

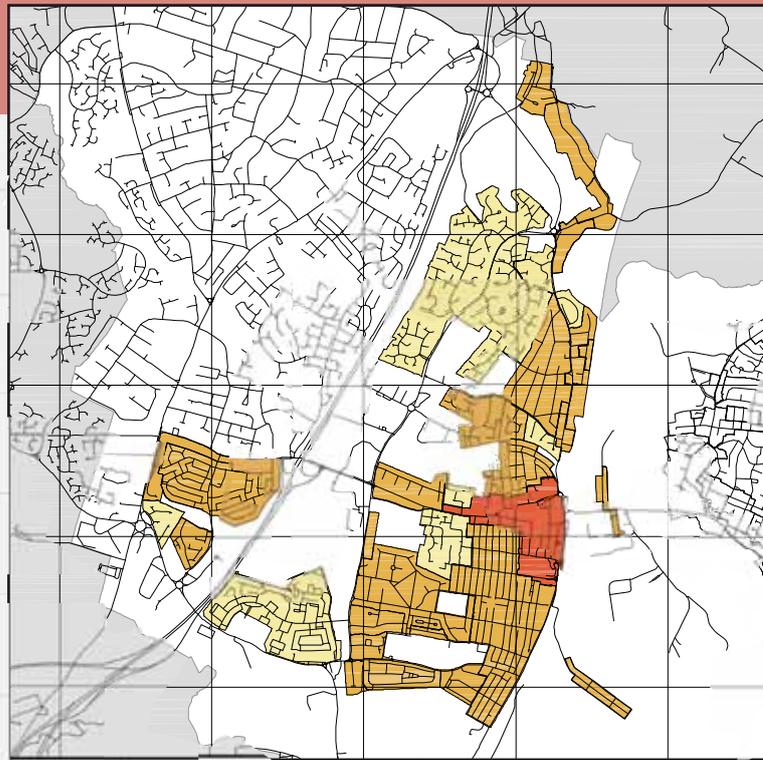
EASTLEIGH BOROUGH COUNCIL

LOCAL DEVELOPMENT FRAMEWORK

Character Area Appraisals

Eastleigh

SUPPLEMENTARY PLANNING DOCUMENT



THE ADOPTED
DOCUMENT

JANUARY 2008

EASTLEIGH
BOROUGH COUNCIL

URBAN CHARACTER AREA APPRAISALS
EASTLEIGH

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. ELAC character areas plan (A3 pullout, section 3)

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 Hiltisbury 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 (see **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 ELAC. The area covers the town of Eastleigh (including Boyatt Wood) and the village of Allbrook. It also includes The Aviary Estate Special Policy Area which is located in south west Eastleigh. The commercial centre of Eastleigh is excluded from the appraisal.

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.

Eastleigh

Although there has been a settlement at Eastleigh since Roman times, the area remained relatively unimportant until the railway arrived in 1839. At the end of the 19th century the town underwent a period of rapid development on a grid layout in order to house the many railway workers who moved to Eastleigh when the London and South Western Railway transferred its Wagon and Carriage Works there in 1889. By the end of the 19th century, Eastleigh had expanded from a village of around 300 houses to a town with a population of over 6000 people.

Eastleigh continued to grow during the inter-war and immediate post-war period when a number of large

estates based on inter-connected networks of streets were developed to the north and west of the town centre. This expansion also included the Aviary Estate which was built to the south west of Eastleigh during the inter-war period and is based on a series of open public spaces at the centre of loops on cul-de-sacs. In the last 40 years a number of large estates based on loop and cul-de-sac route structures have expanded the town to the north west, effectively joining Eastleigh with Chandler's Ford.

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

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

Guidance

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.

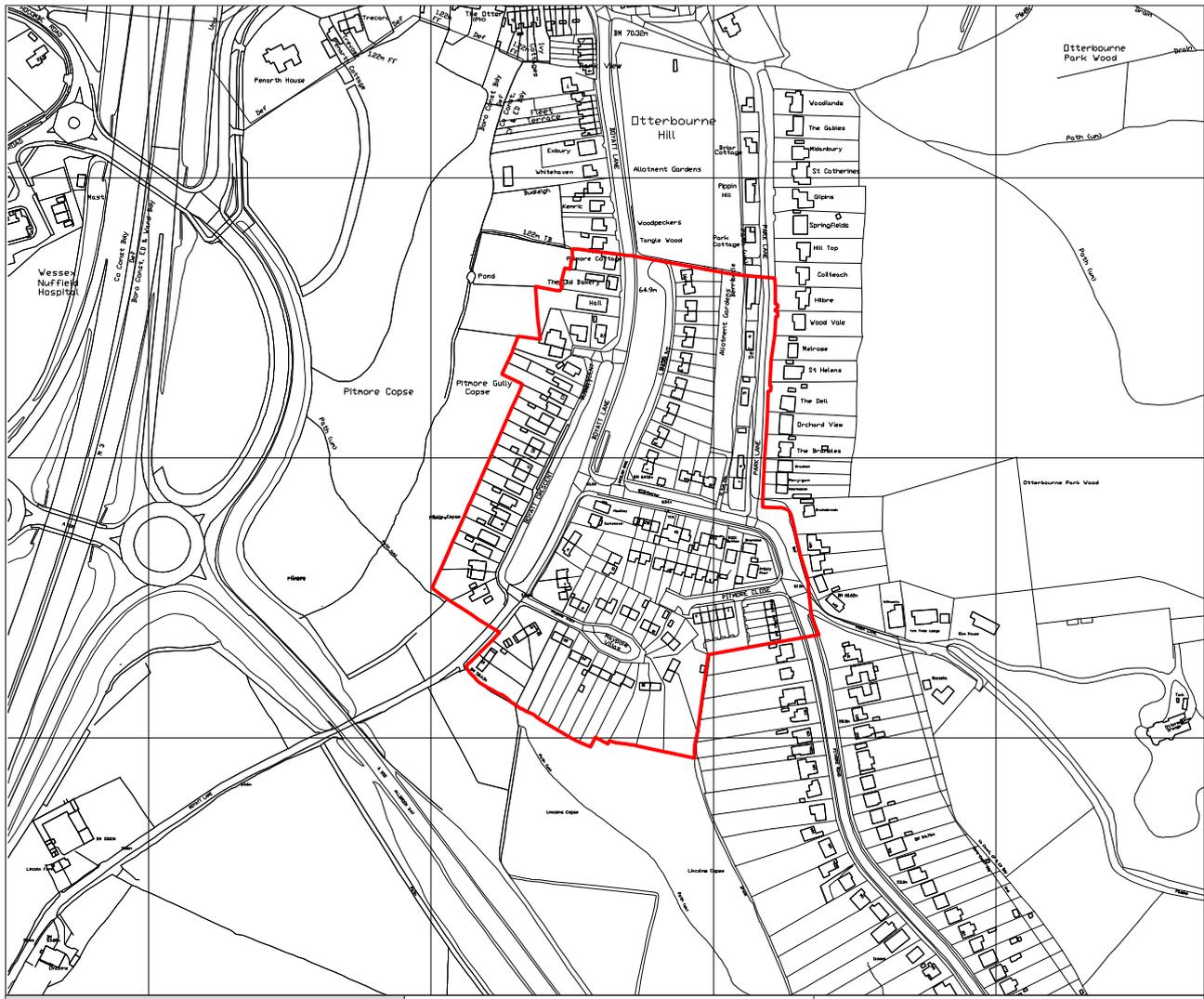
These tables identify the characteristics of each area for a selection of key criteria ranging from neighbourhood level down to the design of individual buildings. A brief explanation of these criteria is provided in the table template in **Annex E**.

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

4 CHARACTER AREA APPRAISALS



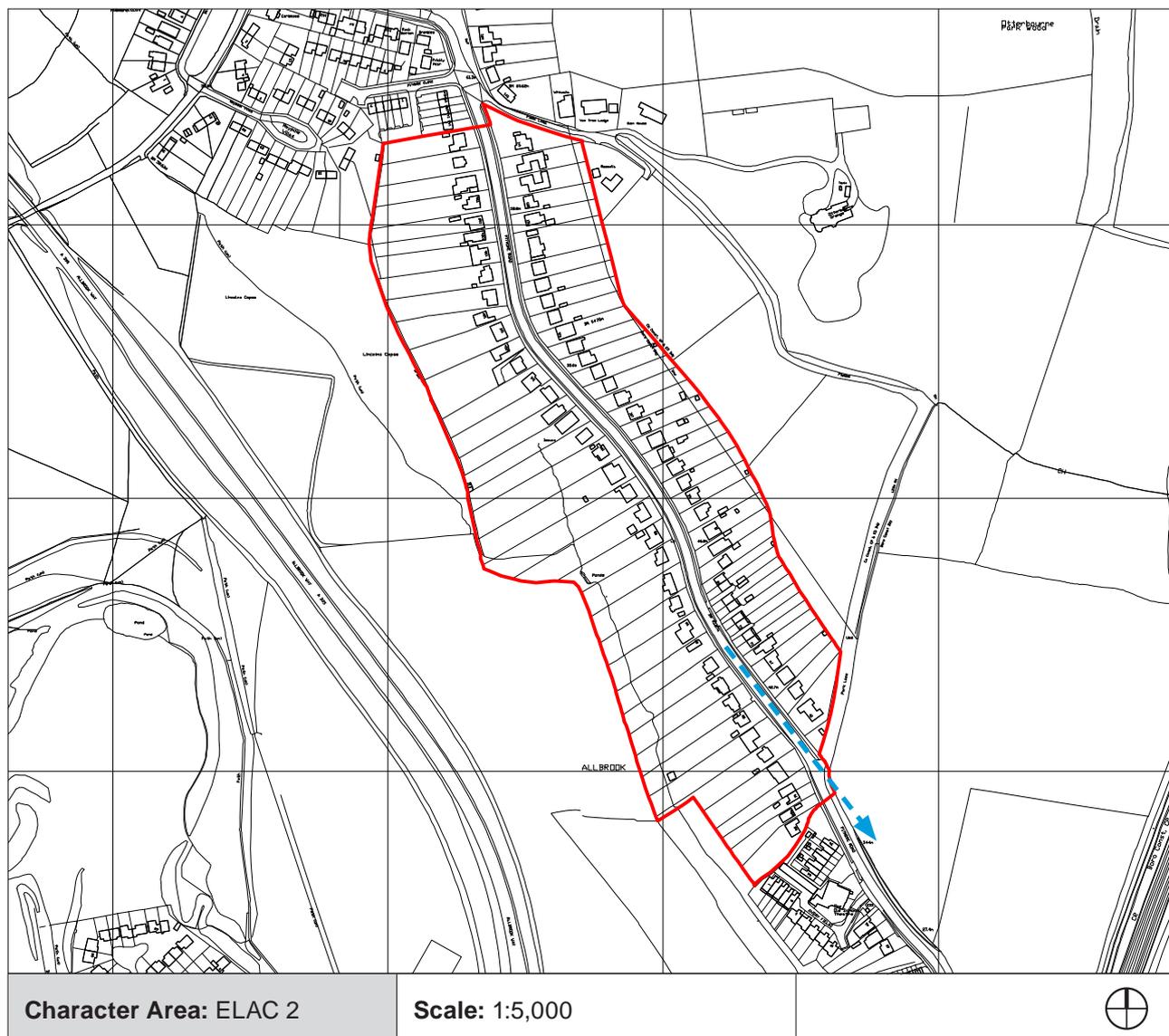
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Character Area: ELAC 1	Scale: 1:5,000	
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GUIDANCE
<ul style="list-style-type: none"> • Maintain the predominant orientation of ridgelines in existing development relative to the slope on Boyatt Lane. • Retain the grass islands and associated semi-mature trees. • Retain and extend the continuity in building line. • Maintain a uniformity in building heights within each street.

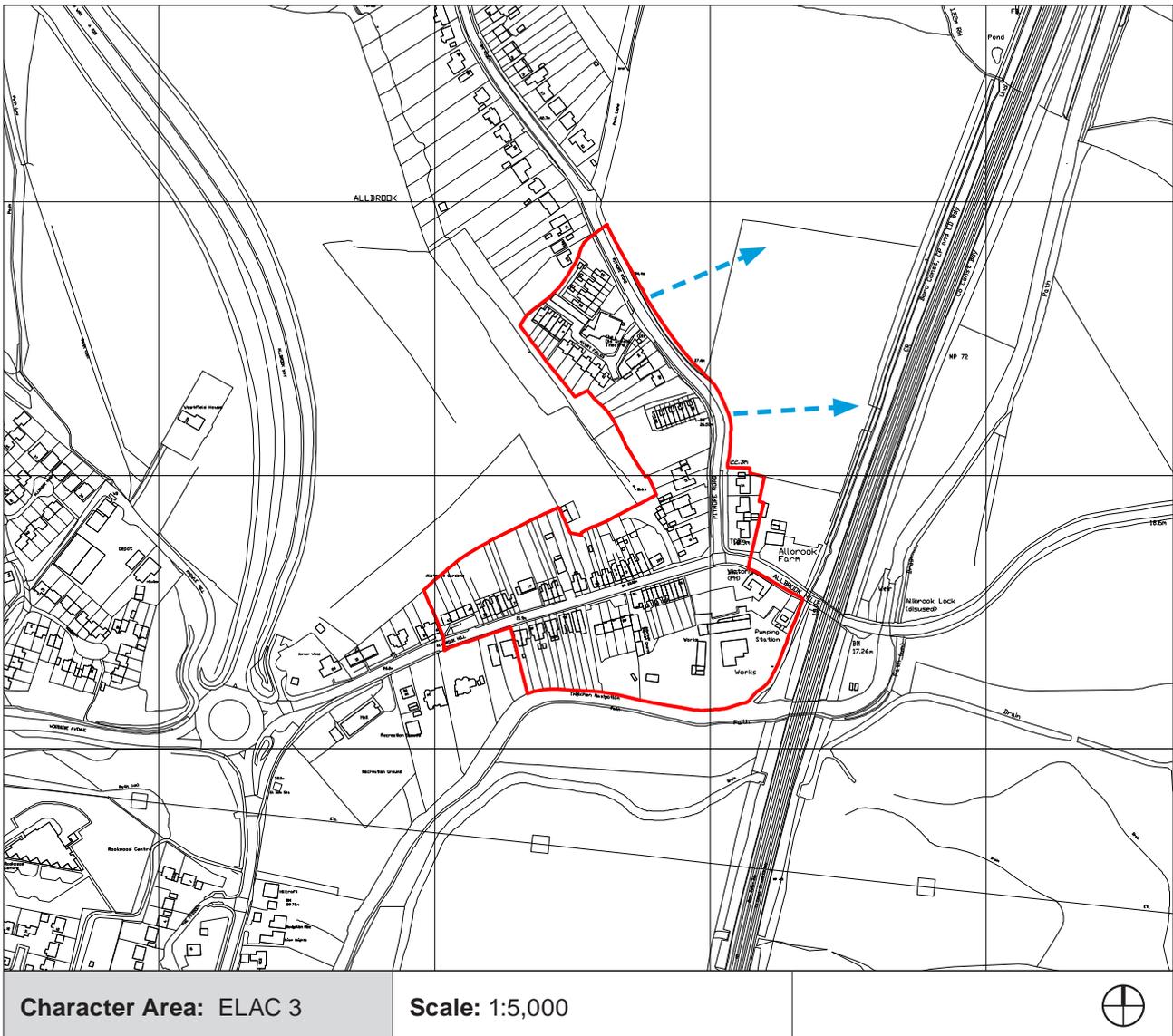
CHARACTER AREA: ELAC 1	
NEIGHBOURHOOD	
General description	Type D. Inter-war/immediate post-war linear development to the south of Otterbourne Hill, off Boyatt Lane and Pitmore Road. Fair condition.
Route structure	Main thoroughfare.
Landform	Moderate slope down to south on Boyatt Lane.
Non-residential uses	None.
STREETS/SQUARES	
Special features	Wide grass islands.
Tree cover	Apparent - semi-mature broadleaved on grass islands.
Spatial enclosure	>5:1.
Nodes/landmarks/views	None.
Parking	Apparent - on-street.
Traffic	Apparent - motor car/goods vehicle.
PLOTS	
Dimensions	Widths: 8-10m. Depths: 40-50m.
Position of building within plot	Semi-detached. Front-on/skewed/side-on. Setback: 8-10m
Plot boundaries	Fences/hedges.
Parking	Apparent.
Planting	Apparent - coniferous/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 walls. Tile roofs.
OTHER FEATURES	
Small 1960s bungalows to the north of Pitmore Close. Open plot boundaries and flat roofs.	
Strength of character: moderate.	



