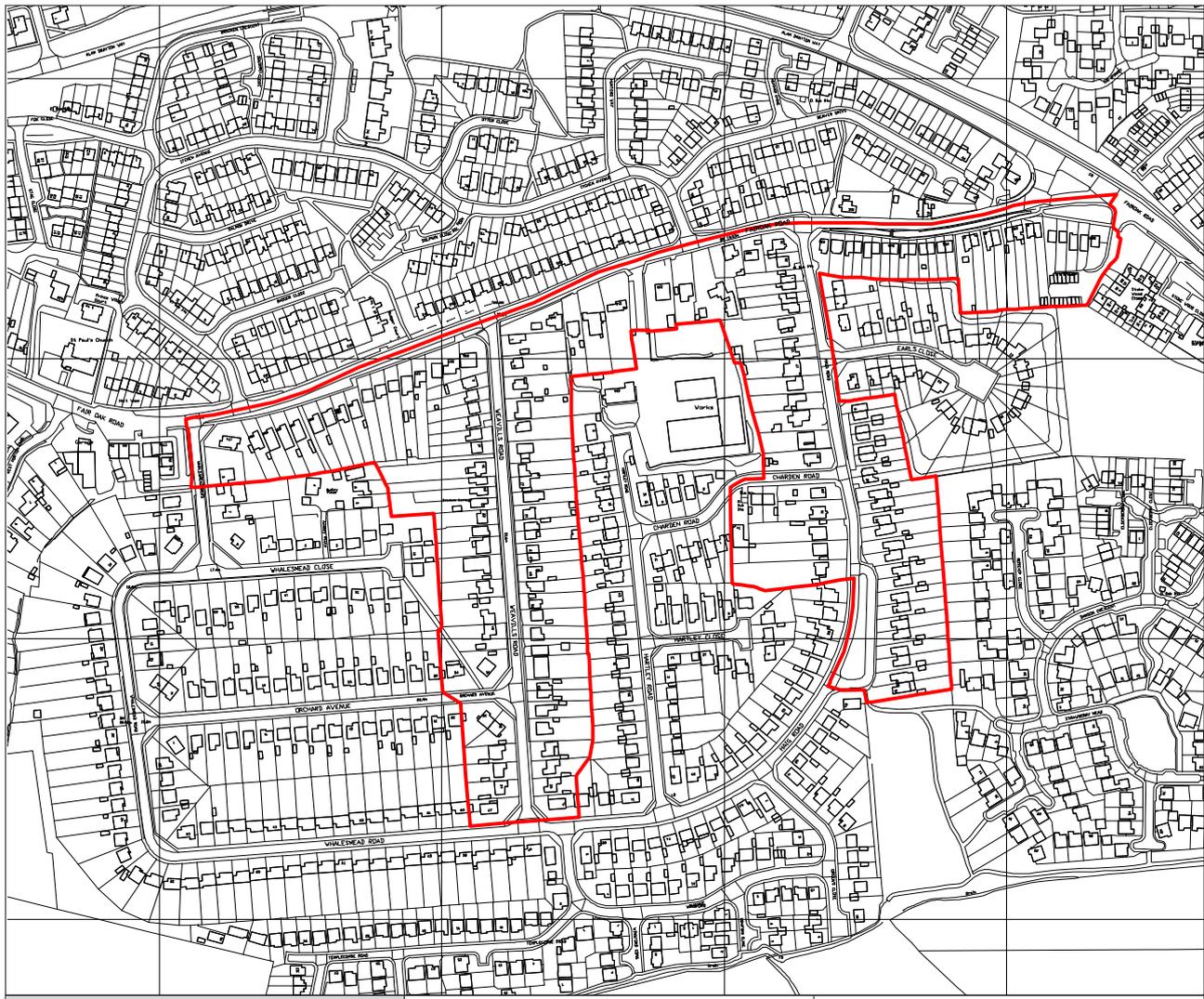
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GUIDANCE

- Maintain the predominant plot widths and continuity in building line.
- Ensure that the form of new development relates effectively with the gable end frontages prominent in existing development along Hartley Road.
- Maintain a uniformity in building heights within each street.

CHARACTER AREA: BIFOHH 14	
NEIGHBOURHOOD	
General description	Type F/G. Large inter-war to 1970s estate to the south eastern edge of Bishopstoke, immediately south of Fair Oak Road. Fair condition.
Route structure	Interconnected network/cul-de-sacs.
Landform	Gentle slope down to north along Whalesmead Road.
Non-residential uses	None.
STREETS/SQUARES	
Special features	Overhead power cables.
Tree cover	Insignificant.
Spatial enclosure	>5:1.
Nodes/landmarks/views	None.
Parking	Insignificant.
Traffic	Insignificant.
PLOTS	
Dimensions	Widths: 12-15m. Depths: 31-77m.
Position of building within plot	Detached. Front-on/skewed/side-on. Setback: 6-11m. Strong continuity of building line.
Plot boundaries	Open/brick walls.
Parking	Apparent.
Planting	Apparent - mixed ornamental.
BUILDINGS	
Period/type	Inter-war to 1970s bungalows.
Storey height	1 / 1 and a half.
Façade/roof form	Regular/irregular façades. Gable end frontages along Hartley Road. Dormer/gabled/hipped roofs.
Facing materials	Brick/render walls. Tile roofs.
OTHER FEATURES	
New development of 48 houses and flats located on the site of the former distribution depot.	
Strength of character: strong. This area has a particularly strong character due to the predominance of single storey buildings and the continuity in building line. There is also a strong uniformity in plot widths.	



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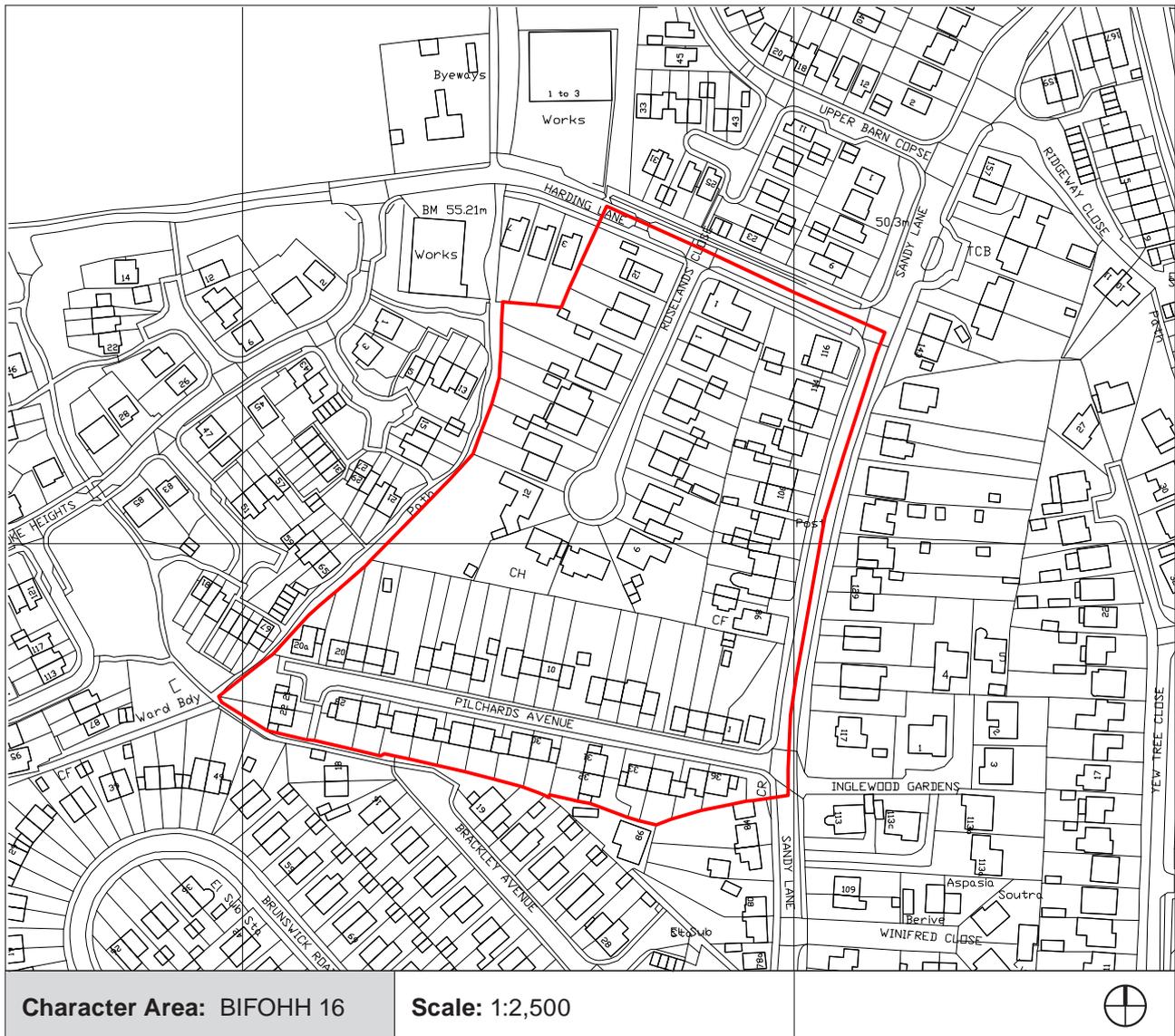
Character Area: BIFOHH 15	Scale: 1:5,000	
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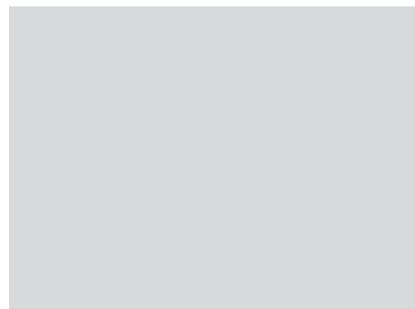
GUIDANCE

- Consider the influence of the steep bank at the eastern end of Fair Oak Road on the visual impact of development.
- Mitigate the effects of the heavy vehicular traffic on Fair Oak Road in new development using measures such as boundary planting, set backs, transition spaces and orientation of internal spaces.