GUIDANCE

- Maintain the predominant orientation of ridgelines in existing development relative to the slope.
- Retain the grass verges.
- Maintain the importance of the views to the hills to the south.
- Retain and extend the continuity in building line and boundary treatments.
- Maintain a uniformity in building heights on the north-east side of Pitmore Road.

CHARACTER AREA: ELAC 2	
NEIGHBOURHOOD	
General description	Type E. Inter-war/immediate post-war linear development between Otterbourne Hill and Allbrook, off Pitmore Road. Fair condition.
Route structure	Main thoroughfare.
Landform	Moderate slope down to south along Pitmore Road.
Non-residential uses	None.
STREETS/SQUARES	
Special features	Grass verges.
Tree cover	Insignificant.
Spatial enclosure	>5:1.
Nodes/landmarks/views	Framed view to hills to the south along Pitmore Road (---▶).
Parking	Apparent - on-street.
Traffic	Apparent - motor car/goods vehicle.
PLOTS	
Dimensions	Widths: 10-12m, 18-20m. Depths: 60m, 80-120m.
Position of building within plot	Detached. Front-on. Setback: 8-10m.
Plot boundaries	Brick walls/fences/hedges.
Parking	Apparent.
Planting	Apparent - coniferous/semi-mature broadleaved/mixed ornamental.
BUILDINGS	
Period/type	Inter-war/immediate post-war bungalows.
Storey height	1 / 1.5.
Façade/roof form	Regular façades. Bay windows. Dormer/hipped roofs.
Facing materials	Brick/render walls. Tile roofs.
OTHER FEATURES	
Strength of character: moderate.	



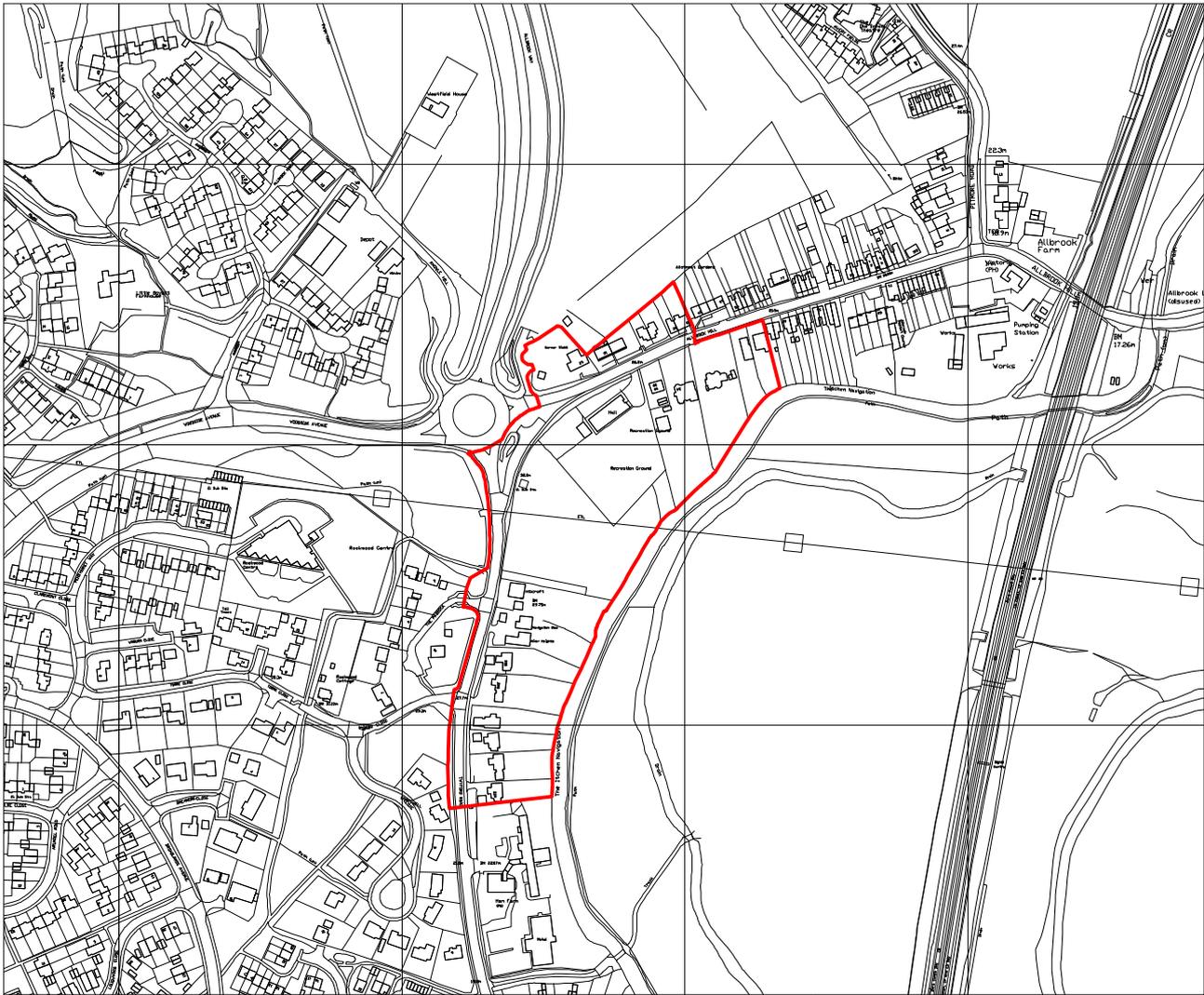
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GUIDANCE

- Maintain the importance of the views to the hills to the east.
- Maintain the predominant shallow building setbacks and continuous building frontage in order to retain the sense of enclosure provided by existing development.
- Ensure that the materials applied in new development are similar or complementary to those predominant in existing development.

CHARACTER AREA: ELAC 3	
NEIGHBOURHOOD	
General description	Type A. Allbrook core - Victorian/Edwardian linear development immediately north of the River Itchen, off Allbrook Hill. Fair condition.
Route structure	Intersection of two main thoroughfares.
Landform	Valley bottom, immediately north of River Itchen. Moderate slope down to west along Allbrook Hill.
Non-residential uses	Plant depot to south of Allbrook Hill.
STREETS/SQUARES	
Special features	Dense line of trees on eastern side of Pitmore Road.
Tree cover	Apparent - mature broadleaved along eastern edge of Pitmore Road.
Spatial enclosure	2-3:1.
Nodes/landmarks/views	Open views across valley to hills from Pitmore Road (---▶).
Parking	Apparent - on-street. Grass verges used for parking during busy periods.
Traffic	Apparent - motor car/goods vehicle.
PLOTS	
Dimensions	Widths: 4-6m, 8-10m. Depths: 40-60m.
Position of building within plot	Terraced/semi-detached/detached. Front-on/skewed/side-on. Setback: 3-4m.
Plot boundaries	Brick walls/hedges.
Parking	Insignificant.
Planting	Insignificant.
BUILDINGS	
Period/type	Victorian/Edwardian cottages/villas/terraces/semi-detached pairs.
Storey height	1 / 1.5 / 2.
Façade/roof form	Regular façades. Gabled/hipped roofs.
Facing materials	Brick walls. Tile and slate roofs.
OTHER FEATURES	
Recent infill to the south of the intersection between Pitmore Road and Allbrook Hill.	
Strength of character: strong.	



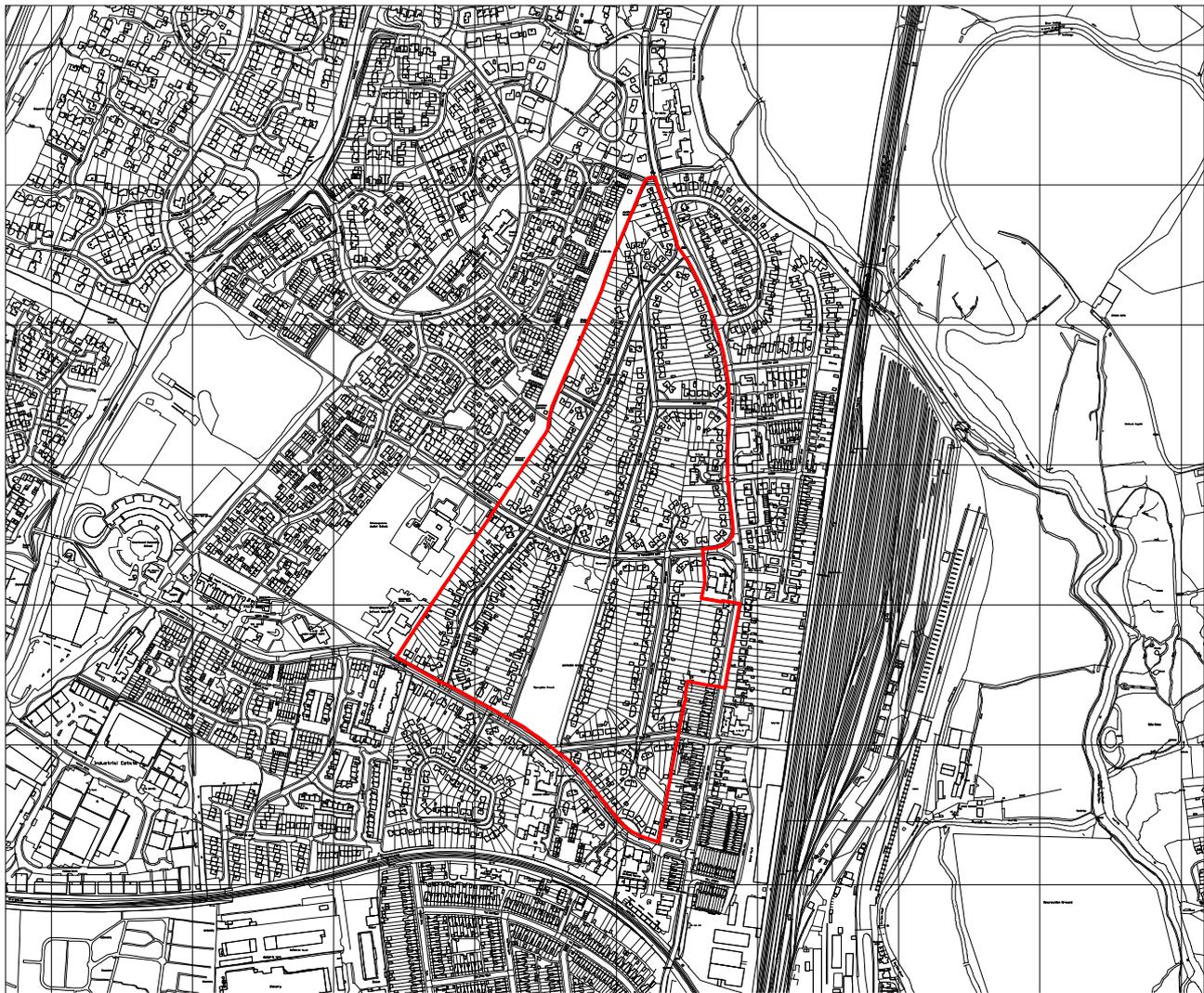
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Character Area: ELAC 4	Scale: 1:5,000	
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GUIDANCE
<ul style="list-style-type: none"> • Maintain the predominant deep building setbacks in order to retain/reinforce the existing levels of on-plot planting. • Maintain the predominant brick wall/planted plot boundaries.

CHARACTER AREA: ELAC 4	
NEIGHBOURHOOD	
General description	Type B. Victorian to present day linear development to the west of Allbrook, off Allbrook Hill. Recent development in good condition.
Route structure	Main thoroughfare.
Landform	Moderate slope down to south along Twyford Road.
Non-residential uses	Scout hut and church to south of Allbrook Hill.
STREETS/SQUARES	
Special features	None.
Tree cover	Prominent - semi-mature/mature broadleaved along road edge.
Spatial enclosure	>5:1.
Nodes/landmarks/views	None.
Parking	Insignificant.
Traffic	Prominent - motor car/goods vehicle.
PLOTS	
Dimensions	Widths: 18-20m, 30-35m. Depths: 60-90m.
Position of building within plot	Detached. Front-on. Setback: 15-25m.
Plot boundaries	Brick walls/hedges/trees.
Parking	Prominent.
Planting	Prominent - semi-mature/mature broadleaved/mixed ornamental.
BUILDINGS	
Period/type	Victorian to present day villas.
Storey height	1.5 / 2 / 2.5.
Façade/roof form	Regular/irregular façades. Dormer/gabled/hipped/half-hipped roofs.
Facing materials	Brick walls. Tile roofs.
OTHER FEATURES	
Strength of character: moderate.	



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Character Area: ELAC 5	Scale: 1: 10,000	
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GUIDANCE

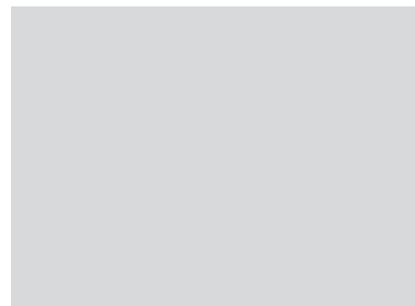
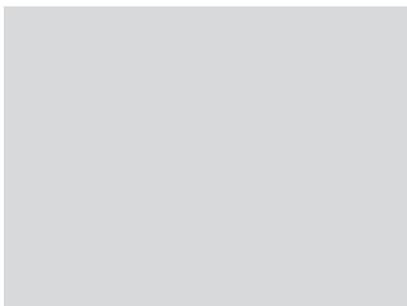
- Maintain the formal building compositions around route intersections and open spaces.
- Retain the wide grass verges and associated semi-mature/mature broadleaved tree planting.
- Maintain the importance of the recreation ground in any new development.
- Maintain the predominant plot widths and continuity in building line.
- Ensure that the form of new development relates effectively with the gable-end frontages prominent in existing development.

CHARACTER AREA: ELAC 5	
NEIGHBOURHOOD	
General description	Type G. Large inter-war estate in north Eastleigh, immediately west of Twyford Road (A335). Fair condition.
Route structure	Regular grid and cul-de-sacs.
Landform	Flat.
Non-residential uses	None.
STREETS/SQUARES	
Special features	Wide grass verges on either side of pathways.
Tree cover	Prominent - semi-mature/mature broadleaved at regular intervals along verges.
Spatial enclosure	4-5:1.
Nodes/landmarks/views	Recreation ground to south of St Catherine's Road.
Parking	Apparent - on-street.
Traffic	Apparent - motor car/goods vehicle.
PLOTS	
Dimensions	Widths: 8-10m. Depths: 25m, 35-55m.
Position of building within plot	Terraced/semi-detached. Front-on/skewed/side-on. Setback: 6-9m.
Plot boundaries	Fences/hedges.
Parking	Apparent - plots converted for parking.
Planting	Apparent - coniferous/mixed ornamental.
BUILDINGS	
Period/type	Inter-war terraces/semi-detached pairs.
Storey height	2.
Façade/roof form	Regular façades. Gable end frontages provide strong rhythm to streets. Gabled roofs.
Facing materials	Brick/render walls. Tile roofs.
OTHER FEATURES	
<p>Strength of character: strong. This area has a particularly strong character due to the irregular grid layout and formal building compositions around route intersections and open spaces. The streets are also very distinctive, principally as a result of the narrow tree-lined roads, wide grass verges and gable-end frontages.</p>	



Character Area: ELAC 6

Scale: 1:5,000



GUIDANCE

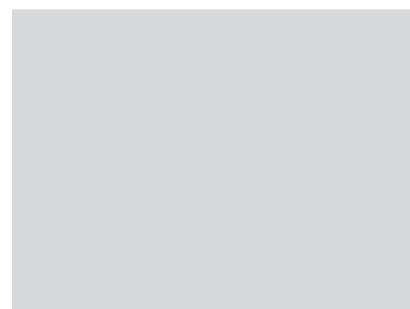
- Retain the grass verges.
- Minimise the requirement for on-street parking in new development.

CHARACTER AREA: ELAC 6	
NEIGHBOURHOOD	
General description	Type F/G. Inter-war/immediate post-war development in north Eastleigh, between Twyford Road (A335) and the railway line. Fair condition.
Route structure	Regular grid/cul-de-sacs.
Landform	Flat.
Non-residential uses	None.
STREETS/SQUARES	
Special features	Grass verges along the western edge of Consort Road.
Tree cover	Insignificant.
Spatial enclosure	>5:1.
Nodes/landmarks/views	None.
Parking	Prominent - on-street.
Traffic	Apparent - motor car.
PLOTS	
Dimensions	Widths: 8-10m. Depths: 25-35m.
Position of building within plot	Semi-detached/detached. Front-on/side-on. Setback: 4-6m.
Plot boundaries	Brick walls/fences/hedges.
Parking	Insignificant.
Planting	Apparent - mixed ornamental.
BUILDINGS	
Period/type	Inter-war/immediate post-war bungalows.
Storey height	1 / 1.5.
Façade/roof form	Regular façades. Hipped roofs.
Facing materials	Brick/render walls. Tile roofs.
OTHER FEATURES	
Strength of character: weak.	