CHARACTER AREA: BIFOHH 15	
NEIGHBOURHOOD	
General description	Type D/E. Inter-war to present day linear expansion between Bishopstoke and Fair Oak, to the south of Fair Oak Road. Fair condition.
Route structure	Originally main thoroughfare, but now secondary to Alan Drayton Way.
Landform	Moderate slope up at eastern end of Fair Oak Road.
Non-residential uses	None.
STREETS/SQUARES	
Special features	Development at eastern end of Fair Oak Road on steep grass bank.
Tree cover	Insignificant.
Spatial enclosure	>5:1.
Nodes/landmarks/views	None.
Parking	Apparent - on-street.
Traffic	Prominent on Fair Oak Road - motor car.
PLOTS	
Dimensions	Widths: 6-9m (semis), 7-16m (detached). Depths: 29m-70m.
Position of building within plot	Semi-detached/detached. Front-on. Setback: 3-22m.
Plot boundaries	Brick walls/hedges.
Parking	Apparent.
Planting	Apparent - mixed ornamental.
BUILDINGS	
Period/type	Inter-war to present day villas/bungalows/semi-detached pairs.
Storey height	1 and 2.
Façade/roof form	Regular/irregular façades. Gable end frontages. Gabled/hipped roofs.
Facing materials	Brick/render walls. Tile roofs.
OTHER FEATURES	
Strength of character: moderate.	



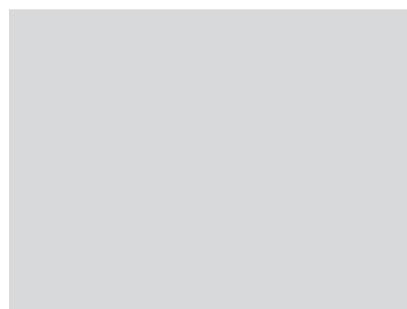
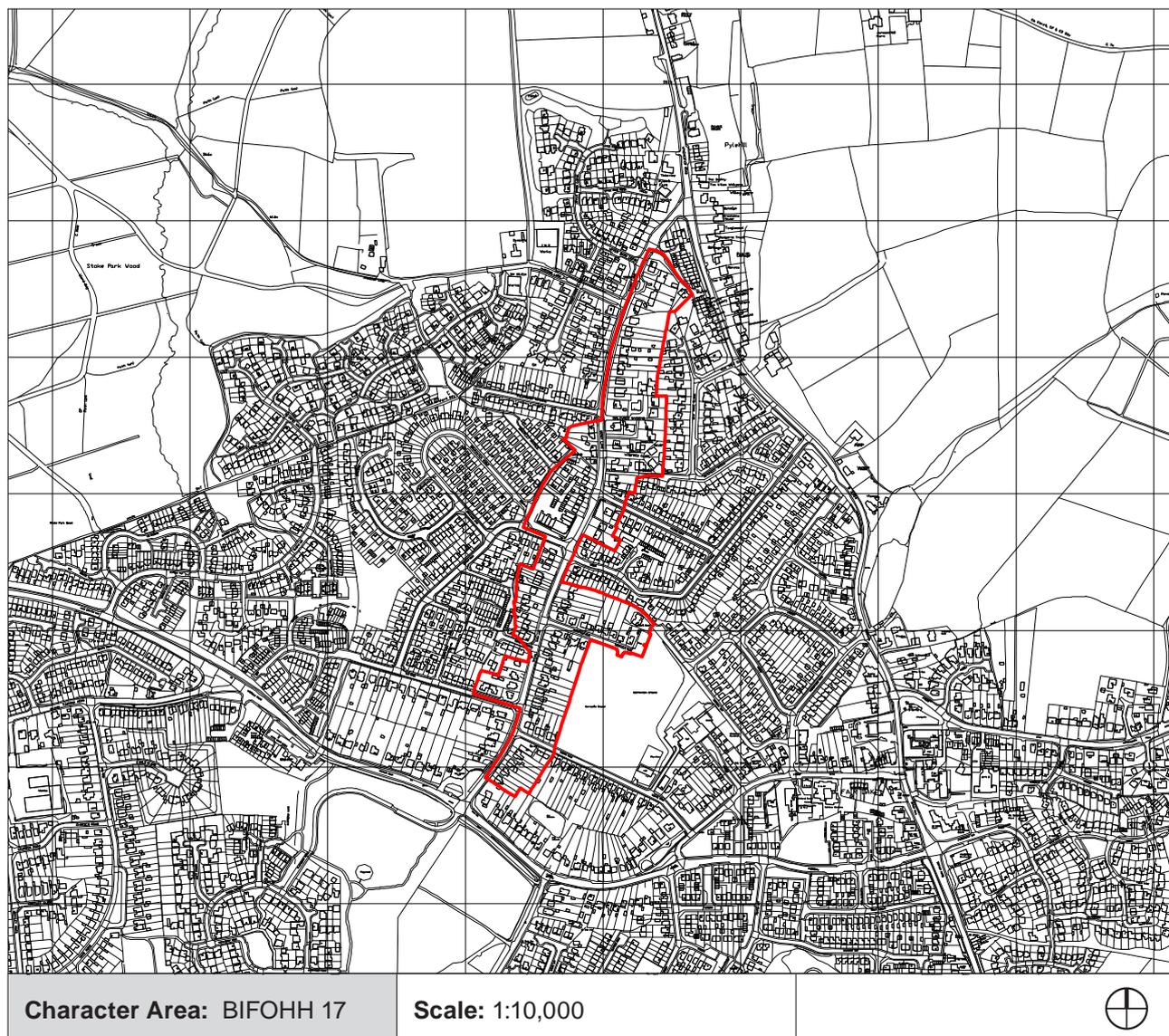
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GUIDANCE

- Maintain a uniformity in building heights in any new development.
- Ensure that the form of new development relates effectively with the gable ends and half hipped roofs prominent in existing development to the north of Pilchards Avenue.

CHARACTER AREA: BIFOHH 16	
NEIGHBOURHOOD	
General description	Type F. Inter-war/immediate post-war development on the north-west edge of Fair Oak. Fair/poor condition.
Route structure	Cul-de-sacs.
Landform	Flat.
Non-residential uses	None.
STREETS/SQUARES	
Special features	None.
Tree cover	Insignificant.
Spatial enclosure	4-5:1 / >5:1.
Nodes/landmarks/views	None.
Parking	Apparent - on-street.
Traffic	Insignificant.
PLOTS	
Dimensions	Widths: 7-10m. Depths: 20-47m.
Position of building within plot	Terraced/semi-detached. Front-on. Setback: 3-9m.
Plot boundaries	Open/hedges.
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/irregular façades. Gable end frontages to north of Pichards Avenue. Dormer/gabled/hipped/half-hipped roofs.
Facing materials	Brick/render walls. Tile roofs.
OTHER FEATURES	
Strength of character: weak.	

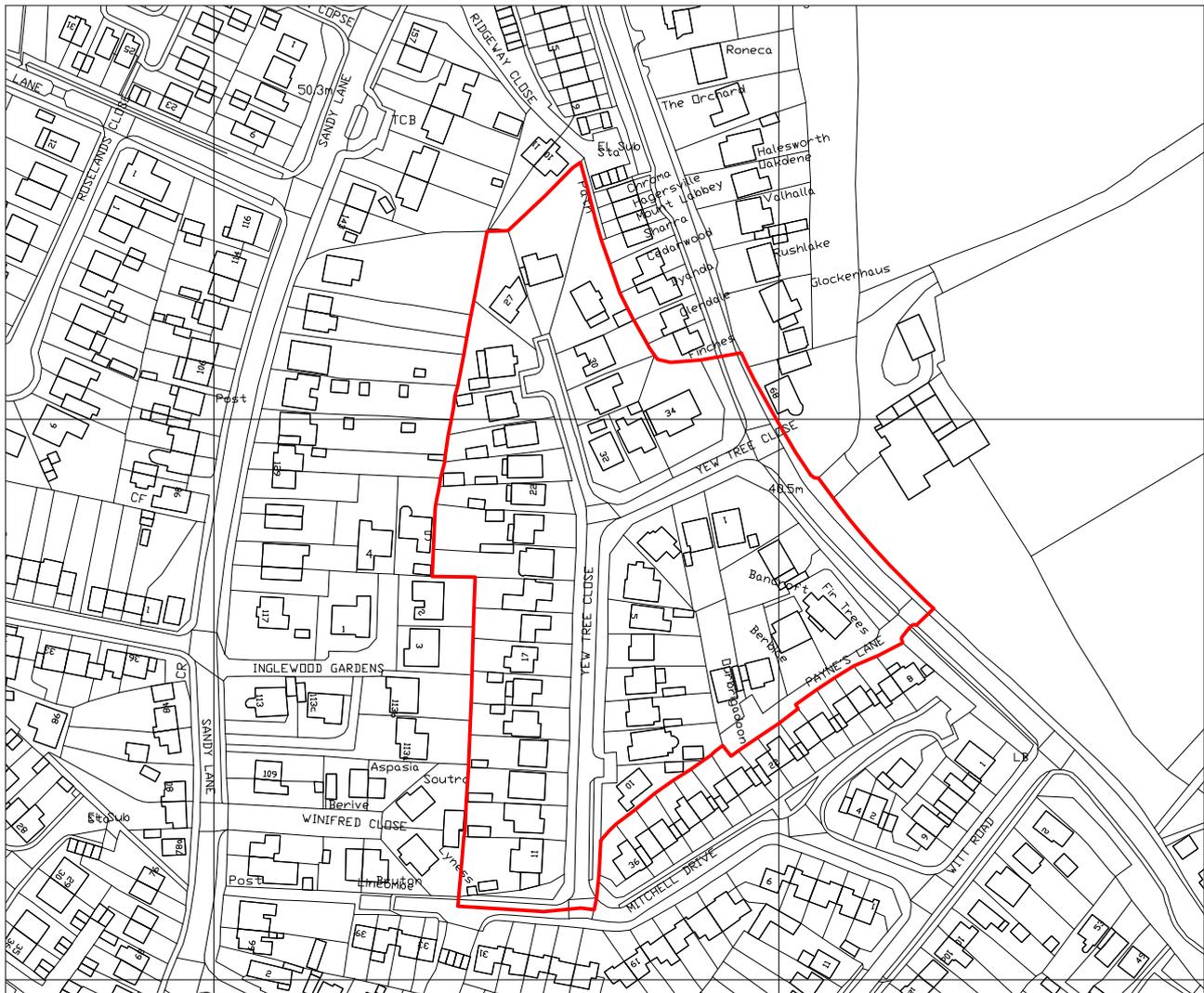


GUIDANCE

- Maintain the predominant orientation of ridgelines in existing development relative to the slope on Sandy Lane.
- Mitigate the effects of the heavy vehicular traffic on Sandy Lane in new development using measures such as boundary planting, set backs, transition spaces and orientation of internal spaces.