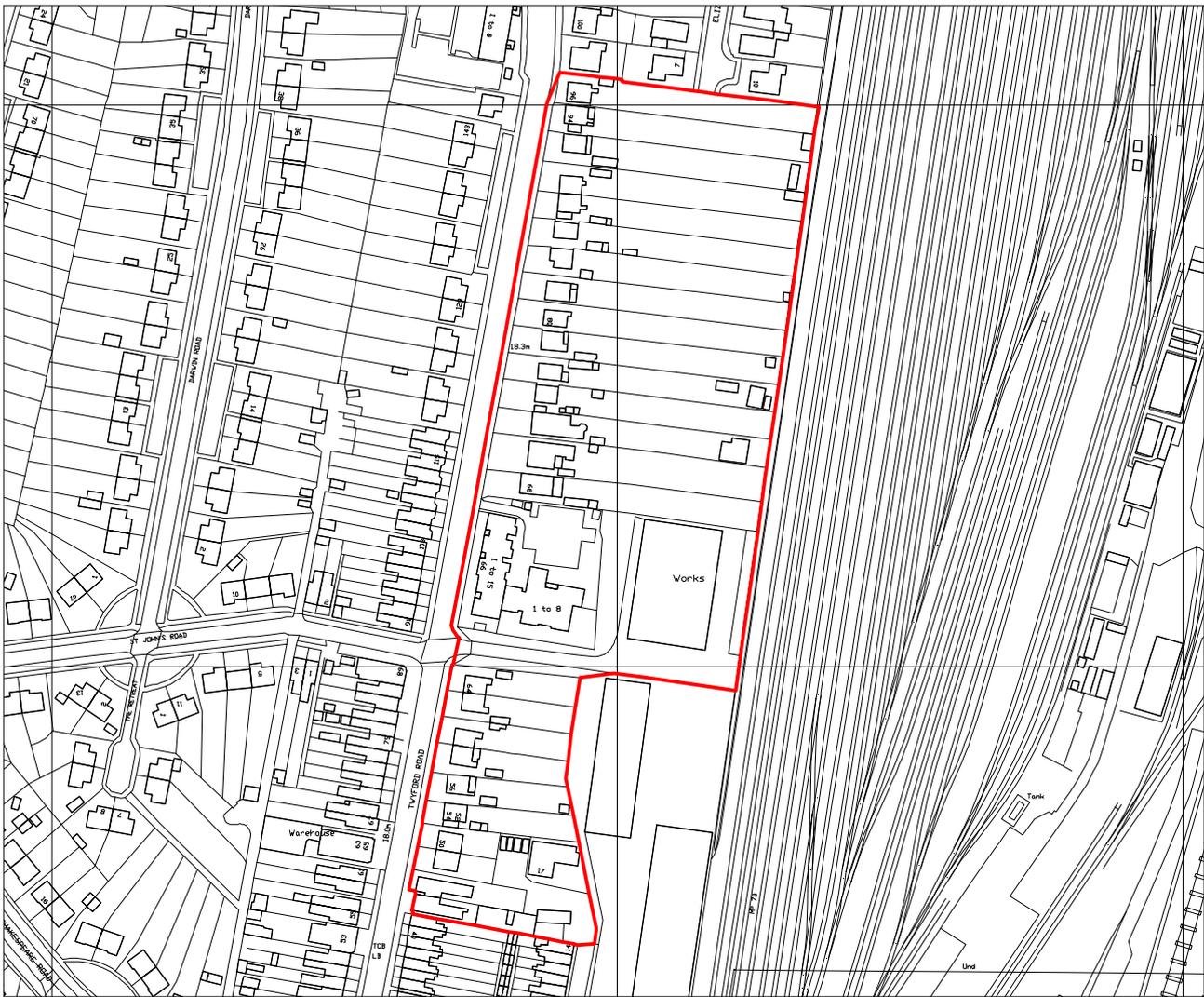
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Character Area: ELAC 7	Scale: 1:2,500	
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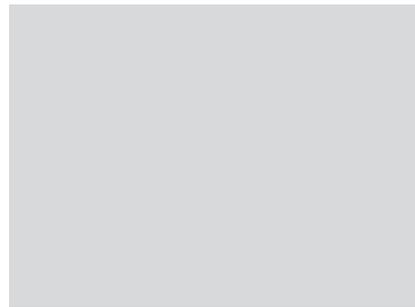
GUIDANCE
<ul style="list-style-type: none"> Minimise the requirement for on-street parking in new development. Maintain the predominant narrow plot widths and shallow building setbacks. Retain and extend the continuity in building line.

CHARACTER AREA: ELAC 7	
NEIGHBOURHOOD	
General description	Type C. Victorian/Edwardian development in north Eastleigh, immediately to the west of the railway line. Fair condition.
Route structure	Regular grid.
Landform	Flat.
Non-residential uses	None.
STREETS/SQUARES	
Special features	None.
Tree cover	Insignificant.
Spatial enclosure	3-4:1 / 5:1.
Nodes/landmarks/views	None.
Parking	Prominent - on-street.
Traffic	Apparent - motor car.
PLOTS	
Dimensions	Widths: 5-6m. Depths: 33-38m
Position of building within plot	Terraced. Front-on. Setback: 3m.
Plot boundaries	Brick walls/fences.
Parking	Insignificant.
Planting	Insignificant.
BUILDINGS	
Period/type	Victorian/Edwardian terraces/semi-detached pairs.
Storey height	2.
Façade/roof form	Regular façades. Gabled roofs.
Facing materials	Brick/render walls. Tile roofs.
OTHER FEATURES	
Inter-war/immediate post-war bungalows and 1960s/1970s terrace located between Victorian terraces and semi-detached pairs to the east of Consort Road.	
Strength of character: moderate.	



Character Area: ELAC 8

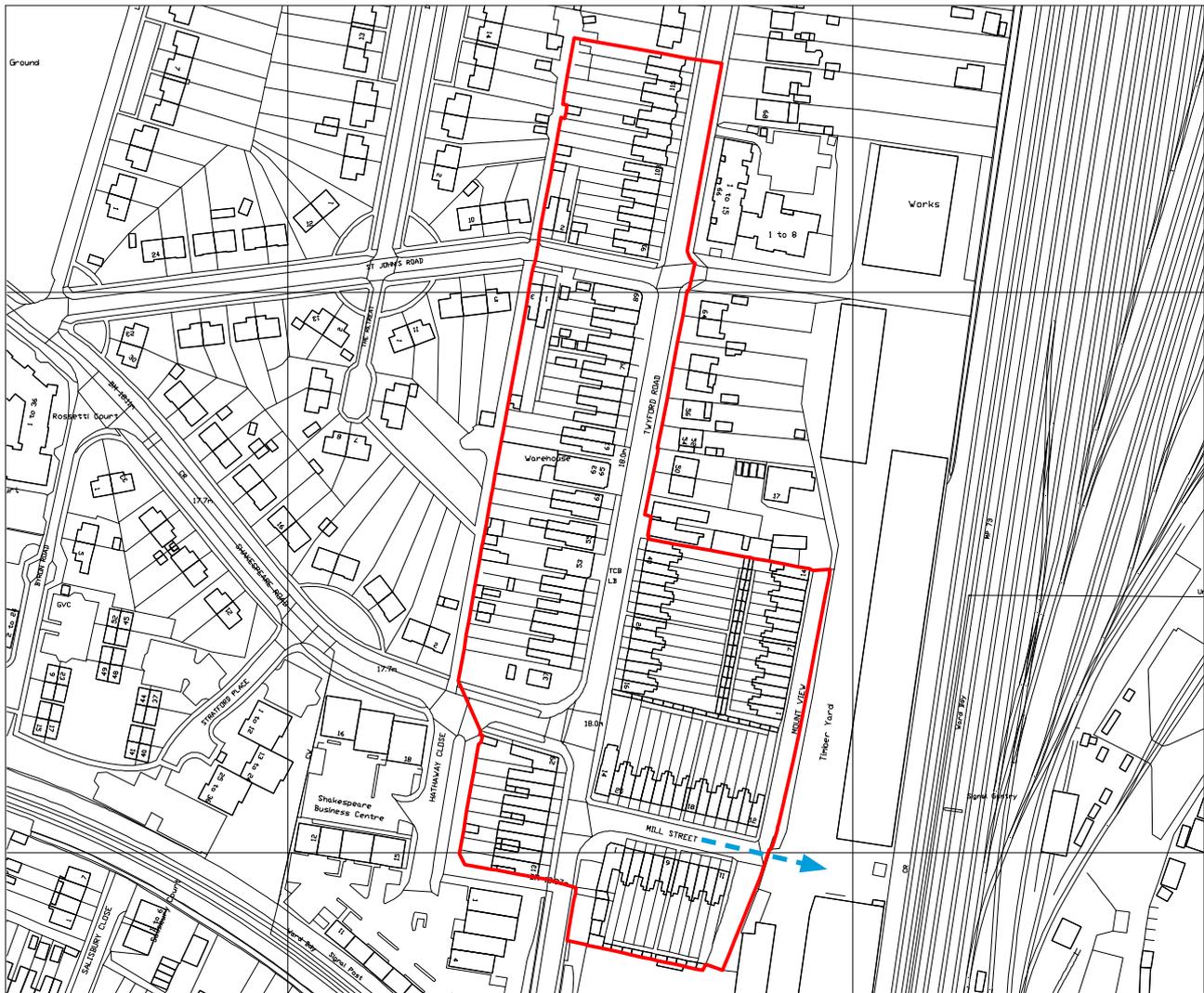
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GUIDANCE

- Mitigate the effects of the heavy vehicular traffic on Twyford 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 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: ELAC 8	
NEIGHBOURHOOD	
General description	Type D/E. Inter-war/immediate post-war linear development in north Eastleigh, west of the railway line. Fair condition.
Route structure	Main thoroughfare.
Landform	Flat.
Non-residential uses	Magnet works.
STREETS/SQUARES	
Special features	None.
Tree cover	Insignificant.
Spatial enclosure	>5:1.
Nodes/landmarks/views	None.
Parking	Apparent - on-street.
Traffic	Prominent - motor car/goods vehicle.
PLOTS	
Dimensions	Widths: 9-10m. Depths: 90-100m.
Position of building within plot	Detached. Front-on. Setback: 4-13m.
Plot boundaries	Brick wall/hedges.
Parking	Prominent.
Planting	Apparent - coniferous/mixed ornamental.
BUILDINGS	
Period/type	Inter-war/immediate post-war villas.
Storey height	2.
Façade/roof form	Regular façades. Bay windows. Hipped roofs (gables above bay windows).
Facing materials	Brick/render. Tile roofs.
OTHER FEATURES	
Recent block of flats located immediately to west of Magnet works. Dwellings to the north of Magnet works currently being redeveloped.	
Strength of character: moderate.	



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Character Area: ELAC 9 **Scale: 1:2,500** 



GUIDANCE

- Maintain the predominant shallow building setbacks and continuous building frontage in order to retain the sense of enclosure provided by existing development.
- Maintain the importance of the views to the hills from Mill Street.
- Mitigate the effects of the heavy vehicular traffic on Twyford Road in new 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: ELAC 9	
NEIGHBOURHOOD	
General description	Type C. Victorian/Edwardian development in north Eastleigh, immediately adjacent to Twyford Road (A335). Fair condition.
Route structure	Regular grid.
Landform	Flat.
Non-residential uses	Local shops dispersed along western edge of Twyford Road.
STREETS/SQUARES	
Special features	None.
Tree cover	Insignificant.
Spatial enclosure	3-4:1. Continuous.
Nodes/landmarks/views	Framed view to hills to east from Mill Street (- - ➔).
Parking	Insignificant.
Traffic	Prominent - motor car/goods vehicle.
PLOTS	
Dimensions	Widths: 4-5m. Depths: 19m, 33-43m
Position of building within plot	Terraced. Front-on. Setback: 3-5m.
Plot boundaries	Brick walls.
Parking	Insignificant.
Planting	Insignificant.
BUILDINGS	
Period/type	Victorian/Edwardian terraces.
Storey height	2.
Façade/roof form	Regular façades. Bay windows along western edge of Twyford Road. Gabled/hipped roofs.
Facing materials	Brick walls. Tile/slate roofs.
OTHER FEATURES	
Strength of character: moderate.	



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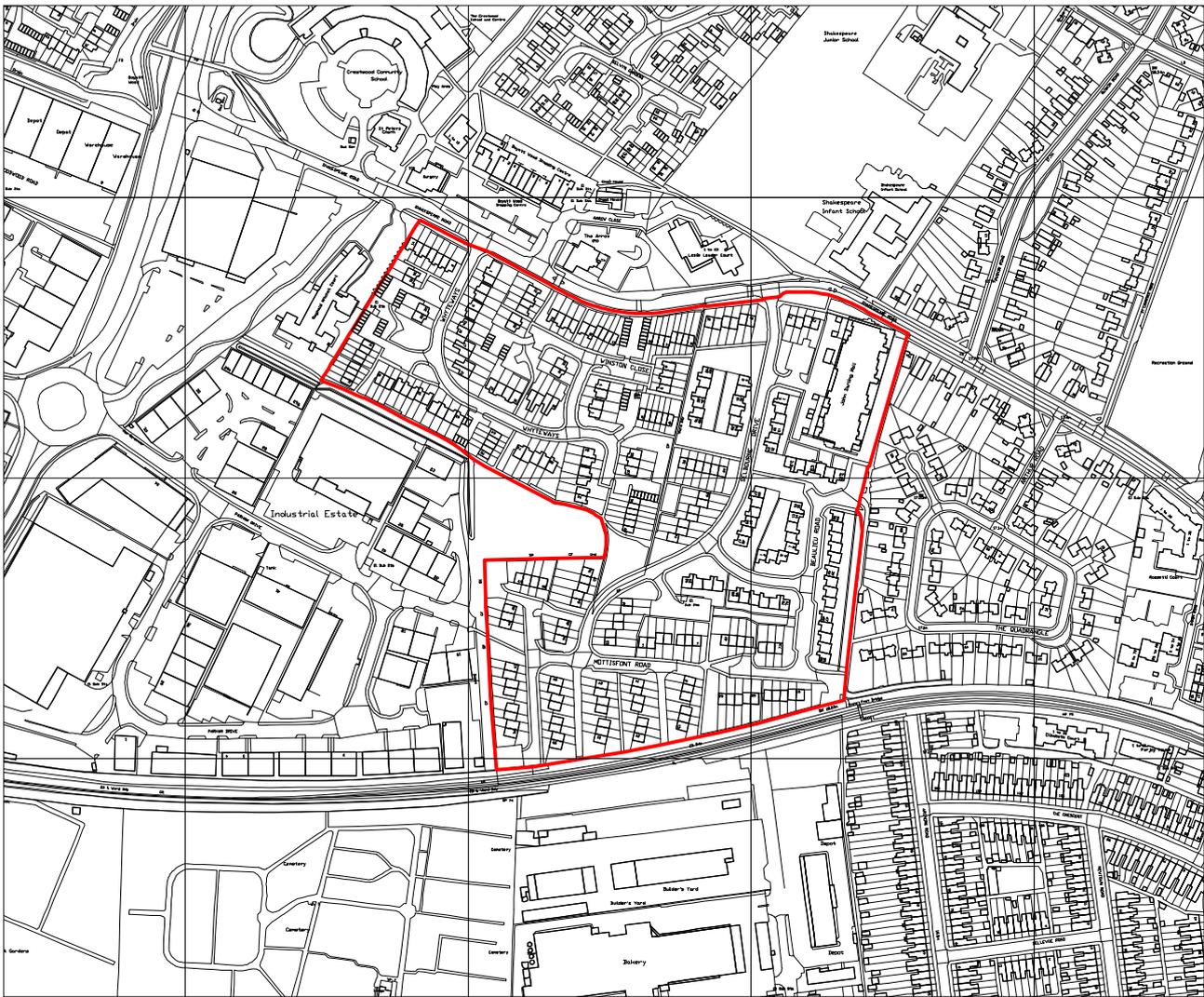
Character Area: ELAC 10	Scale: 1:2,500	
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GUIDANCE

- Maintain the formal building compositions around route intersections and cul-de-sacs.
- 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.

CHARACTER AREA: ELAC 10	
NEIGHBOURHOOD	
General description	Type F. Inter-war estate in north Eastleigh, immediately north of the railway line. Streets and plot frontages in poor condition.
Route structure	Loops and cul-de-sacs.
Landform	Flat.
Non-residential uses	None.
STREETS/SQUARES	
Special features	None.
Tree cover	Insignificant.
Spatial enclosure	3-4:1.
Nodes/landmarks/views	None.
Parking	Insignificant.
Traffic	Insignificant.
PLOTS	
Dimensions	Widths: 8-9m. Depths: 17-36m
Position of building within plot	Terraced/semi-detached. Front-on/skewed. Setback: 4-6m.
Plot boundaries	Open/brick walls/fences.
Parking	Prominent - plots converted for parking.
Planting	Apparent - mixed ornamental.
BUILDINGS	
Period/type	Inter-war terraces/semi-detached pairs.
Storey height	2.
Façade/roof form	Regular/irregular façades. Gable end frontages. Gabled roofs.
Facing materials	Render walls. Tile roofs.
OTHER FEATURES	
Strength of character: strong. This area has a particularly strong character due to the geometric layout of development and the uniformity in building form.	



Character Area: ELAC 11

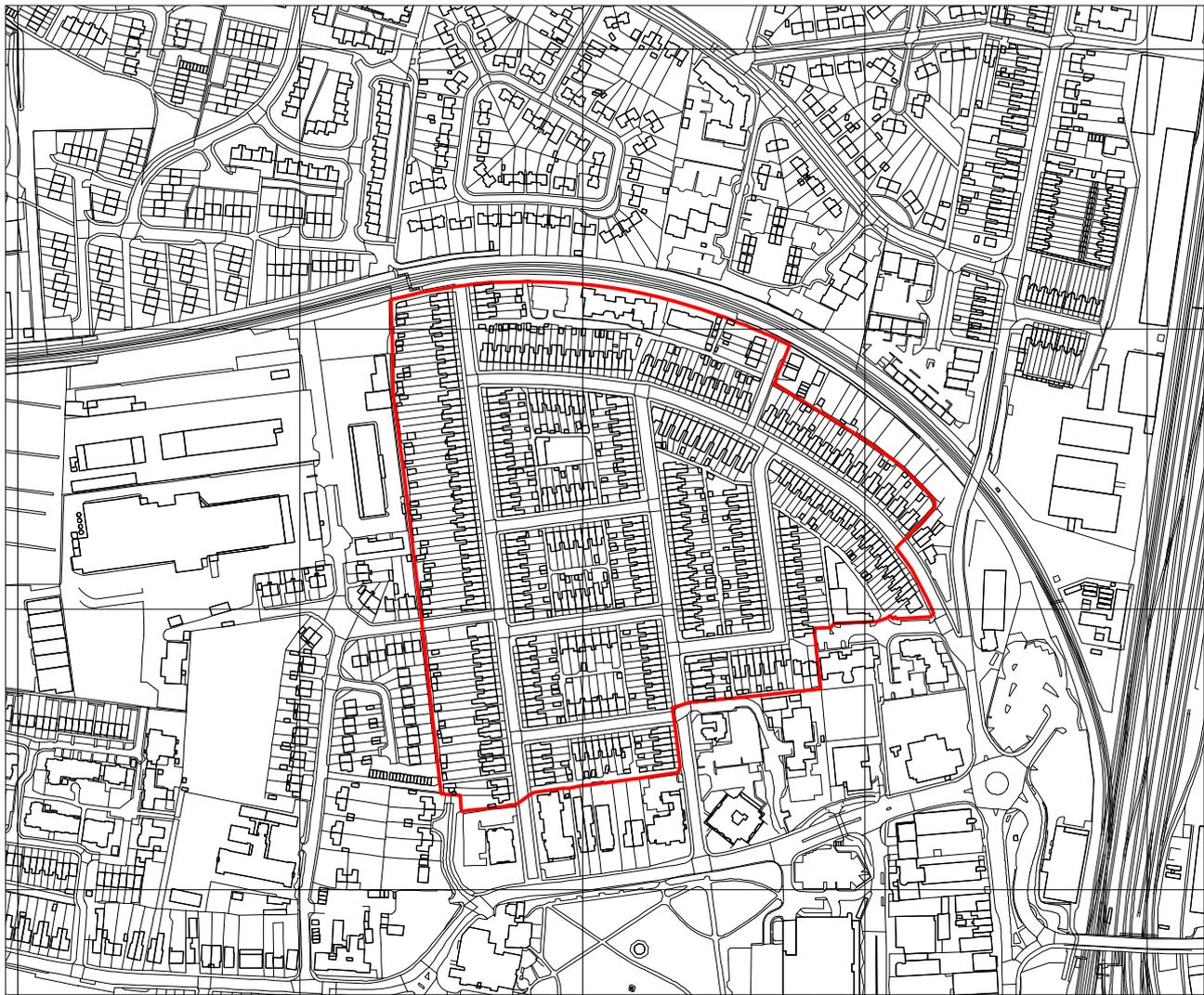
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GUIDANCE

- Retain the wide grass verges/open green spaces and associated semi-mature broadleaved tree planting.
- Enhance the accessibility/appearance of the courtyard parking.
- Maintain the predominant open frontages while seeking to maintain a clear distinction between public and private space.

CHARACTER AREA: ELAC 11	
NEIGHBOURHOOD	
General description	Type H. 1960s/1970s estate in north-west Eastleigh, immediately north of the railway line, off Selbourne Drive and Whyteways. Fair condition.
Route structure	Multi-headed cul-de-sacs.
Landform	Flat.
Non-residential uses	None.
STREETS/SQUARES	
Special features	Wide grass verges and open green spaces. Extensive path network between buildings.
Tree cover	Apparent - semi-mature broadleaved on verges and open green spaces.
Spatial enclosure	>5:1. Fragmented.
Nodes/landmarks/views	None.
Parking	Apparent - courtyard.
Traffic	Insignificant.
PLOTS	
Dimensions	Widths: 4-7m. Depths: 25-35m.
Position of building within plot	Terraced/semi-detached. Front-on/skewed. Setback: 5-18m.
Plot boundaries	Open - no clear distinction between public and private realm.
Parking	Apparent.
Planting	Apparent - mixed ornamental.
BUILDINGS	
Period/type	1960s/1970s terraces/semi-detached pairs.
Storey height	2.
Façade/roof form	Regular/irregular façades. Gabled roofs. Flat roof porches.
Facing materials	Brick ground floors, tile panel first floors. Tile roofs.
OTHER FEATURES	
<p>Strength of character: strong. This area has a particularly strong character due to the separation of vehicular and pedestrian movement, open plot boundaries and provision of parking courtyards. There is also a strong uniformity in building form and materials.</p>	



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Character Area: ELAC 12	Scale: 1:5,000	
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GUIDANCE

- Maintain the predominant shallow building setbacks, continuous building frontage and vista termination in order to retain the sense of enclosure provided by existing development.
- Minimise the requirement for on-street parking in new development.
- Ensure that the materials applied in new development are similar or complementary to those prominent in existing development.

CHARACTER AREA: ELAC 12	
NEIGHBOURHOOD	
General description	Large Victorian/Edwardian development north of Eastleigh centre, off Archers Road and The Crescent. Fair condition.
Route structure	Regular grid.
Landform	Flat.
Non-residential uses	Corner shops.
STREETS/SQUARES	
Special features	None.
Tree cover	Insignificant.
Spatial enclosure	3-4:1. Strong sense of enclosure.
Nodes/landmarks/views	Vistas terminated by terraces.
Parking	Prominent - on-street.
Traffic	Apparent - motor car/goods vehicle.
PLOTS	
Dimensions	Widths: 4-5m. Depths: 30-45m.
Position of building within plot	Terraced. Front-on. Plot frontages: 3-4m. Shallow building setbacks and continuous building frontage create strong sense of enclosure.
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/hipped roofs.
Facing materials	Brick walls. Tile roofs.
OTHER FEATURES	
<p>Strength of character: strong. This area has a particularly strong character due to the regular grid layout and the strong sense of enclosure resulting from the shallow building setbacks and continuous building frontage. The consistent use of red brick also adds to the distinct character of the area.</p>	



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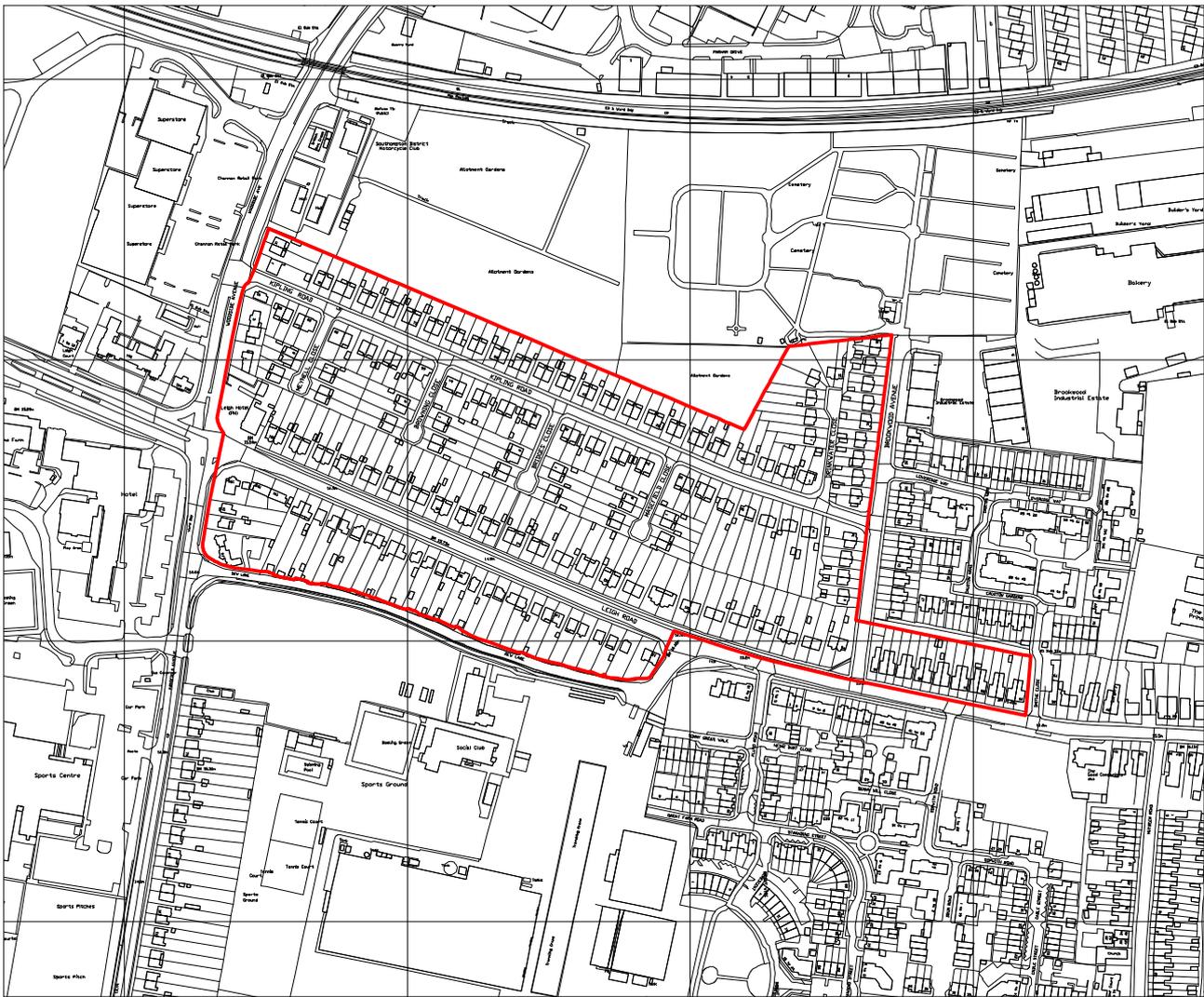
Character Area: ELAC 13	Scale: 1:2,500	
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GUIDANCE

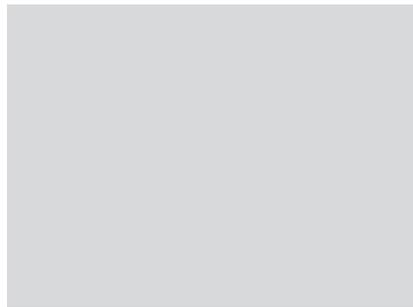
- Ensure that the form of new development relates effectively with the hipped roofs and deep eaves prominent in existing development.
- Retain/reinforce the continuity in building line.

CHARACTER AREA: ELAC 13	
NEIGHBOURHOOD	
General description	Type D. Inter-war/immediate post-war development to the north-west of Eastleigh centre. Fair condition.
Route structure	Local throughfare/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	Apparent - motor car.
PLOTS	
Dimensions	Widths: 6-9m. Depths: 25-38m.
Position of building within plot	Semi-detached. Front-on/skewed. Setback: 6-9m.
Plot boundaries	Open/brick walls.
Parking	Prominent.
Planting	Apparent - mixed ornamental.
BUILDINGS	
Period/type	Inter-war/immediate post-war semi-detached pairs.
Storey height	2.
Façade/roof form	Regular façades. Bay windows. Gabled/hipped roofs.
Facing materials	Brick/render/tile walls. Tile roofs.
OTHER FEATURES	
Strength of character: moderate.	



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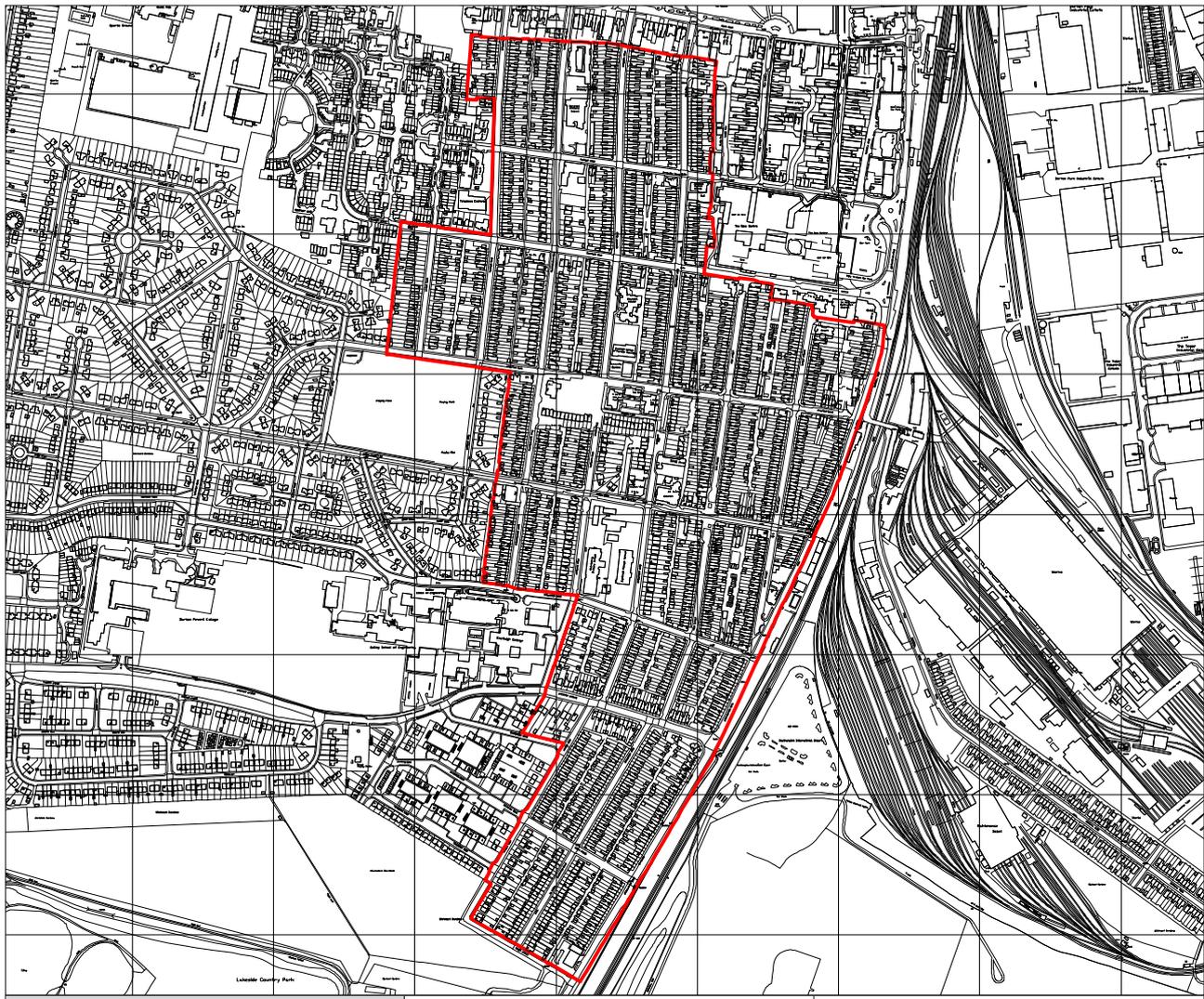
Character Area: ELAC 14 **Scale: 1:5,000** 



GUIDANCE

- Retain the wide grass verges and associated mature broadleaved tree planting along Leigh Road.
- Minimise the requirement for on-street parking in new development.
- 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: ELAC 14	
NEIGHBOURHOOD	
General description	Type F/G. Inter-war/immediate post-war estate in west Eastleigh, off Leigh Road (A335) and Kipling Road. Fair condition.
Route structure	Main thoroughfare/local thoroughfare/cul-de-sacs.
Landform	Flat.
Non-residential uses	None.
STREETS/SQUARES	
Special features	Grass verges along Leigh Road.
Tree cover	Prominent - mature broadleaved at regular intervals along verges on Leigh Road.
Spatial enclosure	4-5:1.
Nodes/landmarks/views	None.
Parking	Prominent on Kipling Road and cul-de-sacs - on street.
Traffic	Prominent on Leigh Road - motor car/goods vehicle.
PLOTS	
Dimensions	Widths: 8-10m. Depths: 34-46m, 60m.
Position of building within plot	Semi-detached. Front-on. Setback: 6-8m.
Plot boundaries	Open/brick walls/fences.
Parking	Apparent.
Planting	Apparent - mixed ornamental.
BUILDINGS	
Period/type	Inter-war/immediate post-war semi-detached pairs. Villas to south of Leigh Road.
Storey height	2.
Façade/roof form	Regular façades. Bay windows. Hipped roofs (gables above bay windows).
Facing materials	Brick/render walls. Tile roofs.
OTHER FEATURES	
Victorian/Edwardian semi-detached at eastern end of Leigh Road.	
Strength of character: strong.	