CHARACTER AREA: BIFOHH 17	
NEIGHBOURHOOD	
General description	Type D/E. Inter-war/immediate post-war linear development in North Fair Oak, off Sandy Lane. Fair condition.
Route structure	Secondary thoroughfare.
Landform	Moderate slope down to south along Sandy 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 traffic.
PLOTS	
Dimensions	Widths: 9-14m. Depths: 31-64m.
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/immediate post-war villas/bungalows.
Storey height	1 / 1.5 / 2.
Façade/roof form	Regular/irregular façades. Gabled/hipped roofs.
Facing materials	Brick/render walls. Tile roofs.
OTHER FEATURES	
Strength of character: moderate.	

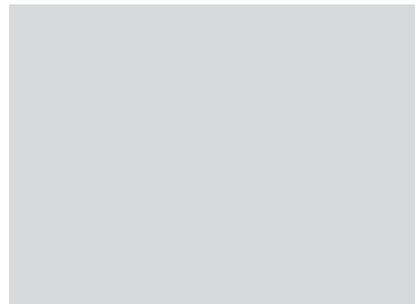
CHARACTER AREA: BIFOHH 18	
NEIGHBOURHOOD	
General description	Type E. Inter-war to 1960s linear development on the northern edge of Fair Oak, off Winchester Road. Fair condition.
Route structure	Main thoroughfare.
Landform	Moderate slope down to south along Winchester Road.
Non-residential uses	None.
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: 11-27m. Depths: 24-106m.
Position of building within plot	Detached. Front-on. Setback: 10-25m.
Plot boundaries	Brick walls/hedges.
Parking	Apparent.
Planting	Prominent - coniferous/semi-mature broadleaved/mixed ornamental.
BUILDINGS	
Period/type	Inter-war to 1960s villas/bungalows.
Storey height	1 / 1.5 / 2.
Façade/roof form	Regular/irregular façades. Dormer/gabled/hipped roofs.
Facing materials	Brick/render walls. Tile roofs.
OTHER FEATURES	
1960s/1970s terraces immediately west of Winchester Road. Garages to rear.	
Strength of character: moderate.	



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Character Area: BIFOHH 19

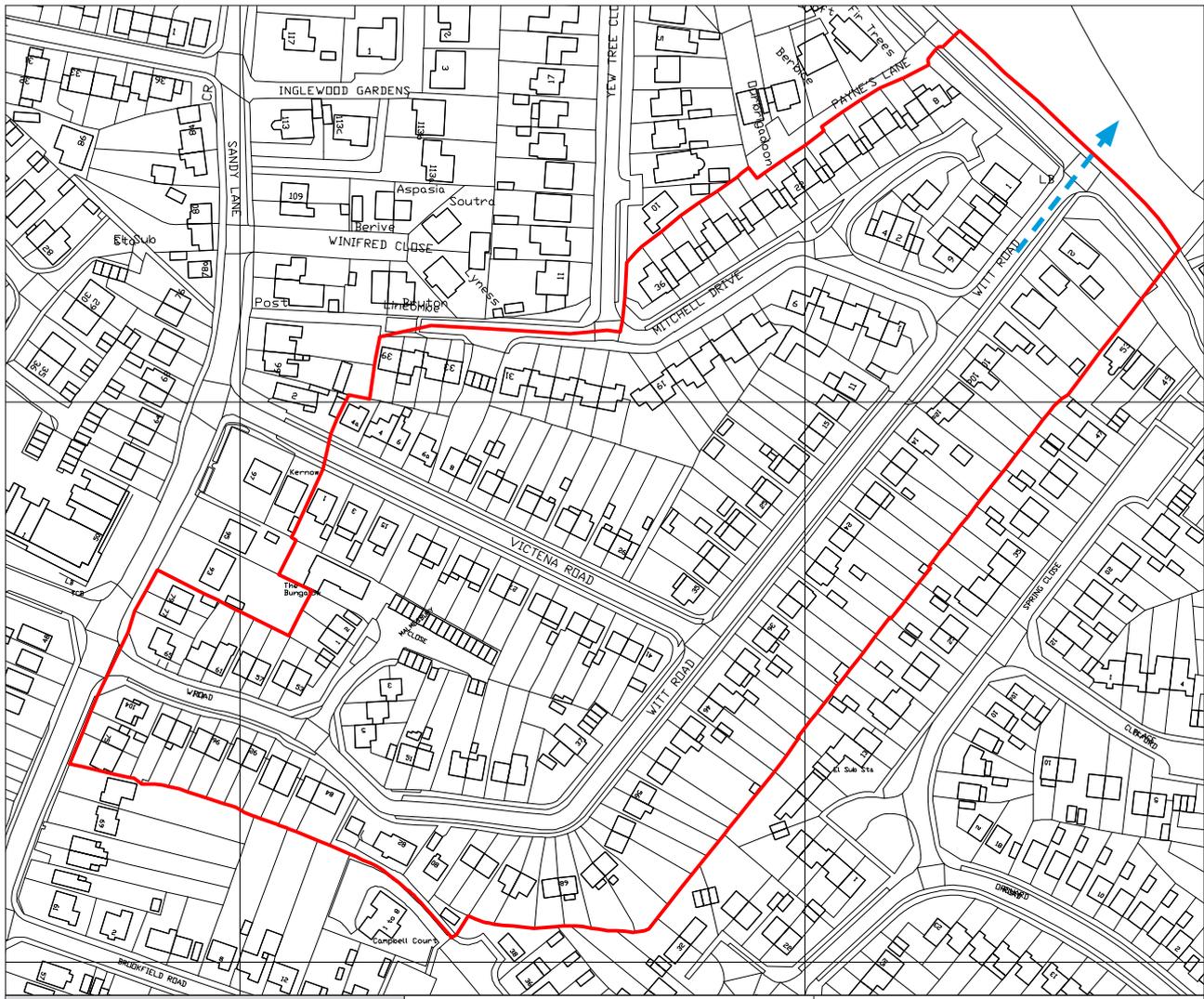
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GUIDANCE

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

CHARACTER AREA: BIFOHH 19	
NEIGHBOURHOOD	
General description	Type F/G. Inter-war/immediate post-war bungalows in north Fair Oak, immediately west of Winchester Road. Fair condition.
Route structure	Local thoroughfare/cul-de-sac.
Landform	Flat.
Non-residential uses	None.
STREETS/SQUARES	
Special features	Wide grass verges.
Tree cover	Prominent - semi-mature broadleaved at regular intervals along verges.
Spatial enclosure	>5:1.
Nodes/landmarks/views	None.
Parking	Insignificant.
Traffic	Insignificant
PLOTS	
Dimensions	Widths: 10-13m. Depths: 35-50m.
Position of building within plot	Detached. Front-on. Setback: 7-12m.
Plot boundaries	Brick walls/hedges.
On-plot parking	Apparent.
On-plot planting	Apparent - mixed ornamental.
BUILDINGS	
Period/type	Inter-war to 1960s bungalows.
Storey height	1.
Façade/roof form	Regular/irregular façades. Dormer/hipped roofs.
Facing materials	Brick/render walls. Tile roofs.
OTHER FEATURES	
Strength of character: moderate.	



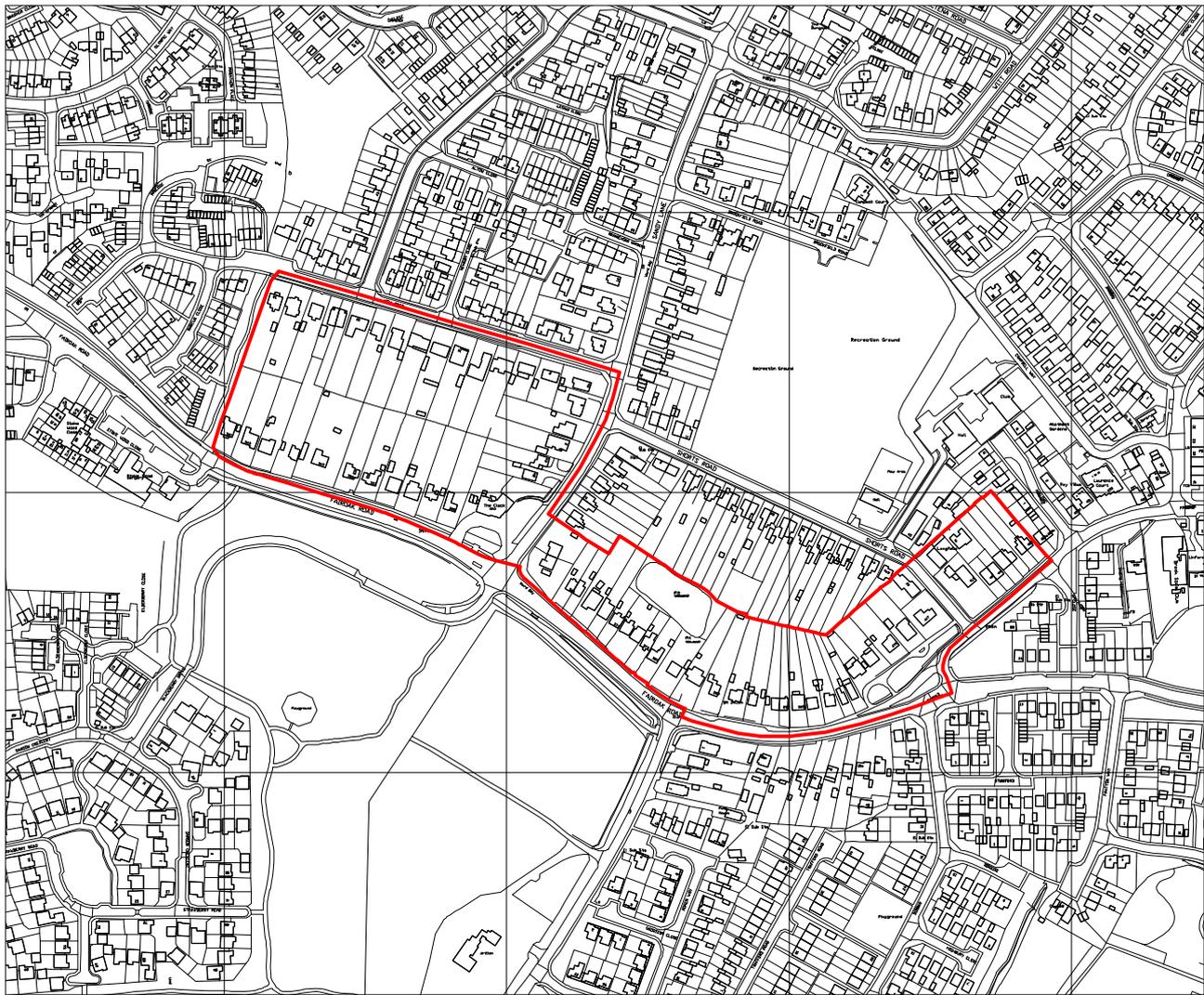
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Character Area: BIFOHH 20	Scale: 1:2,500	
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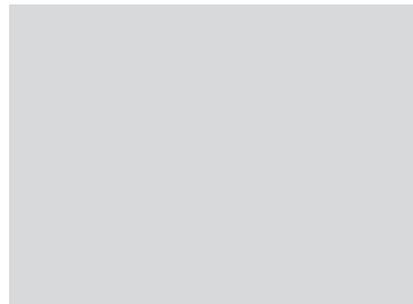
GUIDANCE
<ul style="list-style-type: none"> • Retain the grass verges. • Maintain the importance of the views along Witt Road to the fields to the east. • Maintain the predominant plot widths and continuity in building line.

CHARACTER AREA: BIFOHH 20	
NEIGHBOURHOOD	
General description	Type G. Inter-war/immediate post-war estate in north Fair Oak between Winchester Road and Sandy Lane. Fair condition.
Route structure	Interconnected network/cul-de-sacs.
Landform	Gentle slope down to east along Witt Road.
Non-residential uses	None.
STREETS/SQUARES	
Special features	Grass verges. Telegraph poles.
Tree cover	Insignificant.
Spatial enclosure	4-5:1.
Nodes/landmarks/views	Framed view east to fields along Witt Road (- - ->).
Parking	Apparent - on-street.
Traffic	Apparent - motor car.
PLOTS	
Dimensions	Widths: 7-11m. Depths: 25-44m.
Position of building within plot	Semi-detached. Front-on. Setback: 6-8m.
Plot boundaries	Fences/hedges.
Parking	Apparent.
Planting	Apparent - mixed ornamental.
BUILDINGS	
Period/type	Inter-war/immediate post-war semi-detached pairs.
Storey height	2.
Façade/roof form	Regular façades. Hipped roofs.
Facing materials	Brick/render walls. Tile/slate roofs.
OTHER FEATURES	
Strength of character: moderate.	



Character Area: BIFOHH 21

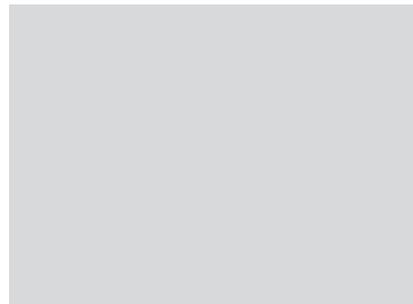
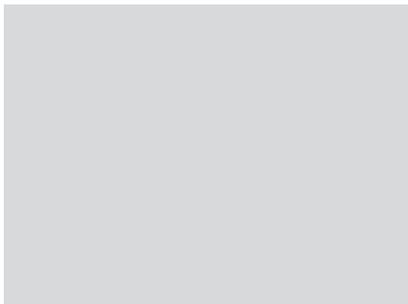
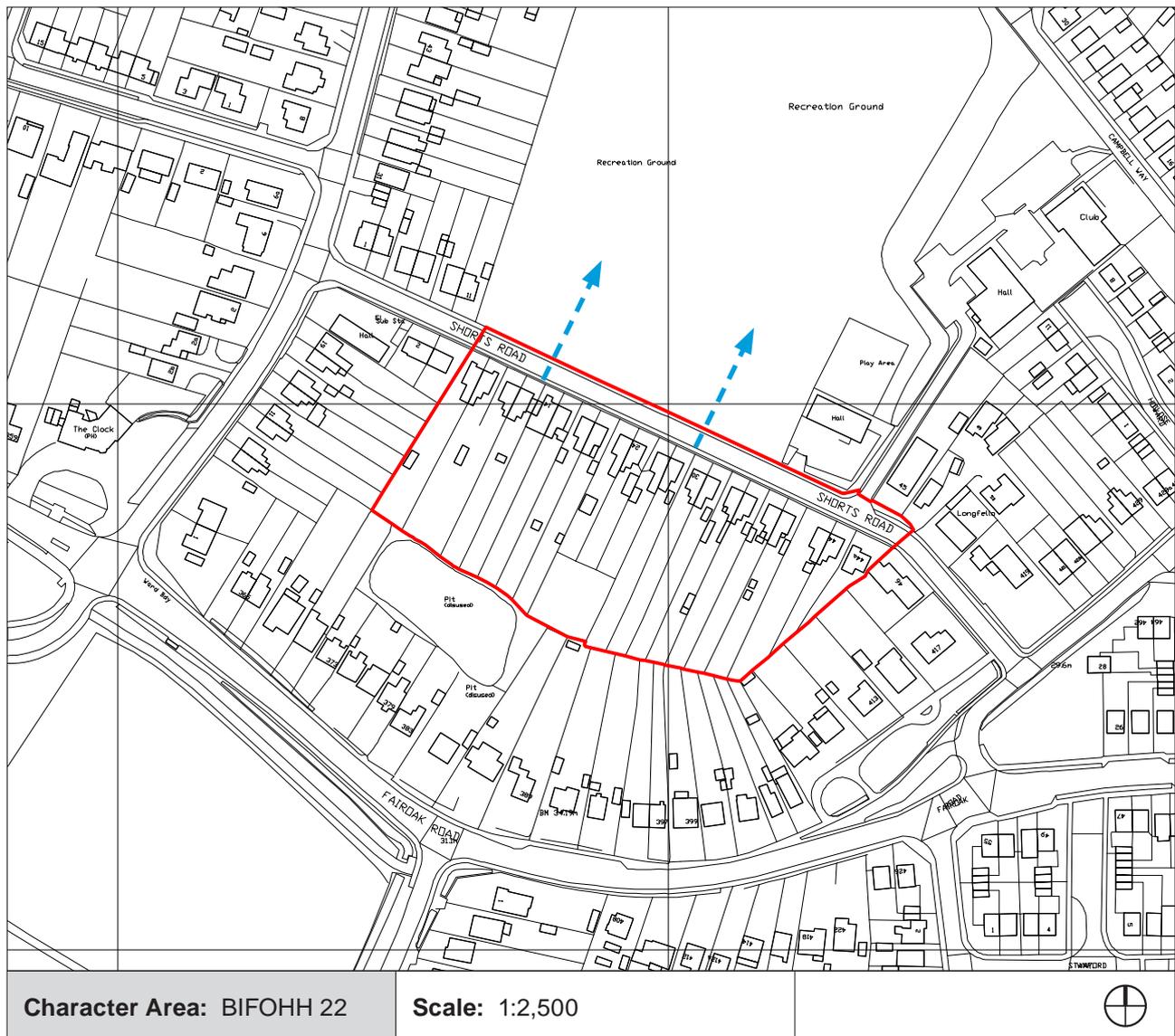
Scale: 1:5,000



GUIDANCE

- Retain the grass verges.
- Mitigate the effects of the heavy vehicular traffic on Fair Oak Road in new development using measures such as boundary planting, set backs, transition spaces and orientation of internal spaces.
- Ensure that any backland development is subordinate to the existing development and served via a separate, common, access road.
- Maintain a uniformity in building heights within each street.

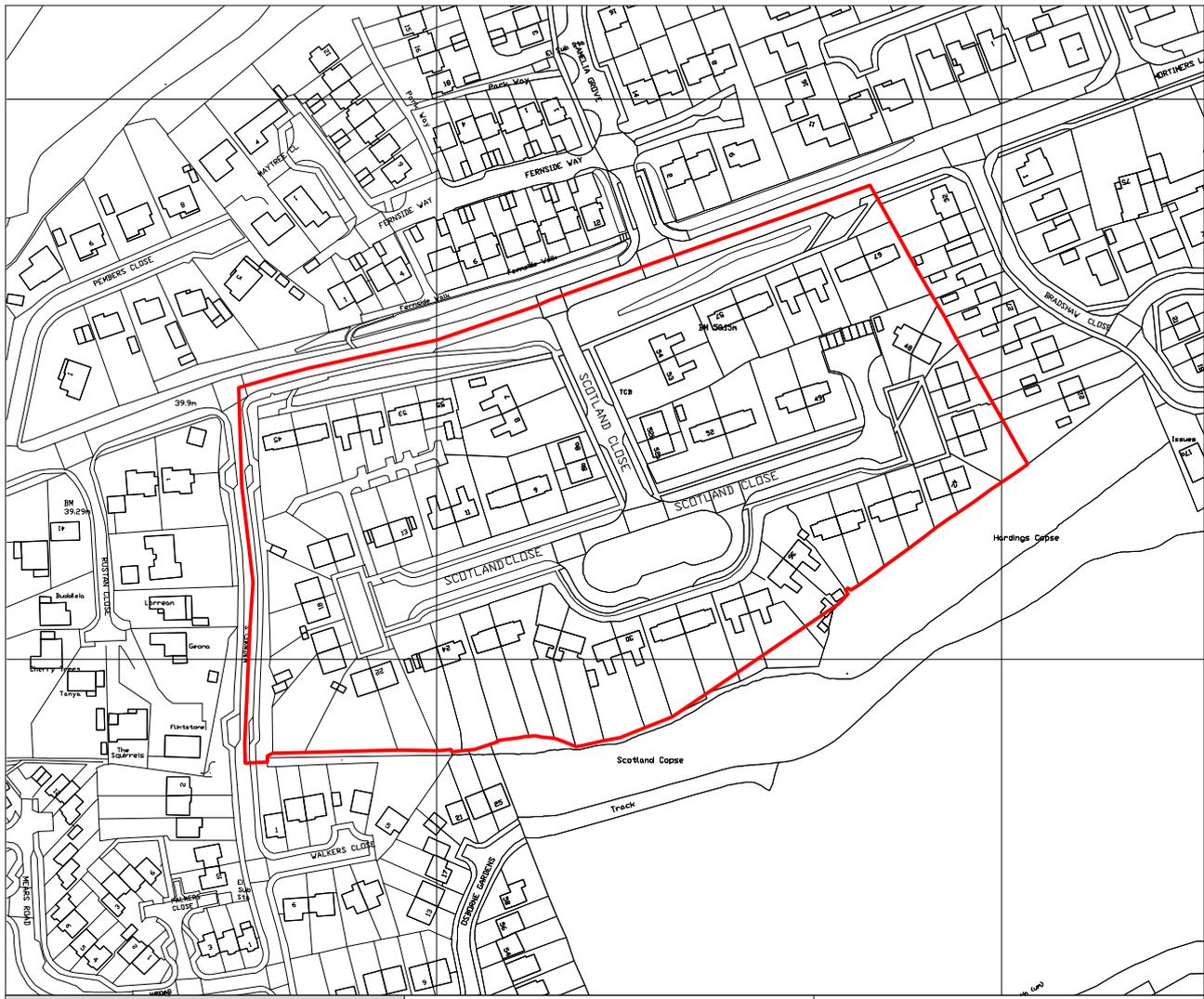
CHARACTER AREA: BIFOHH 21	
NEIGHBOURHOOD	
General description	Type E. Inter-war/immediate post-war linear development in west Fair Oak, immediately north of Fair Oak Road. Fair condition.
Route structure	Main/secondary/local thoroughfares.
Landform	Flat.
Non-residential uses	None.
STREETS/SQUARES	
Special features	Grass verges along New Road.
Tree cover	None.
Spatial enclosure	>5:1.
Nodes/landmarks/views	None.
Parking	Insignificant.
Traffic	Prominent along Fair Oak Road - motor car/goods vehicle.
PLOTS	
Dimensions	Widths: 9-16m. Depths: 49-80m.
Position of building within plot	Detached. Front-on. Setback: 10-18m.
Plot boundaries	Brick walls/hedges.
Parking	Apparent.
Planting	Apparent - coniferous/mixed ornamental.
BUILDINGS	
Period/type	Inter-war/immediate post-war villas/bungalows.
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.	