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Character Area: ELAC 15 **Scale: 1:10,000** 

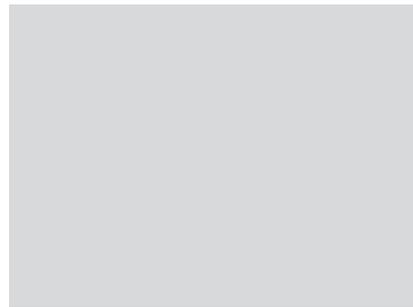
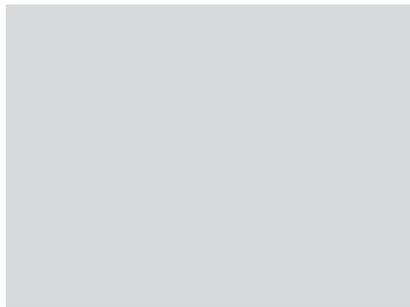
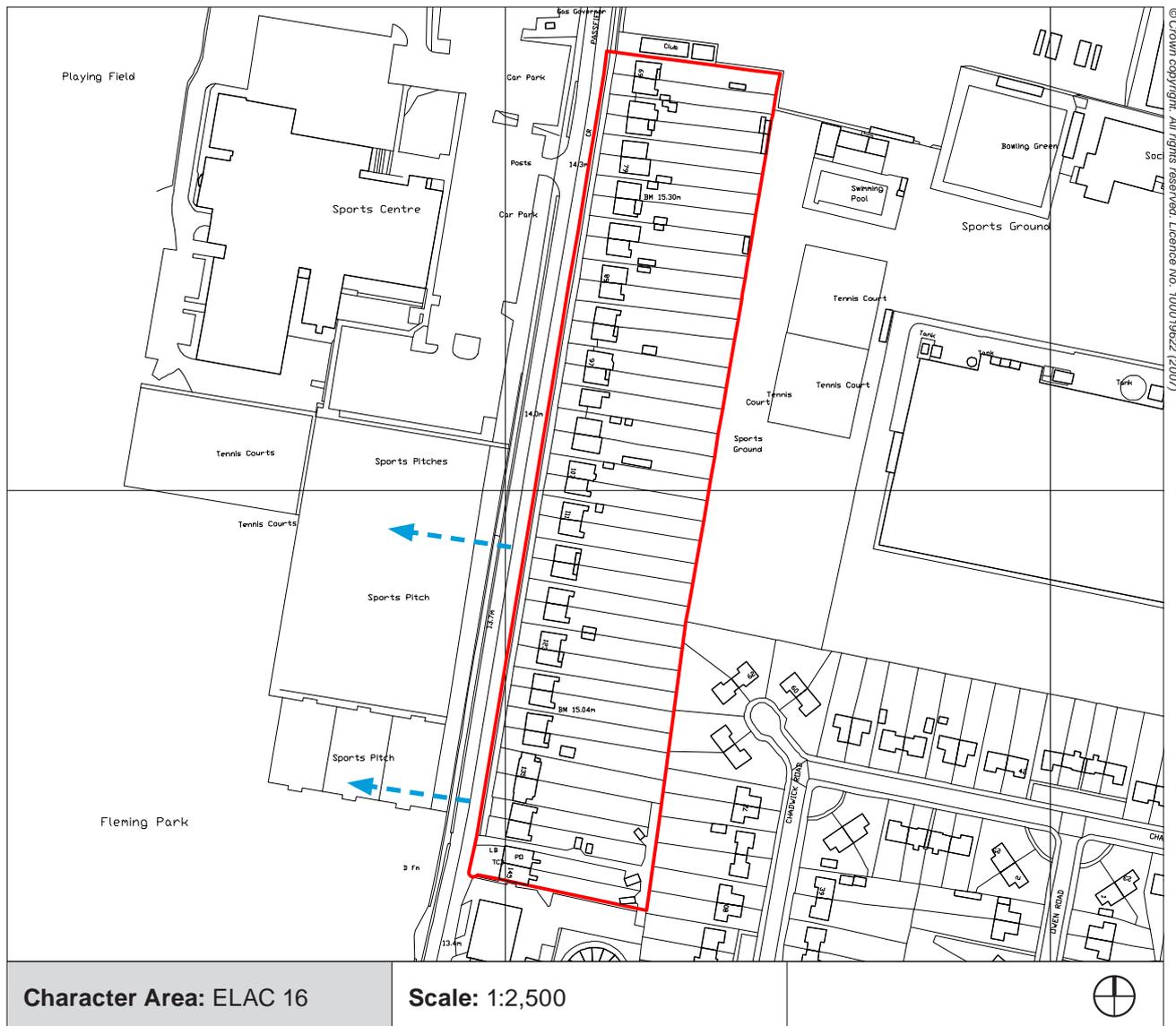


GUIDANCE

- 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: ELAC 15	
NEIGHBOURHOOD	
General description	Type C. Victorian/Edwardian development to south of Eastleigh centre, immediately west of the railway and Southampton Road. Fair condition.
Route structure	Regular grid.
Landform	Flat.
Non-residential uses	Corner shops, school, college annexes and community centre.
STREETS/SQUARES	
Special features	Enhanced streetscape on key east-west route connecting town centre with new development to west.
Tree cover	Insignificant.
Spatial enclosure	3-4:1. Strong sense of enclosure.
Nodes/landmarks/views	None.
Parking	Prominent - on-street.
Traffic	Apparent - motor car.
PLOTS	
Dimensions	Widths: 5m. Depths: 30-38m.
Position of building within plot	Terraces. Front-on. Plot frontages: 3-4m. Shallow building setbacks and continuous building frontage create strong sense of enclosure.
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/hipped roofs.
Facing materials	Red brick used throughout area. Tile roofs.
OTHER FEATURES	
<p>Some new residential development between Derby Road and Grantham Road. Condition of streets in 1970s General Improvement Area is poor.</p> <p>Strength of character: strong. This area has a particularly strong character due to the regular grid layout and the strong sense of enclosure resulting from the shallow building setbacks and continuous building frontage. The consistent use of red brick also adds to the distinct character of the area.</p>	

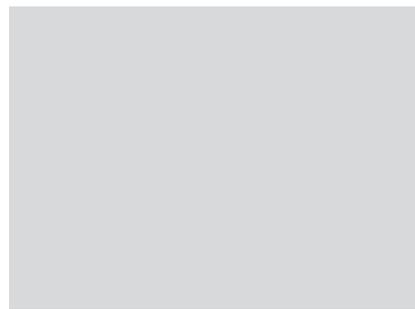
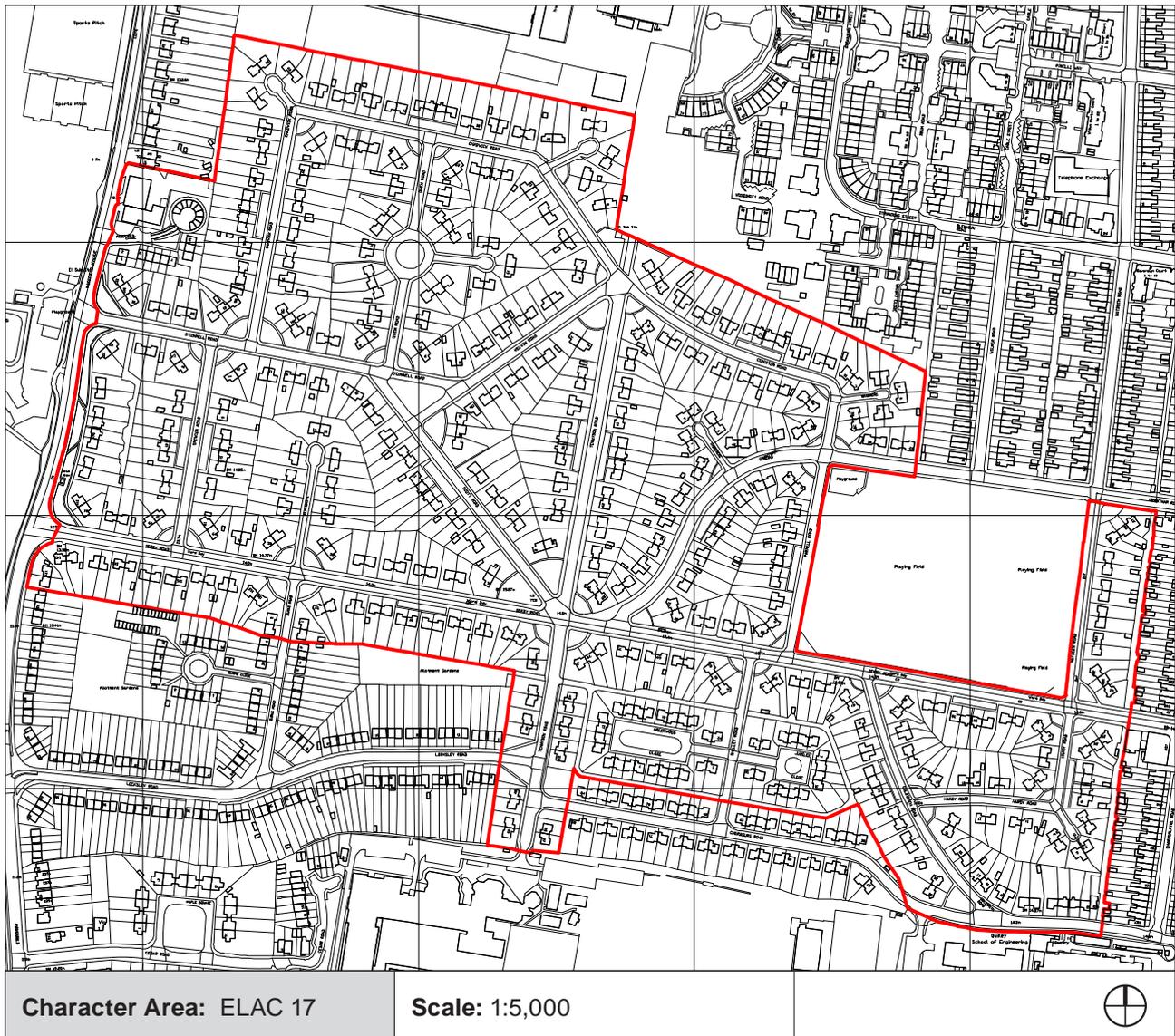
4 CHARACTER AREA APPRAISALS



GUIDANCE

- Retain the grass verges and associated semi-mature broadleaved tree planting.
- Maintain the importance of the the views west across the recreation ground.
- Mitigate the effects of the heavy vehicular traffic on Passfield Avenue in new development using measures such as boundary planting, set backs and orientation of internal spaces.
- Ensure that the form of new development relates effectively with the hipped roofs and gabled bay windows prominent in existing development.

CHARACTER AREA: ELAC 16	
NEIGHBOURHOOD	
General description	Type D. Inter-war/immediate post-war linear development in west Eastleigh, immediately east of Passfield Avenue. Fair condition.
Route structure	Local thoroughfare.
Landform	Flat.
Non-residential uses	None.
STREETS/SQUARES	
Special features	Grass verges.
Tree cover	Apparent - semi-mature broadleaved on grass verges.
Spatial enclosure	>5:1.
Nodes/landmarks/views	Open views across the recreation ground to the west of Passfield Avenue (---▶).
Parking	Insignificant.
Traffic	Prominent - motor car/goods vehicle.
PLOTS	
Dimensions	Widths: 8m. Depths: 60m.
Position of building within plot	Semi-detached. Front-on. Setback: 8m.
Plot boundaries	Brick/ashlar walls.
Parking	Prominent.
Planting	Apparent - mixed ornamental.
BUILDINGS	
Period/type	Inter-war/immediate post-war semi-detached pairs.
Storey height	2.
Façade/roof form	Regular façades. Bay windows. Hipped roofs (gables above bay windows).
Facing materials	Brick/tile walls. Tile roofs.
OTHER FEATURES	
Strength of character: moderate.	

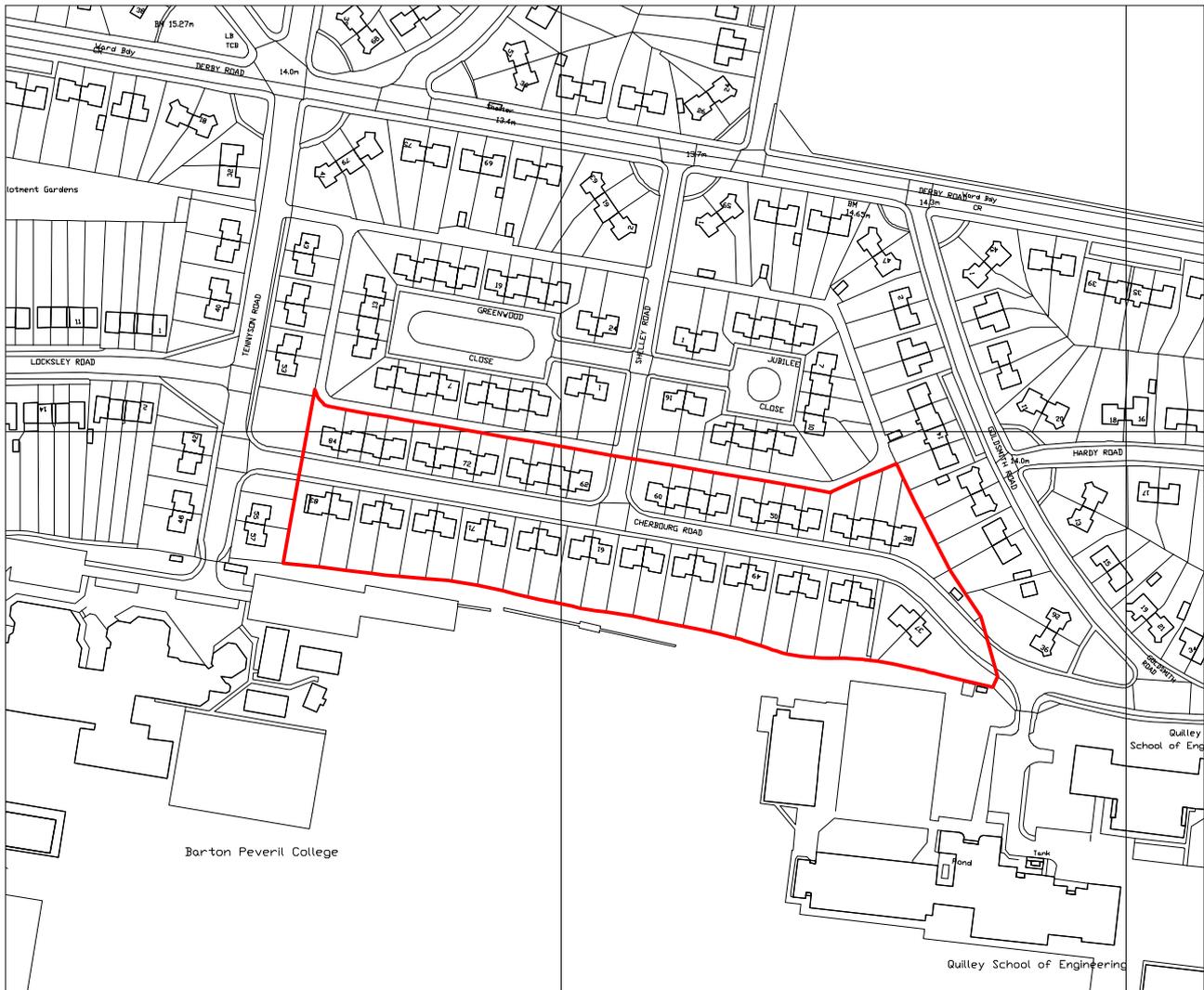


GUIDANCE

- Maintain the formal building compositions around route intersections and cul-de-sacs.
- Maintain the importance of the open green spaces and associated semi-mature broadleaved tree planting.
- Maintain the predominant hedge plot boundaries.
- Ensure that the form of new development relates effectively with the gabled end frontages prominent in existing development.