GUIDANCE

- Retain the grass verges and semi-mature broadleaved tree planting along the southern edge of the recreation ground.
- Maintain the importance of the views north across the recreation ground.
- Ensure that any backland development is subordinate to the existing development and serviced via a separate, common, access road.
- Ensure that the form of new development relates effectively with the hipped roofs and gabled bay windows prominent in existing development.

CHARACTER AREA: BIFOHH 22	
NEIGHBOURHOOD	
General description	Type A. Victorian/Edwardian linear development to the west of Fair Oak centre, immediately south of the recreation ground. Fair condition.
Route structure	Local thoroughfare.
Landform	Gentle slope down to east along Shorts Road.
Non-residential uses	None.
STREETS/SQUARES	
Special features	Grass verges.
Tree cover	Apparent - semi-mature broadleaved at regular intervals along edge of recreation ground.
Spatial enclosure	>5:1.
Nodes/landmarks/views	Filtered view north accross recreation ground (— — ▶).
Parking	Insignificant.
Traffic	Apparent - motor car. This route also serves 2 bus routes.
PLOTS	
Dimensions	Widths: 7-8m. Depths: 53m, 69-79m.
Position of building within plot	Semi-detached. Front-on. Setback: 5m. Strong building line.
Plot boundaries	Brick walls/fences/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. Hipped roofs (gables above bays).
Facing materials	Brick/render walls. Tile roofs.
OTHER FEATURES	
Strength of character: strong. This area is of particularly strong character, principally due to the distinctive character of the Victorian/Edwardian housing and the setting provided by the recreation ground.	



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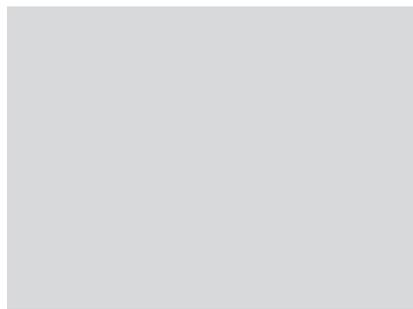
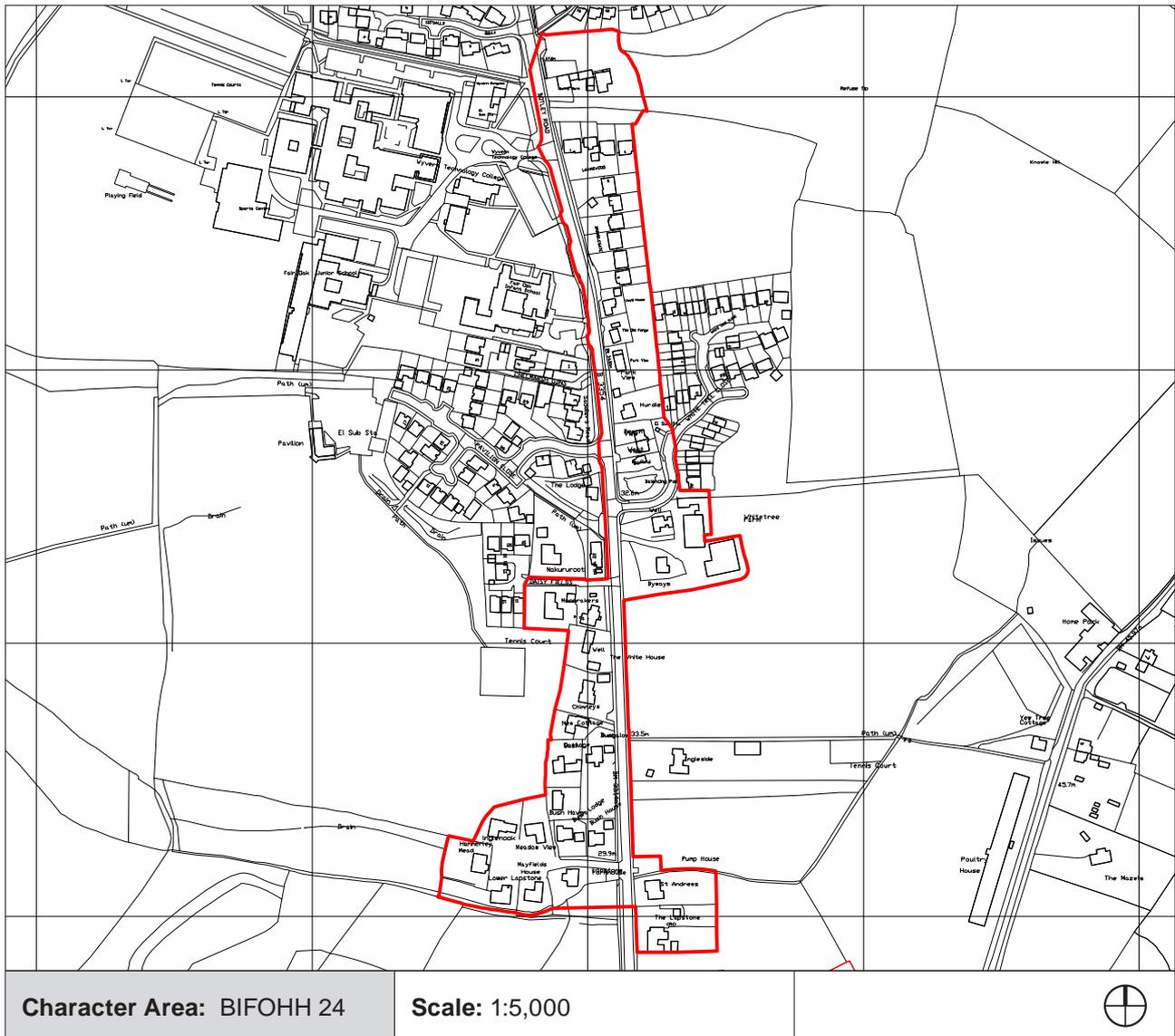
Character Area: BIFOHH 23 **Scale: 1:2,500** 



GUIDANCE

- Maintain the formal building compositions around the central open space and cul-de-sacs.
- Retain the wide grass verges and semi-mature broadleaved tree planting on central open green space.
- Maintain the importance of the central open green space in any new development.
- Ensure that new development relates effectively with the building features and materials prominent in existing development.

CHARACTER AREA: BIFOHH 23	
NEIGHBOURHOOD	
General description	Type F. Inter-war/immediate post-war cul-de-sac in east Fair Oak, immediately south of Mortimers Lane. Fair condition.
Route structure	Loop/cul-de-sacs.
Landform	Flat.
Non-residential uses	None.
STREETS/SQUARES	
Special features	Wide grass verges.
Tree cover	Prominent - semi-mature broadleaved on open green space.
Spatial enclosure	>5:1.
Nodes/landmarks/views	Open green space at centre of development.
Parking	Apparent - on-street.
Traffic	Insignificant.
PLOTS	
Dimensions	Widths: 7-16m. Depths: 26-49m.
Position of building within plot	Semi-detached. Front-on/skewed. Setback: 5-9m.
Plot boundaries	Fences/hedges.
On-plot parking	Apparent - plots converted for parking.
On-plot planting	Apparent - coniferous/hedges/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.	

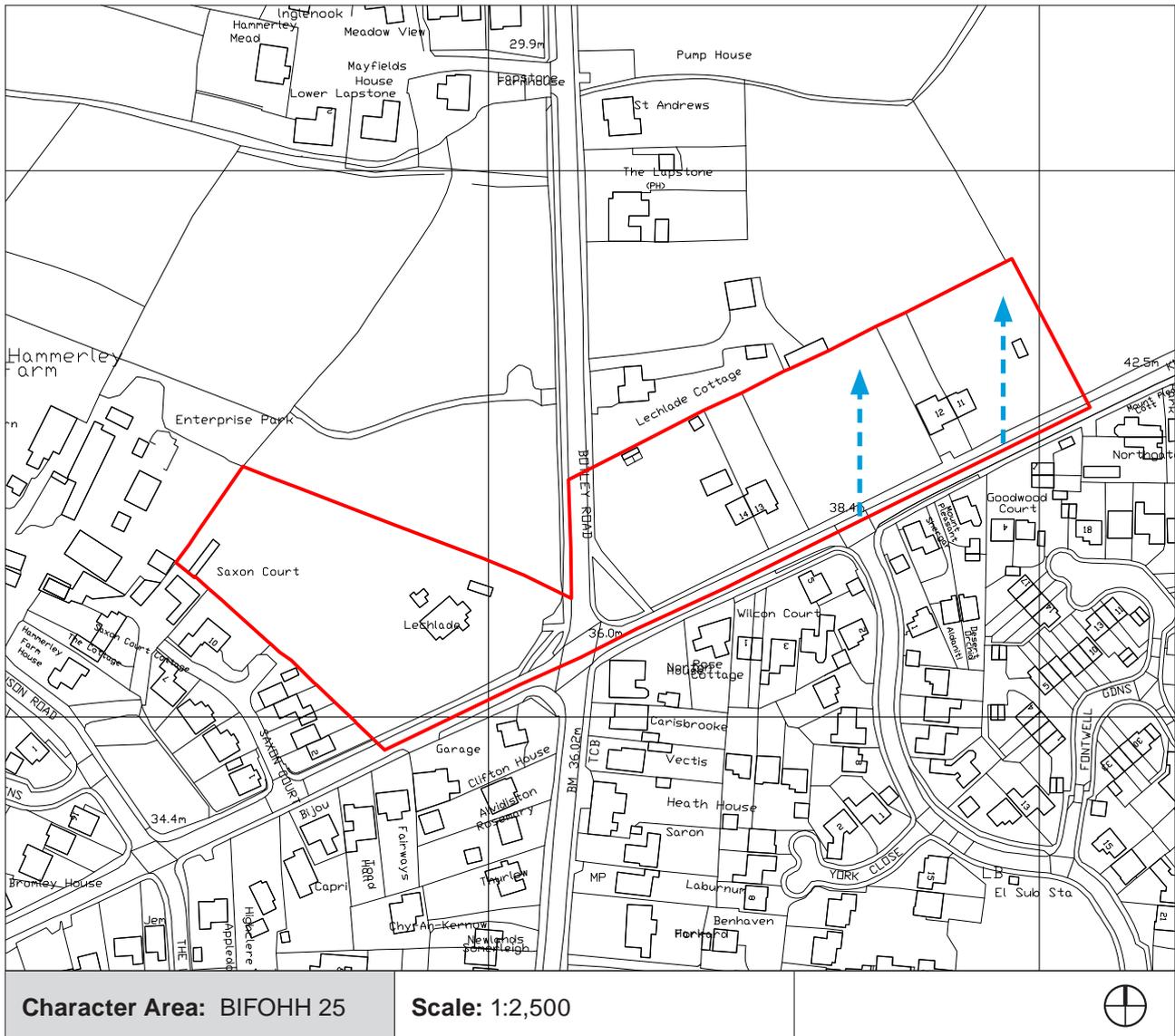


GUIDANCE

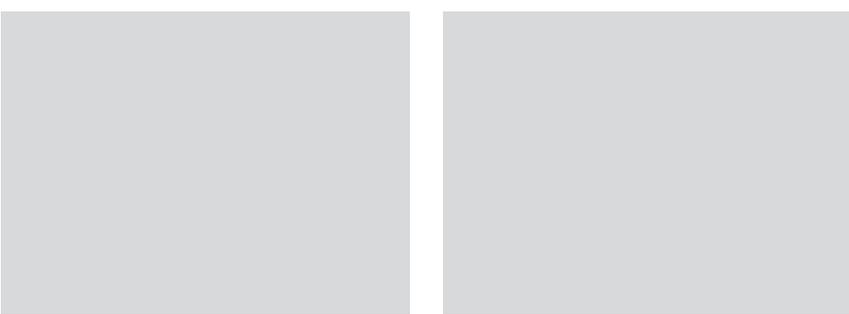
- Retain/reinforce the coniferous and mature broadleaved tree planting to the east of Botley Road.
- Mitigate the effects of the heavy vehicular traffic on Botley Road in new development using measures such as boundary planting, set backs, transition spaces and orientation of internal spaces..
- Maintain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

CHARACTER AREA: BIFOHH 24	
NEIGHBOURHOOD	
General description	Type B/E. Pre-Victorian to present day linear development at the southern edge of Fair Oak, off Botley Road. Fair condition.
Route structure	Main thoroughfare.
Landform	Flat
Non-residential uses	None.
STREETS/SQUARES	
Special features	None.
Tree cover	Apparent - coniferous/mature broadleaved to east of Botley Road.
Spatial enclosure	>5:1.
Nodes/landmarks/views	None.
Parking	Insignificant.
Traffic	Prominent - motor car/goods vehicle.
PLOTS	
Dimensions	Widths: 18-39m. Depths: 25-59m.
Position of building within plot	Detached. Front-on/skewed/side-on. Setback: 6-25m.
Plot boundaries	Brick walls/hedges/trees.
Parking	Apparent.
Planting	Prominent - coniferous/semi-mature broadleaved/mature broadleaved/mixed ornamental.
BUILDINGS	
Period/type	Pre-Victorian to present day villas
Storey height	2.
Façade/roof form	Regular/irregular façades. Gabled/hipped roofs.
Facing materials	Brick walls. Tile roofs.
OTHER FEATURES	
Strength of character: weak.	

4 CHARACTER AREA APPRAISALS



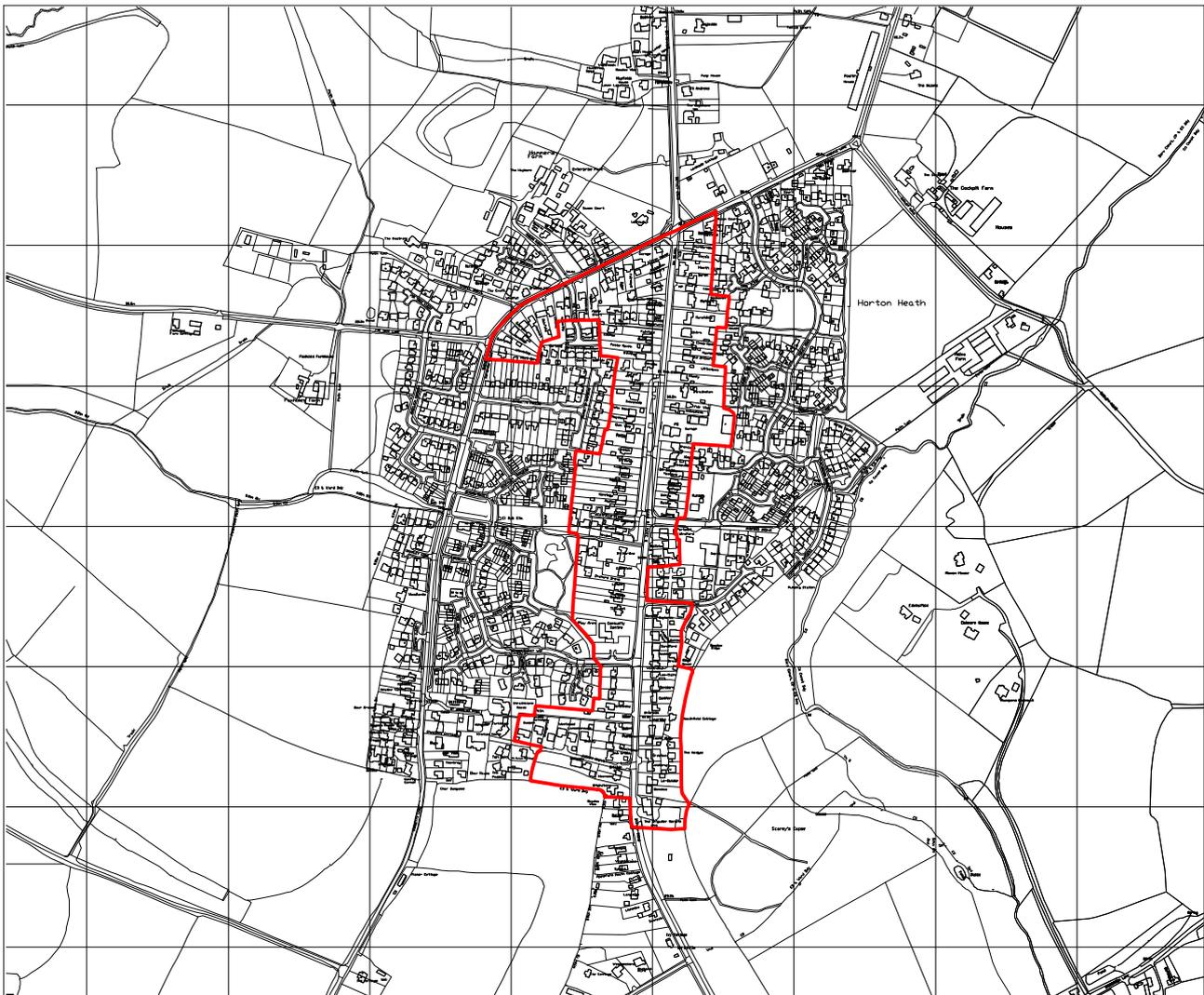
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GUIDANCE

- Retain the grass verges.
- Maintain the predominant hedge plot boundaries
- Ensure that new development relates effectively with the building features and materials prominent in existing development.

CHARACTER AREA: BIFOHH 25	
NEIGHBOURHOOD	
General description	Type E. Inter-war/immediate post-war development on the northern edge of Horton Heath, off Knowle Lane. Fair condition.
Route structure	Secondary/local thoroughfare.
Landform	Flat.
Non-residential uses	None.
STREETS/SQUARES	
Special features	Grass verges.
Tree cover	Insignificant.
Spatial enclosure	4-5:1 / >5:1.
Nodes/landmarks/views	Open views north accross fields (- - ▶).
Parking	Insignificant.
Traffic	Apparent - motor car/goods vehicle.
PLOTS	
Dimensions	Widths: 12-16m. Depths: 45-76m.
Position of building within plot	Semi-detached/detached. Front-on/skewed. Setback: 12-13m. 22m.
Plot boundaries	Hedges/trees.
Parking	Apparent.
Planting	Apparent - coniferous/mature broadleaved.
BUILDINGS	
Period/type	Inter-war/immediate post-war villas/semi-detached pairs.
Storey height	2.
Façade/roof form	Regular/irregular façades. Gable end frontages. Gabled roofs.
Facing materials	Brick/boarded walls. Tile roofs.
OTHER FEATURES	
Strength of character: moderate.	



Character Area: BIFOHH 26

Scale: 1:10,000



GUIDANCE

- Retain/reinforce the grass islands and associated coniferous and broadleaved tree planting.
- 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.
- Ensure that any backland development is subordinate to the existing development and serviced via a separate access road.