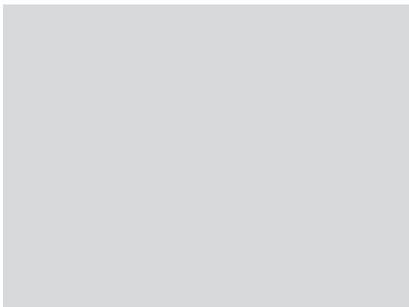
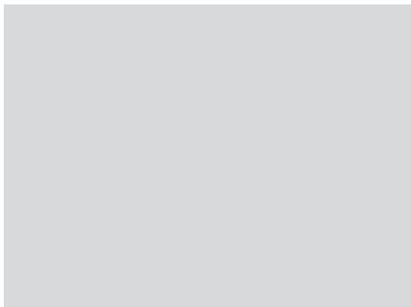
CHARACTER AREA: ELAC 17	
NEIGHBOURHOOD	
General description	Type G. Large inter-war estate in west Eastleigh, off Derby Road. Fair condition.
Route structure	Interconnected network/cul-de-sacs.
Landform	Flat.
Non-residential uses	None.
STREETS/SQUARES	
Special features	Skewed orientation of buildings around open spaces at key route intersections.
Tree cover	Apparent - semi-mature broadleaved on open green spaces.
Spatial enclosure	4-5:1.
Nodes/landmarks/views	Open green spaces at route intersections and at centre of Greenwood Close and Jubilee Close.
Parking	Apparent - on-street.
Traffic	Apparent - motor car.
PLOTS	
Dimensions	Widths: 9-11m. Depths: 30-50m.
Position of building within plot	Terraces/semi-detached. Front-on/skewed. Setback: 6-8m.
Plot boundaries	Hedges.
Parking	Apparent - plots converted for parking.
Planting	Apparent - mixed ornamental.
BUILDINGS	
Period/type	Inter-war semi-detached pairs throughout.
Storey height	2.
Façade/roof form	Regular/irregular façades. Gable end frontages. Gabled/hipped roofs.
Facing materials	Brick/render walls. Tile roofs.
OTHER FEATURES	
<p>Strength of character: strong. This area has a particularly strong character due to the geometric layout and the formal building compositions around open spaces and at key route intersections. The strong character of the streets also results from a uniformity in plot boundary type, plot widths and building form.</p>	

4 CHARACTER AREA APPRAISALS



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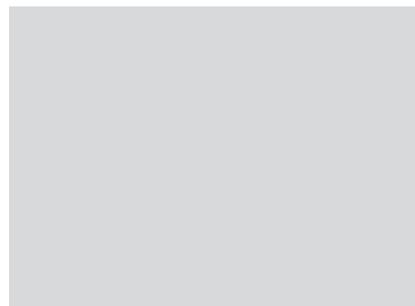
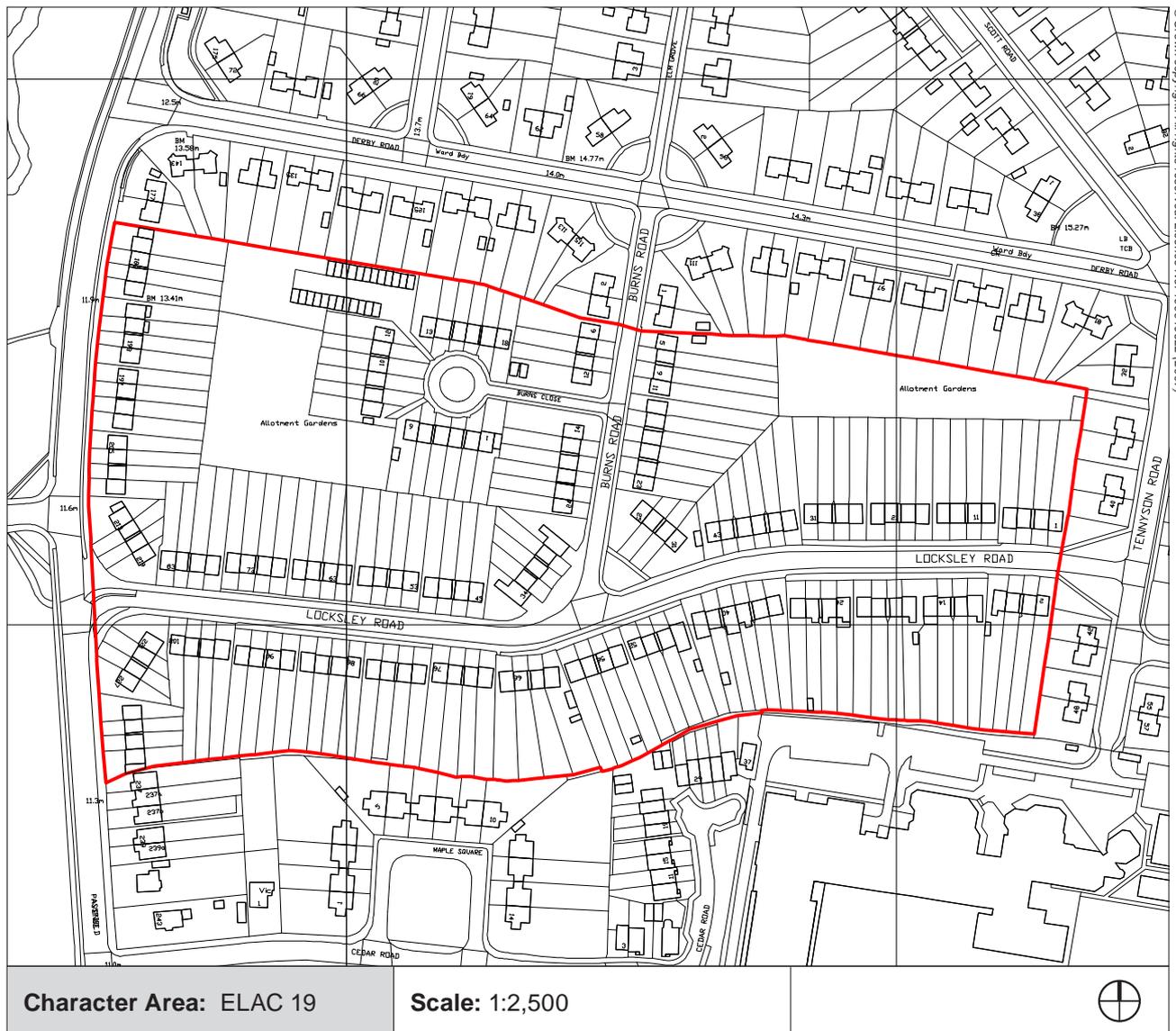
Character Area: ELAC 18	Scale: 1:2,500	
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GUIDANCE

- Maintain the predominant plot widths and shallow building setbacks.
- Retain and extend the continuity in building line.
- Maintain the predominant hedge plot boundaries.
- Maintain a uniformity in building heights within the street.
- Ensure that new development relates effectively with the building features and materials prominent in existing development.

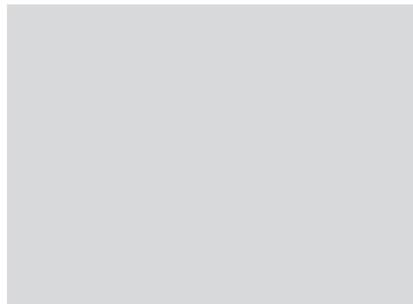
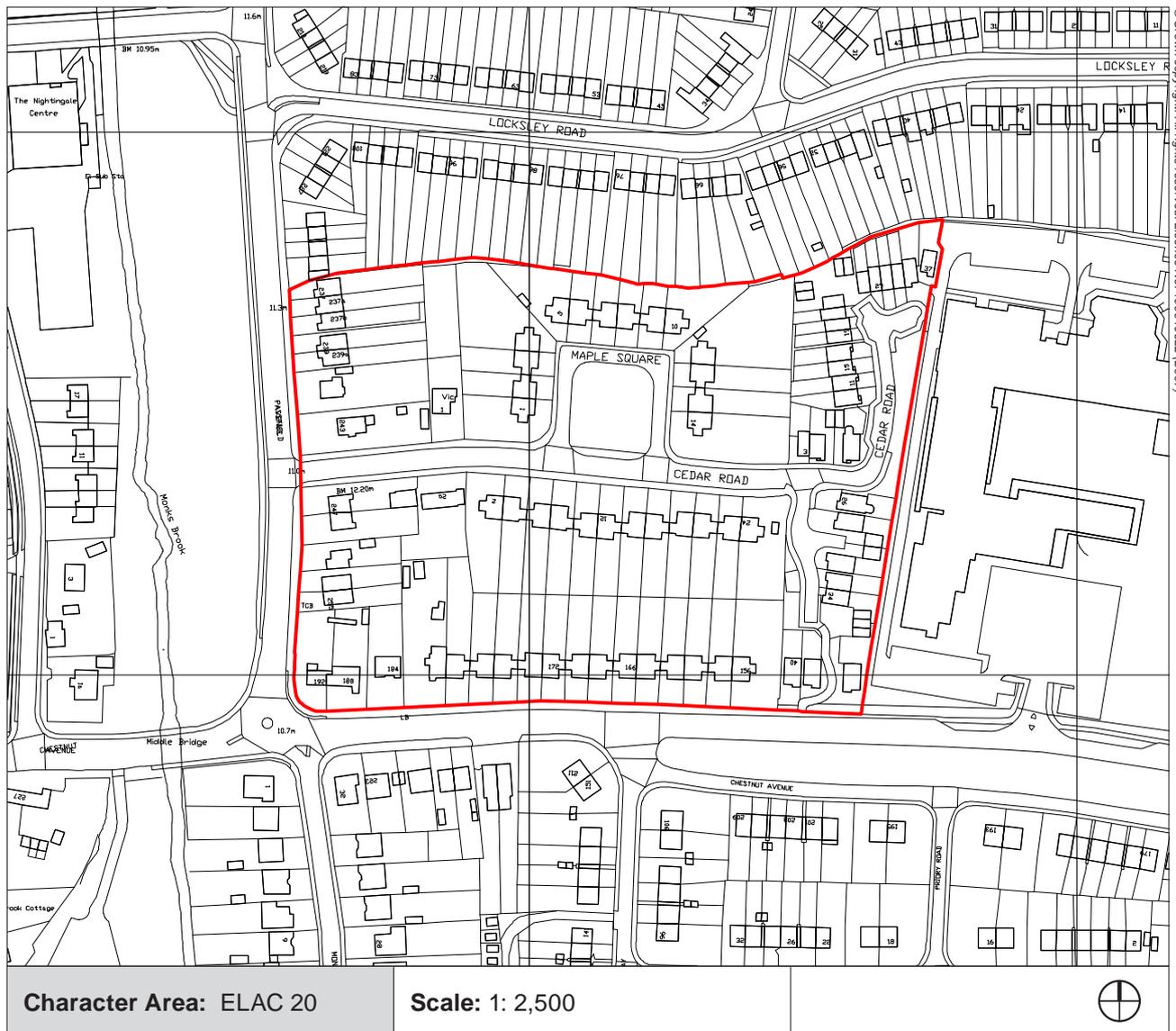
CHARACTER AREA: ELAC 18	
NEIGHBOURHOOD	
General description	Type K. Inter-war bungalows on Cherbourg Road in west Eastleigh. Recently refurbished.
Route structure	Local thoroughfare.
Landform	Flat.
Non-residential uses	None.
STREETS/SQUARES	
Special features	None.
Tree cover	Insignificant.
Spatial enclosure	3-4:1.
Nodes/landmarks/views	None.
Parking	Apparent - on-street.
Traffic	Apparent - motor car.
PLOTS	
Dimensions	Widths: 9m. Depths: 18m, 26-32m.
Position of building within plot	Terraced/semi-detached. Front-on. Setback: 2.5m.
Plot boundaries	Hedges throughout.
Parking	Insignificant.
Planting	Insignificant.
BUILDINGS	
Period/type	Inter-war post-war bungalows.
Storey height	1.
Façade/roof form	Regular façades. Gable end frontages. Gabled roofs.
Facing materials	Render walls. Tile roofs.
OTHER FEATURES	
Strong continuity of character due to consistency in house types and boundary treatments.	
Strength of character: strong.	



GUIDANCE

- Maintain the predominant plot widths and continuity in building line.
- Ensure that any backland development is subordinate to the existing development and serviced via a separate access road.
- Ensure that the form of new development relates effectively with the gabled end frontages prominent in existing development.

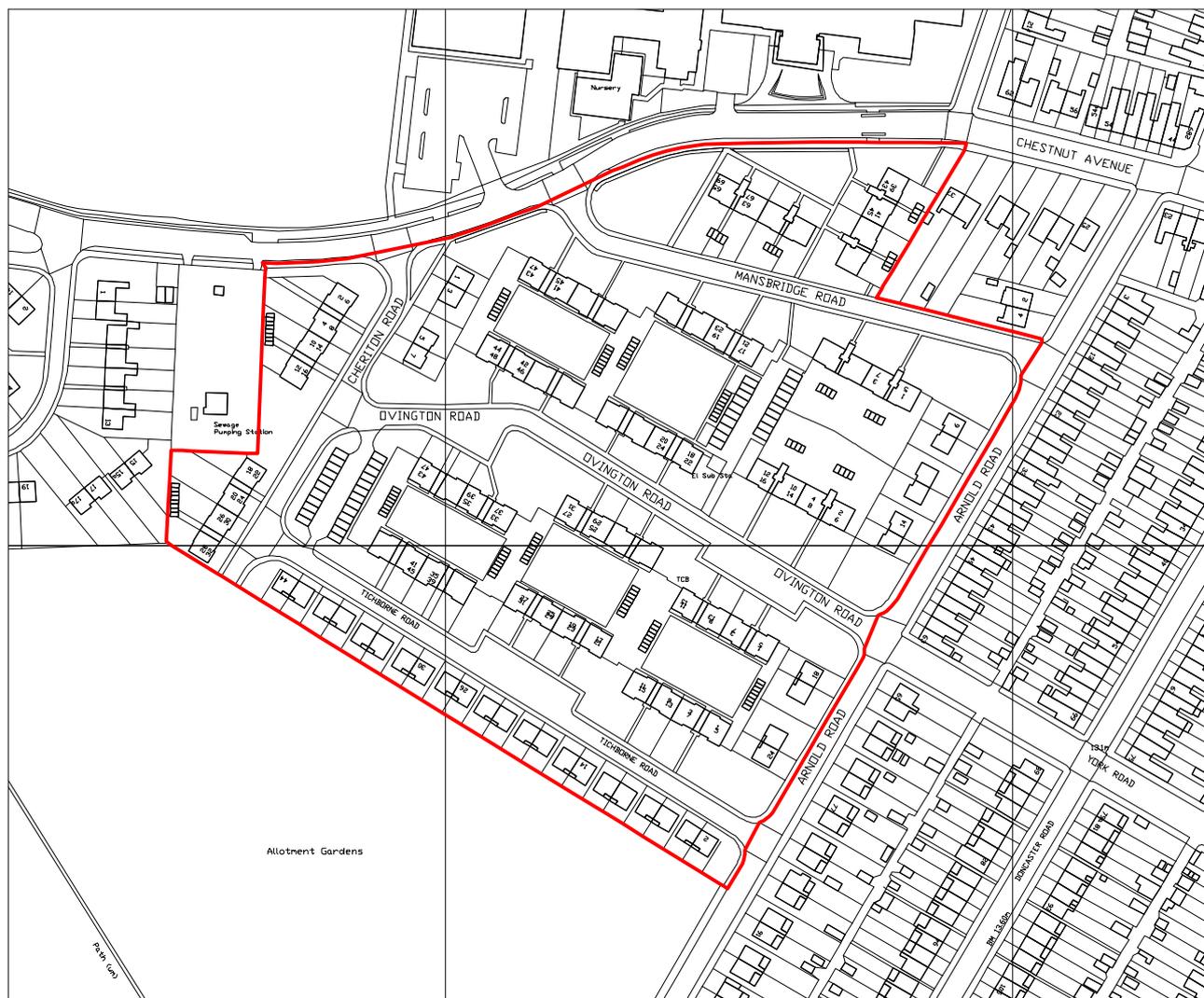
CHARACTER AREA: ELAC 19	
NEIGHBOURHOOD	
General description	Type G. Inter-war estate in south-west Eastleigh, immediately east of Fleming Park. Generally in poor condition.
Route structure	Interconnected network.
Landform	Flat.
Non-residential uses	None.
STREETS/SQUARES	
Special features	None.
Tree cover	Insignificant.
Spatial enclosure	4-5:1.
Nodes/landmarks/views	None.
Parking	Apparent - on-street.
Traffic	Apparent - motor car.
PLOTS	
Dimensions	Widths: 5-6m. Depths: 25-57m.
Position of building within plot	Terraces. Front-on/skewed. Setback: 6-7m.
Plot boundaries	Open/brick walls/fences.
Parking	Prominent - plots converted for parking.
Planting	Insignificant.
BUILDINGS	
Period/type	Inter-war/immediate post-war terraces.
Storey height	2.
Façade/roof form	Regular façades. Gable end frontages. Gabled/hipped roofs.
Facing materials	Render walls. Tile roofs.
OTHER FEATURES	
Strength of character: moderate.	