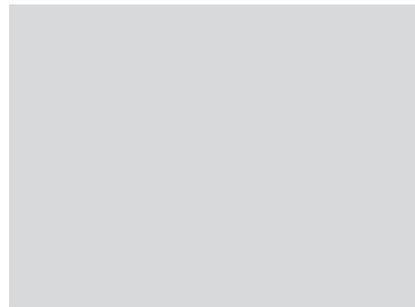
CHARACTER AREA: BIFOHH 26	
NEIGHBOURHOOD	
General description	Type E. Inter-war to present day linear development in Horton Heath along Botley Road. Fair condition.
Route structure	Main thoroughfare.
Landform	Flat.
Non-residential uses	None.
STREETS/SQUARES	
Special features	Slip roads behind grass/planted islands.
Tree cover	Apparent - coniferous/semi-mature broadleaved/mature broadleaved on islands.
Spatial enclosure	>5:1.
Nodes/landmarks/views	None.
Parking	Insignificant.
Traffic	Prominent - motor car/goods vehicle.
PLOTS	
Dimensions	Widths: 10-22m. Depths: 46-91m.
Position of building within plot	Detached. Front-on/skewed. Setback: 7-21m.
Plot boundaries	Brick walls/fences/hedges.
Parking	Apparent.
Planting	Apparent - coniferous/semi-mature broadleaved/mixed ornamental.
BUILDINGS	
Period/type	Inter-war to present day villas/bungalows.
Storey height	1 / 1.5 / 2.
Façade/roof form	Regular/irregular façades. Dormer/gabled/hipped/half-hipped roofs.
Facing materials	Brick/render walls. Tile roofs.
OTHER FEATURES	
<p>Backland development has already occurred in a number of locations to the rear of dwellings along Botley Road.</p> <p>Strength of character: moderate.</p>	

CHARACTER AREA: BIFOHH 27	
NEIGHBOURHOOD	
General description	Type B. Horton Heath - Victorian/Edwardian linear core immediately west of Botley Road. 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: 10-30m. Depths: 35-120m.
Position of building within plot	Detached. Front-on. Setback: 5-14m.
Plot boundaries	Brick walls/hedges/trees.
On-plot parking	Apparent.
On-plot planting	Prominent - coniferous/semi-mature/mature broadleaved.
BUILDINGS	
Period/type	Victorian/Edwardian villas.
Storey height	2.
Façade/roof form	Regular/irregular façades. Gabled/hipped roofs.
Facing materials	Brick walls. Tile/slate roofs.
OTHER FEATURES	
Strength of character: moderate.	



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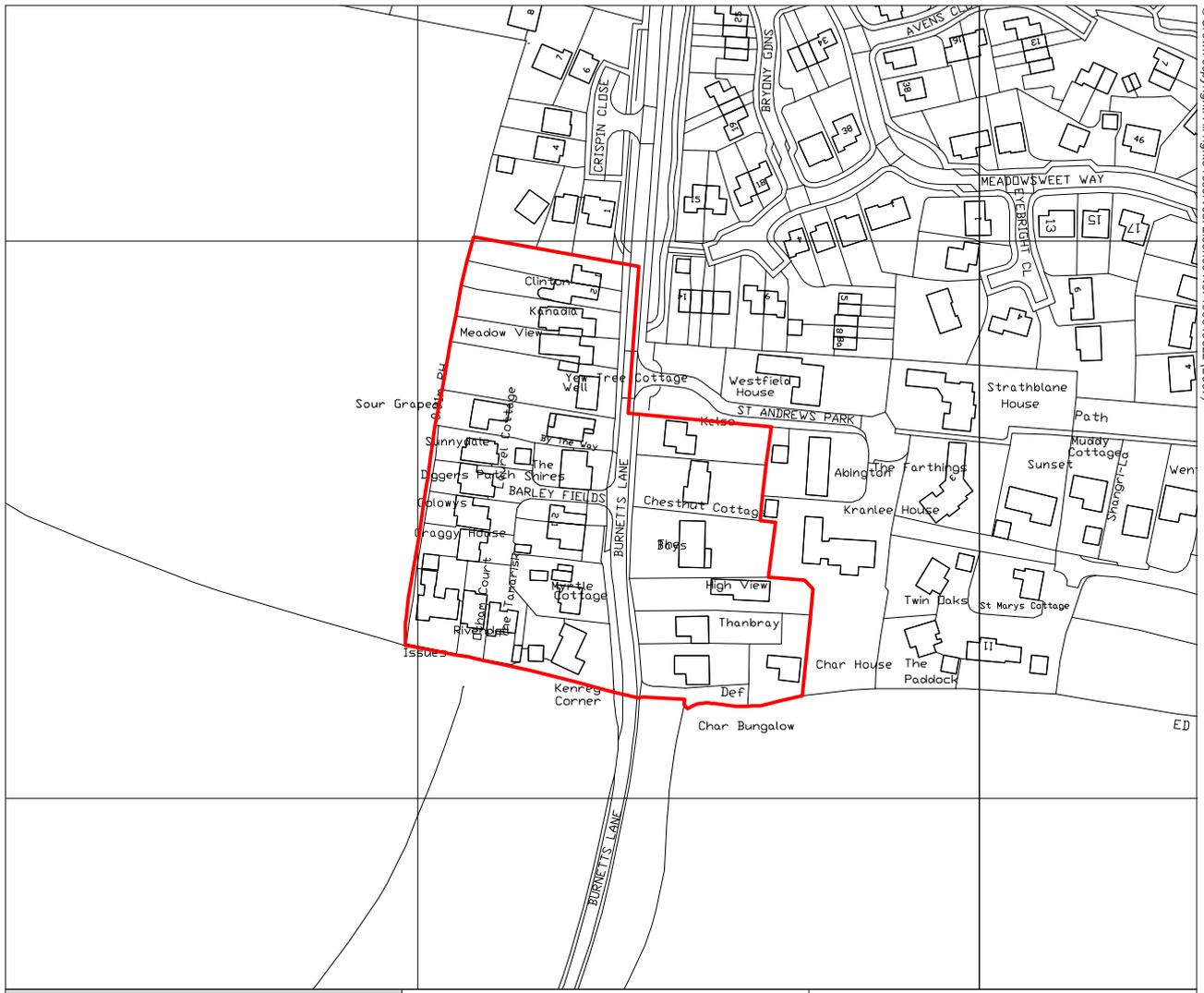
Character Area: BIFOHH 28 **Scale: 1:2,500** 



GUIDANCE

- Maintain the predominant deep building setbacks in order to retain/reinforce the existing levels of on-plot planting.
- Maintain the predominant open/hedge plot boundaries.
- Ensure that the form of new development relates effectively with the gable end frontages prominent in existing development to the north of Burnetts Fields.

CHARACTER AREA: BIFOHH 28	
NEIGHBOURHOOD	
General description	Type F. Inter-war development in north west Horton Heath, immediately east of Burnetts Lane. 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	Apparent - on-street.
Traffic	Insignificant.
PLOTS	
Dimensions	Widths: 7-14m. Depths: 44-55m.
Position of building within plot	Terraced/semi-detached. Front-on. Setback: 12-19m.
Plot boundaries	Open/hedges.
Parking	Apparent - plots converted for parking.
Planting	Prominent - coniferous/semi-mature broadleaved/mixed ornamental.
BUILDINGS	
Period/type	Inter-war terraces/semi-detached pairs.
Storey height	2.
Façade/roof form	Regular/irregular façades. Gable end frontages to the north of Burnetts Fields. Gabled/hipped roofs.
Facing materials	Brick/render/boarded walls. Tile roofs.
OTHER FEATURES	
Strength of character: moderate.	



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<p>Character Area: BIFOHH 29</p>	<p>Scale: 1: 2,500</p>	
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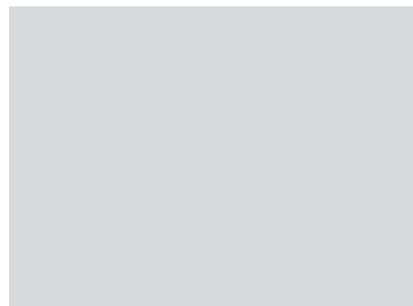
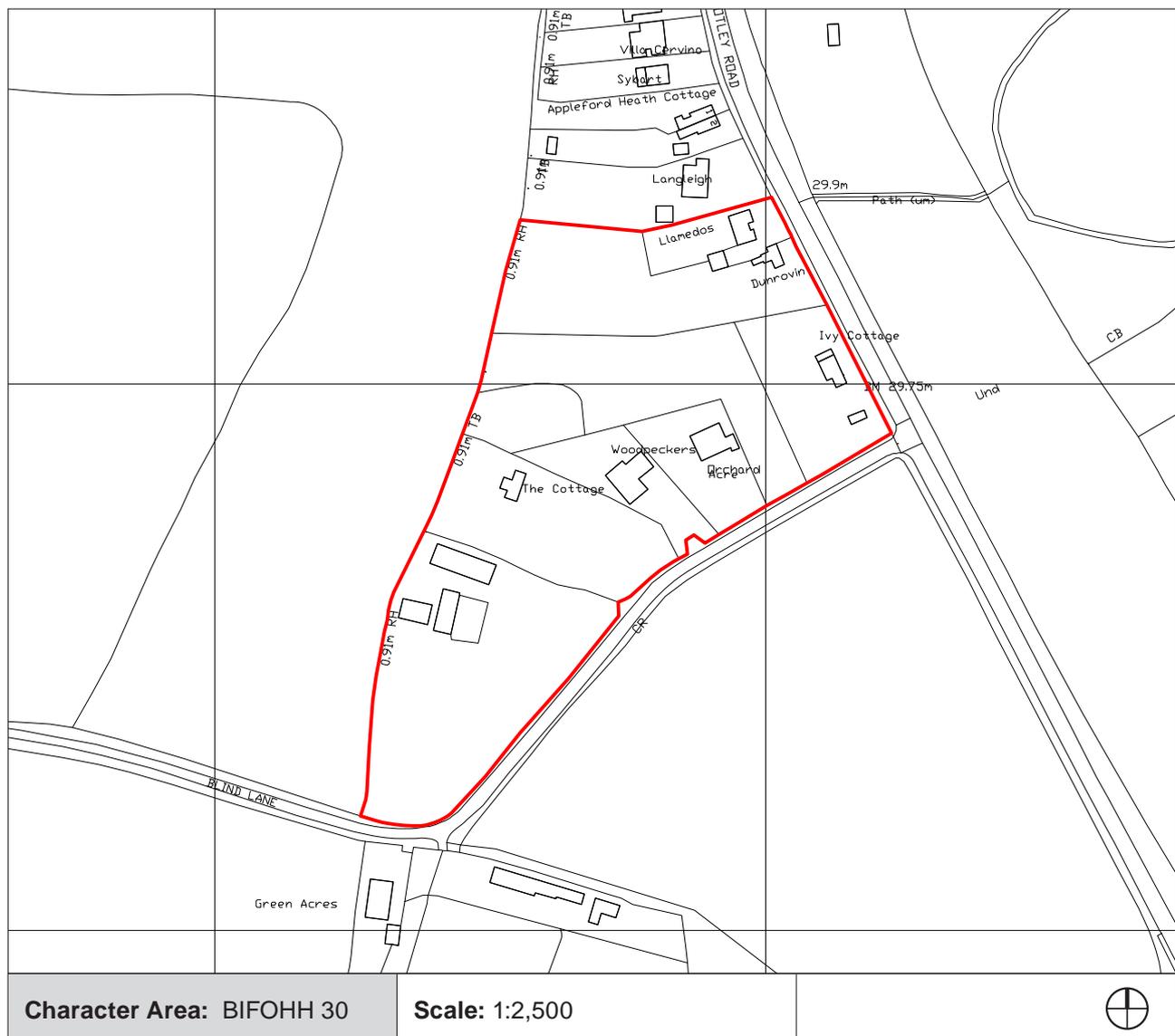