GUIDANCE

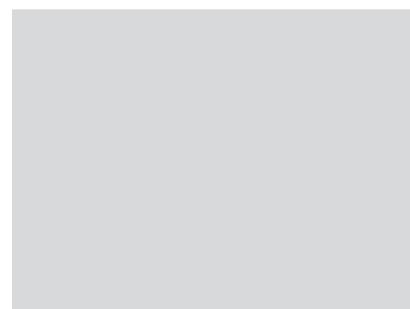
- Maintain the importance of the central open green space and the formal building composition around it.
- Mitigate the effects of the heavy vehicular traffic on Chestnut Avenue in new development using measures such as boundary planting, set backs, transition spaces and orientation of internal spaces.
- Ensure that new development relates effectively with the building features and materials prominent in existing development.

CHARACTER AREA: ELAC 20	
NEIGHBOURHOOD	
General description	Type F. Inter-war development in south-west Eastleigh, immediately west of Barton Peveril College. Fair condition.
Route structure	Loops/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	Open green space at the centre of Maple Square.
Parking	Apparent - on-street.
Traffic	Prominent on Chestnut Avenue - motor car/goods vehicle.
PLOTS	
Dimensions	Widths: 8-9m, 6-16m (Passfield Avenue). Depths: 24-44m.
Position of building within plot	Semi-detached/detached. Front-on. Setback: 6-10m.
Plot boundaries	Open/brick walls/hedges.
Parking	Apparent.
Planting	Apparent - coniferous/mixed ornamental.
BUILDINGS	
Period/type	Inter-war villas/semi-detached pairs.
Storey height	2.
Façade/roof form	Regular façades. Hipped roofs.
Facing materials	Render walls. Tile roofs.
OTHER FEATURES	
Recent terraces and semi-detached development on cul-de-sac adjacent to Barton Peveril College.	
Strength of character: moderate.	



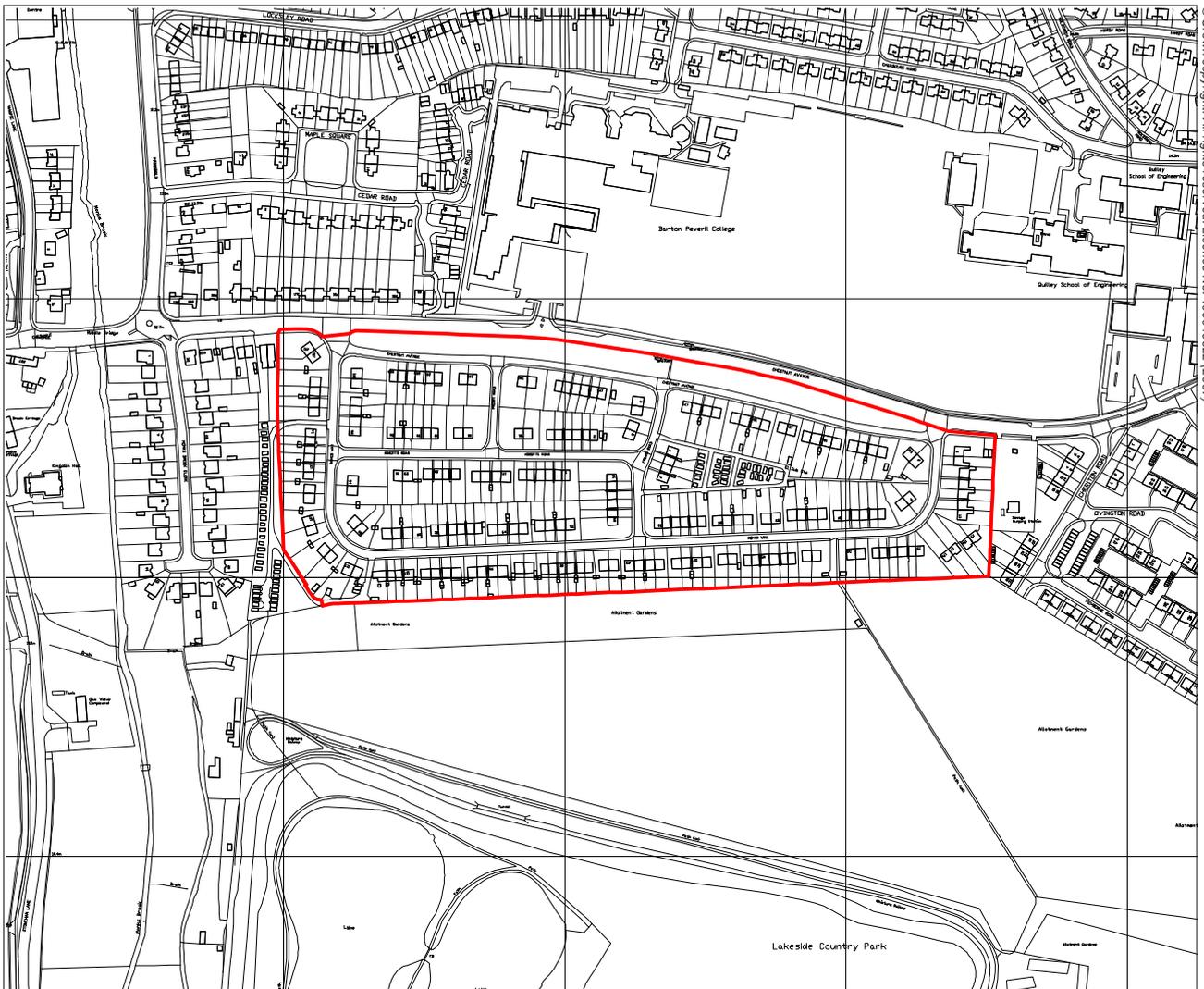
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Character Area: ELAC 21	Scale: 1: 2,500	
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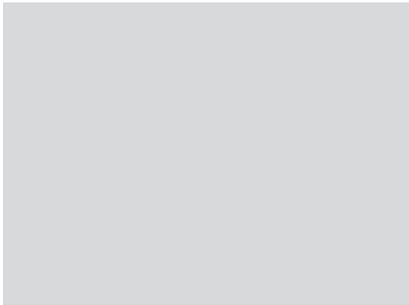
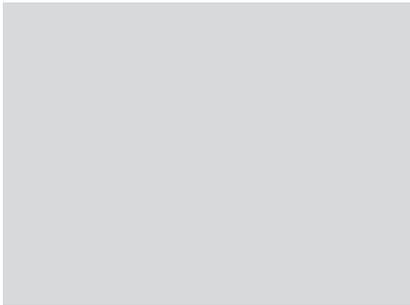


GUIDANCE
<ul style="list-style-type: none"> • Retain the wide grass verges/open green spaces between buildings and associated semi-mature broadleaved tree planting. • Maintain the predominant open frontages while seeking to maintain a clear distinction between public and private space.

CHARACTER AREA: ELAC 21	
NEIGHBOURHOOD	
General description	Type H. 1960s estate in south Eastleigh, immediately south of Eastleigh College. Fair/poor condition.
Route structure	Loops and cul-de-sacs.
Landform	Flat.
Non-residential uses	None.
STREETS/SQUARES	
Special features	Wide grass verges and open green spaces.
Tree cover	Apparent - semi-mature broadleaved on verges and open green spaces.
Spatial enclosure	>5:1.
Nodes/landmarks/views	None.
Parking	Apparent - on-street/courtyard.
Traffic	Apparent - motor car.
PLOTS	
Dimensions	Widths: 8-9m. Depths: 17-35m.
Position of building within plot	Terraced. Front-on/skewed. Setback: 7-19m.
Plot boundaries	Open.
Parking	Insignificant.
Planting	Insignificant.
BUILDINGS	
Period/type	1960s/1970s terraces.
Storey height	2.
Façade/roof form	Regular façades. Gabled/flat roofs.
Facing materials	Brick/tile walls. Tile/felt/membrane roofs.
OTHER FEATURES	
New development proposed to south of area.	
Strength of character: strong.	



Character Area: ELAC 22	Scale: 1: 5,000	
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GUIDANCE
<ul style="list-style-type: none"> • Minimise the requirement for on-street parking in new development. • Retain and extend the continuity in building line. • 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: ELAC 22	
NEIGHBOURHOOD	
General description	Type G. Inter-war estate on the southern edge of Eastleigh, immediately south of Chestnut Avenue. Fair/poor condition.
Route structure	Interconnected network/loop.
Landform	Flat.
Non-residential uses	None.
STREETS/SQUARES	
Special features	Wide grass verge along Chestnut Avenue.
Tree cover	Insignificant.
Spatial enclosure	4-5:1.
Nodes/landmarks/views	None.
Parking	Prominent - on-street. Roads are narrow and congested.
Traffic	Apparent - motor car.
PLOTS	
Dimensions	Width: 6-10m. Depth: 30-40m.
Position of building within plot	Terraced/semi-detached. Front-on/skewed. Setback: 6-8m.
Plot boundaries	Brick walls/hedges.
Parking	Apparent - plots converted for parking.
Planting	Apparent - hedges/mixed ornamental.
BUILDINGS	
Period/type	Inter-war terraces/semi-detached pairs/bungalows.
Storey height	1 and 2.
Façade/roof form	Regular façades. Gabled roofs.
Facing materials	Brick walls. Tile roofs.
OTHER FEATURES	
New development proposed to south of area.	
Strength of character: strong.	

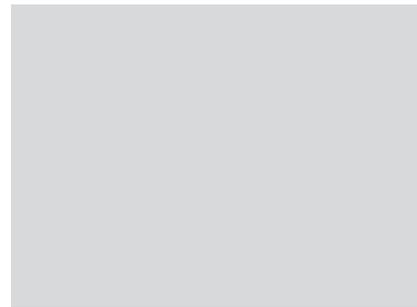
4 CHARACTER AREA APPRAISALS



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Character Area: ELAC 23

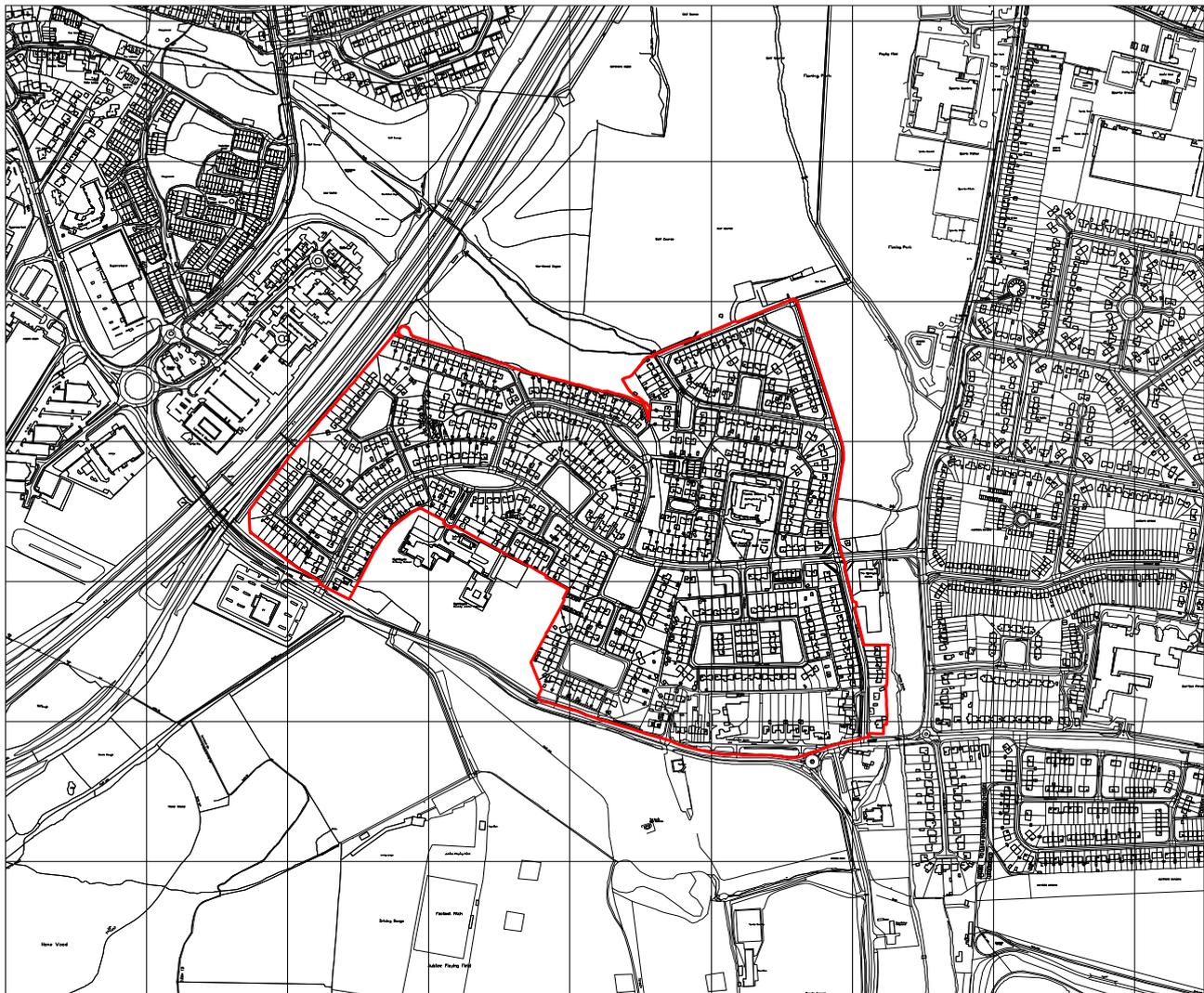
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GUIDANCE

- Maintain the importance of the view to the thatched cottage at the northern end of the street.
- Maintain the predominant plot widths and continuity in building line.
- Maintain a uniformity in building heights within the street.

CHARACTER AREA: ELAC 23	
NEIGHBOURHOOD	
General description	Type F. Inter-war/immediate post-war development on the southern edge of Eastleigh. Fair condition.
Route structure	Cul-de-sac.
Landform	Immediately east of Monks Brook. Flat.
Non-residential uses	None.
STREETS/SQUARES	
Special features	None.
Tree cover	Insignificant.
Spatial enclosure	>5:1.
Nodes/landmarks/views	Vista to north terminated by thatched cottage (- - - ▶).
Parking	Apparent - on-street.
Traffic	Insignificant.
PLOTS	
Dimensions	Widths: 11-12m. Depths: 30-52m.
Position of building within plot	Detached. Front-on. Setback: 9-11m.
Plot boundaries	Brick/ashlar walls.
Parking	Apparent.
Planting	Apparent - hedges/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: moderate.	