GUIDANCE

- Maintain the predominant deep building setbacks to the east of Burnetts Lane 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: BIFOHH 29	
NEIGHBOURHOOD	
General description	Type E. 1980s to present day linear expansion on the south western edge of Horton Heath, off Burnetts Lane. Good 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	Insignificant.
Traffic	Apparent - motor car.
PLOTS	
Dimensions	Widths: 8-26m. Depths: 31-62m.
Position of building within plot	Detached. Front-on. Setback: 7-10m, 12-17m.
Plot boundaries	Brick walls/hedges/trees.
On-plot parking	Apparent.
On-plot planting	Prominent to east of Burnetts Lane - semi-mature broadleaved/mixed ornamental.
BUILDINGS	
Period/type	1980s to present day villas.
Storey height	2.
Façade/roof form	Regular/irregular façades. Gabled/hipped roofs.
Facing materials	Brick walls. Tile roofs.
OTHER FEATURES	
Strength of character: weak.	

4 CHARACTER AREA APPRAISALS



GUIDANCE

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

CHARACTER AREA: BIFOHH 30	
NEIGHBOURHOOD	
General description	Type B/E. Victorian to present day villas on the southern edge of Horton Heath, immediately north of Blind Lane. Fair condition.
Route structure	Local thoroughfare.
Landform	Flat.
Non-residential uses	None.
STREETS/SQUARES	
Special features	No pavement/curb. Grass verge.
Tree cover	Insignificant.
Spatial enclosure	>5:1.
Nodes/landmarks/views	None.
Parking	Insignificant.
Traffic	Insignificant.
PLOTS	
Dimensions	Widths: 17-35m. Depths: 42-90m.
Position of building within plot	Detached. Front-on/skewed. Setback: 25-60m.
Plot boundaries	Brick walls/fences/hedges/trees.
Parking	Apparent.
Planting	Prominent - coniferous/semi-mature broadleaved/mature broadleaved.
BUILDINGS	
Period/type	Victorian to present day villas.
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.	

CHARACTER AREA	SUMMARY DESCRIPTION
BIFOHH 31	1960s/1970s detached development on multi-headed cul-de-sacs on the north western edge of Bishopstoke.
BIFOHH 32	1990s to present day detached development on a cul-de-sac on the northern western edge of Bishopstoke.
BIFOHH 33	1970s/80s detached development on a multi-headed cul-de-sac on the western edge of Bishopstoke.
BIFOHH 34	1960s/1970s detached development on a multi-headed cul-de-sac on the western edge of Bishopstoke.
BIFOHH 35	1990s to present day semi-detached development on a local thoroughfare and cul-de-sacs to the south east of Bishopstoke centre.
BIFOHH 36	1990s to present day terraced crescent on a local thoroughfare in south Bishopstoke.
BIFOHH 37	1960s detached development on a cul-de-sac in south Bishopstoke.
BIFOHH 38	1980s/1990s detached development on a loop and multi-headed cul-de-sacs on the south eastern edge of Bishopstoke.
BIFOHH 39	1960s/1970s semi-detached development on a cul-de-sac between Bishopstoke and Fair Oak.
BIFOHH 40	1990s to present day detached development on a loop and multi-headed cul-de-sacs on the south eastern edge of Bishopstoke.
BIFOHH 41	1970s/1980s detached development on multi-headed cul-de-sacs in east Bishopstoke.
BIFOHH 42	1960s/1970s semi-detached/detached (multi-family) development on a loop and multi-headed cul-de-sacs in east Bishopstoke.
BIFOHH 43	1970s/1980s terraced/semi-detached/detached development on a local thoroughfare/multi-headed cul-de-sac between Bishopstoke and Fair Oak.
BIFOHH 44	1980s detached development on a local thoroughfare/multi-headed cul-de-sacs on the north western edge of Fair Oak.
BIFOHH 45	1960s/1970s terraced/semi-detached on an inter-connected network/cul-de-sacs on the western edge of Fair Oak.
BIFOHH 46	1960s/70s semi-detached/detached development on a loop/cul-de-sacs to the north west of Fair Oak centre.
BIFOHH 47	1970s terraced/semi-detached/detached development on multi-headed cul-de-sacs to the south west of Fair Oak centre.
BIFOHH 48	1970s/1980s detached development on multi-headed cul-de-sacs to the south east of Fair Oak centre.
BIFOHH 49	1960s/1970s/1980s detached development on cul-de-sacs to the east of Fair Oak centre.
BIFOHH 50	1970s/1980s detached development on cul-de-sacs on the eastern edge of Fair Oak.
BIFOHH 51	1980s detached development on a cul-de-sac on the southern edge of Fair Oak.
BIFOHH 52	1990s to present day terraced/detached development on a cul-de-sac on the southern edge of Fair Oak.
BIFOHH 53	1980s/1990s detached development on multi-head cul-de-sacs on the north western edge of Horton Heath.
BIFOHH 54	1970s/1980s detached development on a local thoroughfare/cul-de-sacs on the western edge of Horton Heath.
BIFOHH 55	1980s/1990s terraced/detached development on a local thoroughfare/multi-headed cul-de-sacs in west Horton Heath.

CHARACTER AREA	SUMMARY DESCRIPTION
BIFOHH 56	1980s/1990s detached development on a cul-de-sac on the southern edge of Horton Heath.
BIFOHH 57	1980s detached development on a multi-headed cul-de-sac in north Horton Heath.
BIFOHH 58	1990s to present day terraced/detached development a local thoroughfare/multi-headed cul-de-sacs on the eastern edge of Horton Heath.
BIFOHH 59	1980s/1990s detached development on a cul-de-sac on the eastern edge of Horton Heath.

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

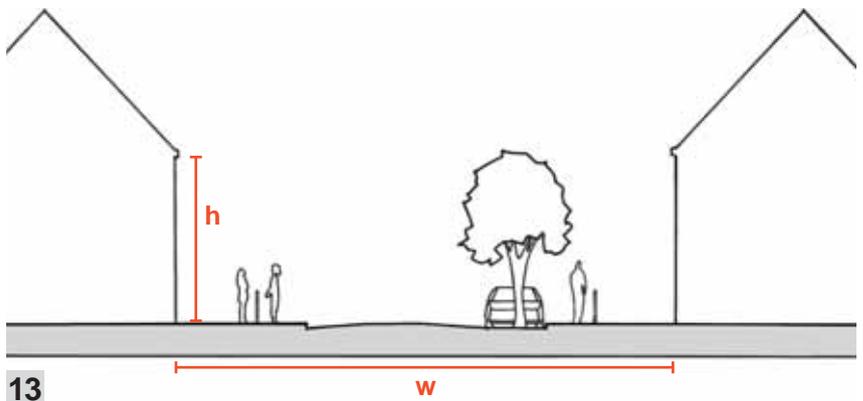
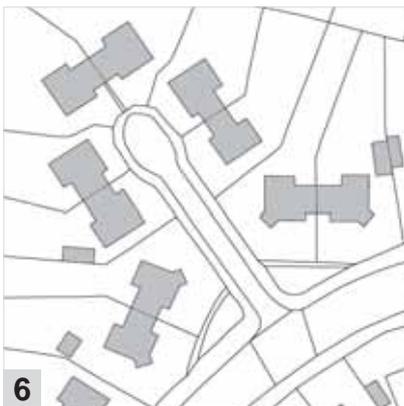
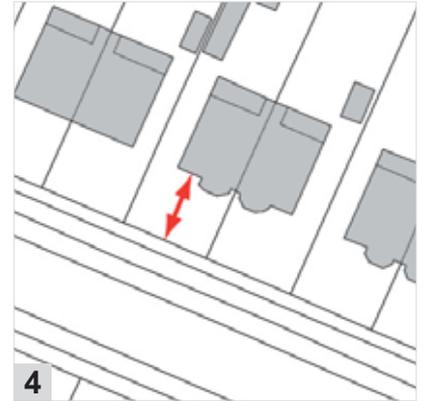
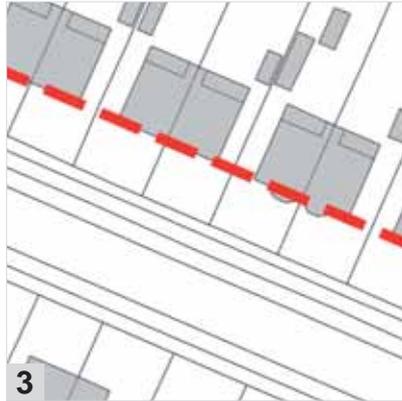
Paths

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

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					
within the feature - locally - town-wide					
Condition					
State of repair					
		Change of use relative to 'original intended'		Extent	
		kind		<i>widespread</i>	
				<i>localized</i>	
				<i>minimal</i>	
Physical change notes					
		Highway		Plot pattern	
		materials signage furniture		divided joined backland	
		Extent		Boundary	
		<i>widespread</i>		added removed replaced	
		<i>localized</i>		replacements/features extensions/additions demolitions replacement	
		<i>minimal</i>		Planting	
				additions removals replacement disease management	
Continuity of character - sense of character of an area					
		Within an area		As part of surroundings	
		intact ----- fragmented		intact ----- fragmented	
Connection - sense of position in and connection to settlement as a whole					
		Position		Connection	
		central ----- peripheral		connected ----- isolated	
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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