Character Area: ELAC 24

Scale: 1:10,000

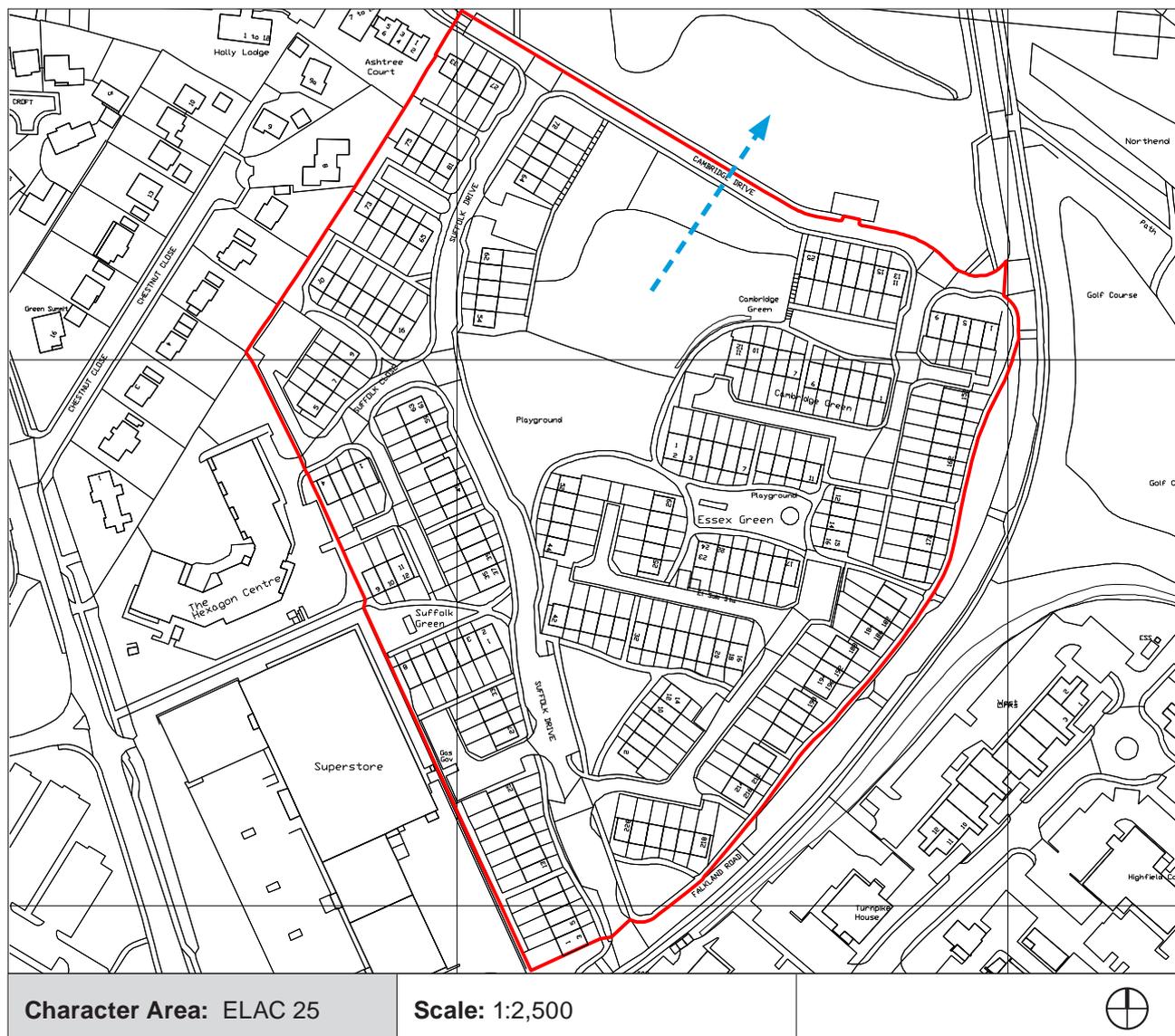


GUIDANCE

- Under Policy 183.LB of the Eastleigh Borough Local Plan Review 2001-2011 development, including extensions, will not be permitted unless the following criteria are met:
 - the size, scale, architectural style, materials and detailing of any proposals closely reflects the character of the existing development; and
 - the open spaces identified on the proposals map are retained and their settings are not adversely affected.
- In addition to these policies, it is recommended that the predominant plot width, continuity in building line, and semi-mature planting is maintained.

CHARACTER AREA: ELAC 24	
NEIGHBOURHOOD	
General description	Type F. The Aviary Estate (Special Policy Area). Inter-war development on the south west edge of Eastleigh, north of Chestnut Avenue. Fair condition.
Route structure	Local thoroughfare/loops/multi-headed cul-de-sacs.
Landform	Gentle slope down to east.
Non-residential uses	Shopping precinct and arts centre on Nightingale Avenue.
STREETS/SQUARES	
Special features	Grass verges.
Tree cover	Apparent - semi-mature broadleaved.
Spatial enclosure	>5:1.
Nodes/landmarks/views	Prominent - public open green spaces at centre of loops.
Parking	Apparent - on-street.
Traffic	Apparent - motor car.
PLOTS	
Dimensions	Widths: 9-11m. Depths: 30-36m.
Position of building within plot	Terraced/semi-detached. Front-on/skewed/side-on. Setback: 7-9m.
Plot boundaries	Brick walls.
Parking	Apparent.
Planting	Apparent - coniferous/semi-mature broadleaved/hedges/mixed ornamental.
BUILDINGS	
Period/type	Inter-war bungalows/terraces/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	
Open space at centre of Falcon Square infilled with bungalows.	
Strength of character: strong.	

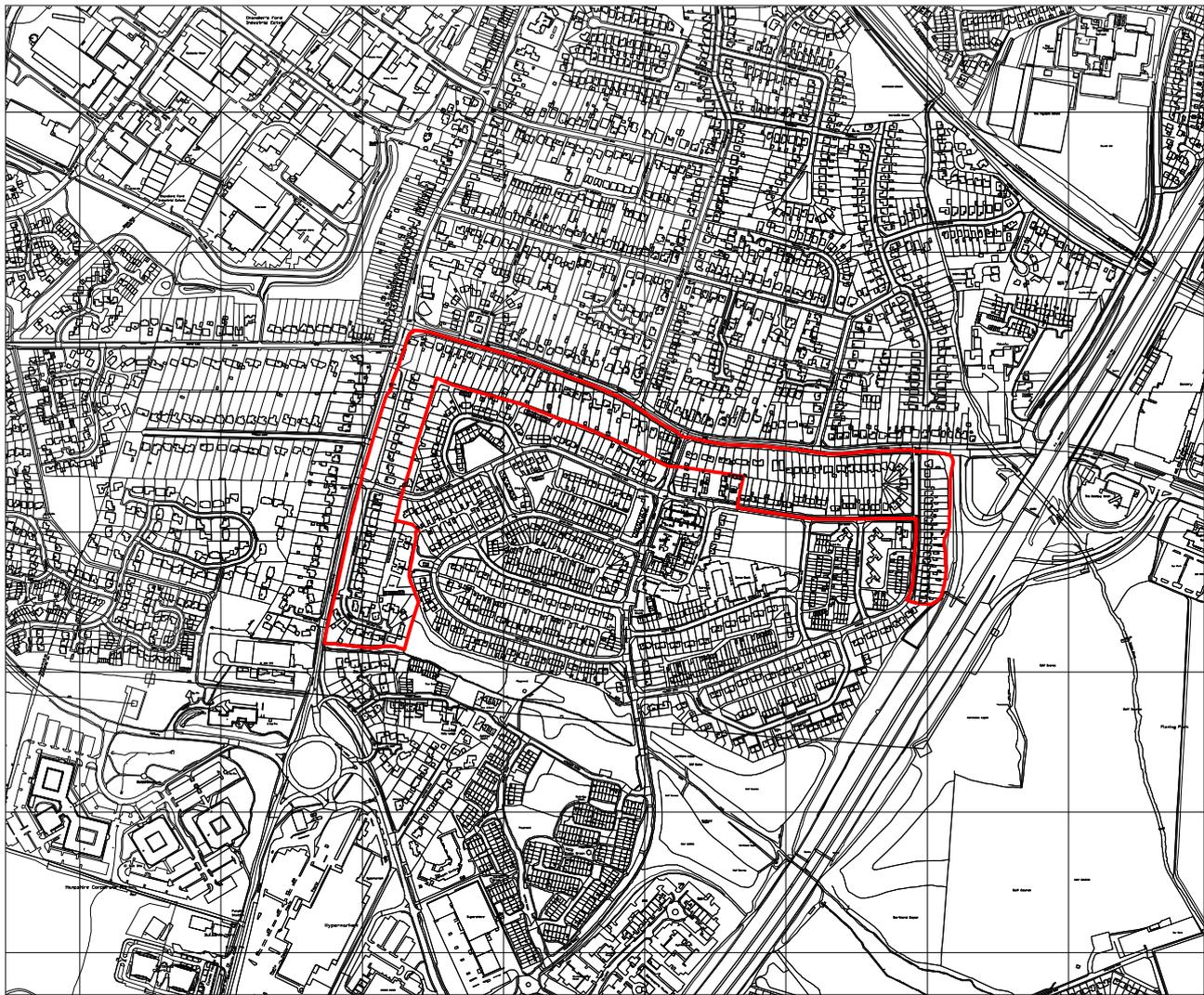
4 CHARACTER AREA APPRAISALS



GUIDANCE

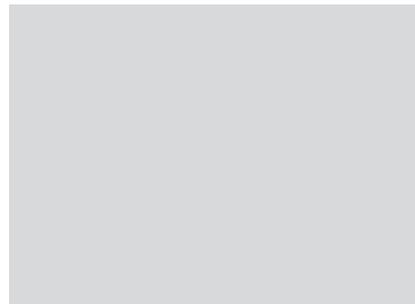
- Retain/reinforce the open green spaces between buildings.
- Maintain the importance of the park/playground and the associated semi-mature/mature broadleaved tree planting.
- Minimise the requirement for on-street parking in new development.

CHARACTER AREA: ELAC 25	
NEIGHBOURHOOD	
General description	Type H. 1960s/1970s estate on the south western edge of Eastleigh, immediately west of the M3. Fair/poor condition.
Route structure	Loops/cul-de-sacs.
Landform	Undulating.
Non-residential uses	None.
STREETS/SQUARES	
Special features	Open green spaces between buildings.
Tree cover	Apparent - semi-mature/mature broadleaved in park.
Spatial enclosure	>5:1. Fragmented.
Nodes/landmarks/views	Park/woodland/playground with filtered views north over Chandler's Ford (- - - ➔).
Parking	Prominent - on-street.
Traffic	Apparent - motor car.
PLOTS	
Dimensions	Widths: 5-6m. Depths: 22-27m.
Position of building within plot	Terraced. Front-on/skewed/side-on. Setback: 9-11m.
Plot boundaries	Fences/hedges.
Parking	Insignificant.
Planting	Apparent - hedges/mixed ornamental.
BUILDINGS	
Period/type	1960s/1970s terraces.
Storey height	2.
Façade/roof form	Regular/irregular façades. Gabled roofs.
Facing materials	Brick/render walls. Tile roofs.
OTHER FEATURES	
Strength of character: strong.	



Character Area: ELAC 26

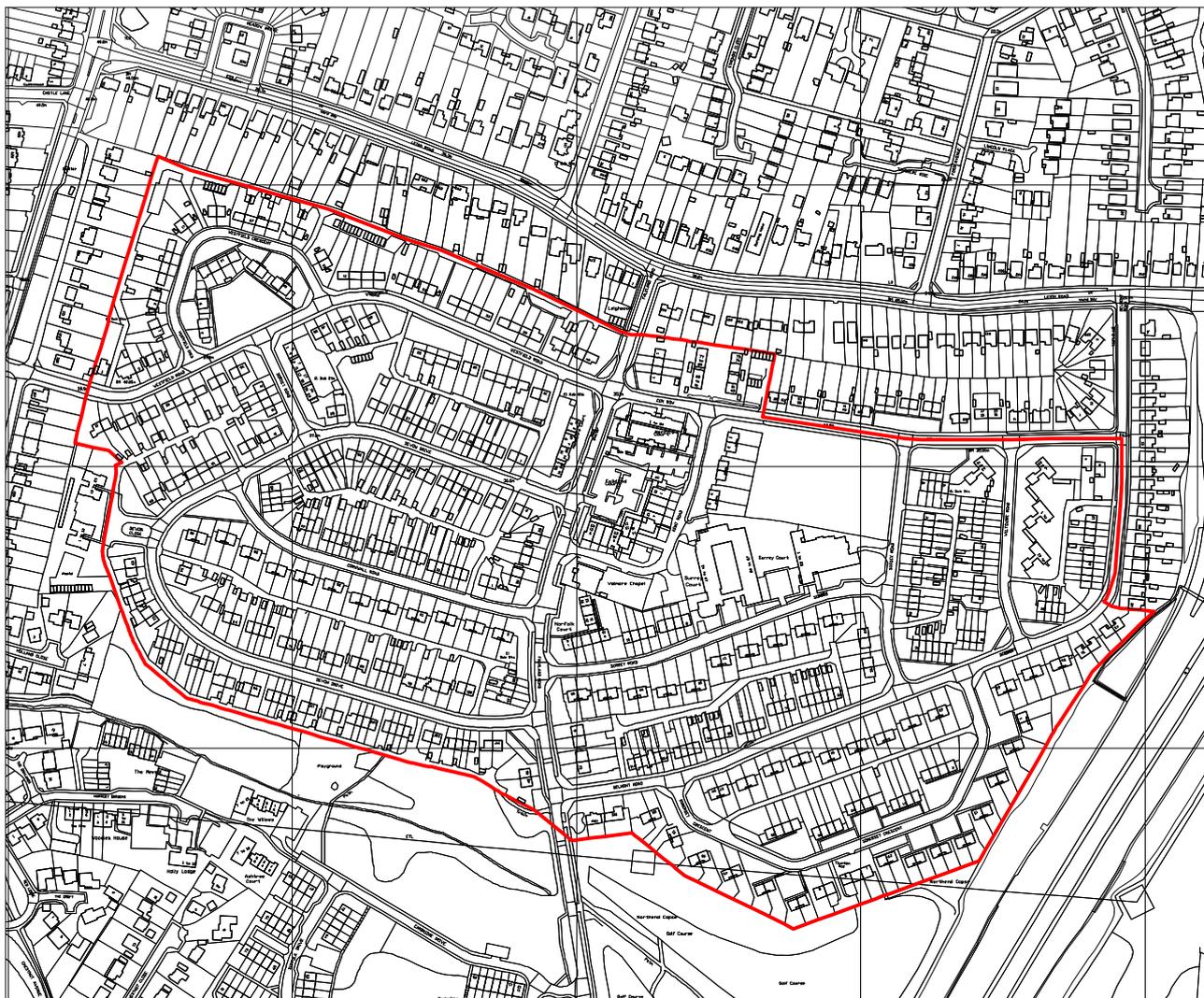
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GUIDANCE

- Retain the grass verges/islands and associated semi-mature broadleaved planting.
- Maintain the predominant plot widths and continuity in building line along the B3043.
- Mitigate the effects of the heavy vehicular traffic on A335 and B3043 in new development using measures such as boundary planting, set backs, transition spaces and orientation of internal spaces.

CHARACTER AREA: ELAC 26	
NEIGHBOURHOOD	
General description	Type E. Inter-war to 1980s linear development in west Eastleigh along the A335 (Leigh Road) and B3043 (Bournemouth Road). Fair condition.
Route structure	Main thoroughfare/loop.
Landform	Plots slope down to road along A335.
Non-residential uses	None.
STREETS/SQUARES	
Special features	Grass verges along A335. Planted island along the eastern edge of B3043.
Tree cover	Prominent - semi-mature broadleaved on verges and planting strip.
Spatial enclosure	>5:1.
Nodes/landmarks/views	None.
Parking	Insignificant.
Traffic	Prominent - motor car/goods vehicle.
PLOTS	
Dimensions	Widths: 10-15m (A335), 14-15m (B3043). Depths: 36-56m (A335) 40-44m (B3043).
Position of building within plot	Detached. Front-on. Setback: 3-24m (A335), 6-8m (B3043).
Plot boundaries	Brick walls/fences/hedges.
Parking	Apparent.
Planting	Apparent - coniferous/semi-mature broadleaved/mixed ornamental.
BUILDINGS	
Period/type	Inter-war to 1980s 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.	



Character Area: ELAC 27

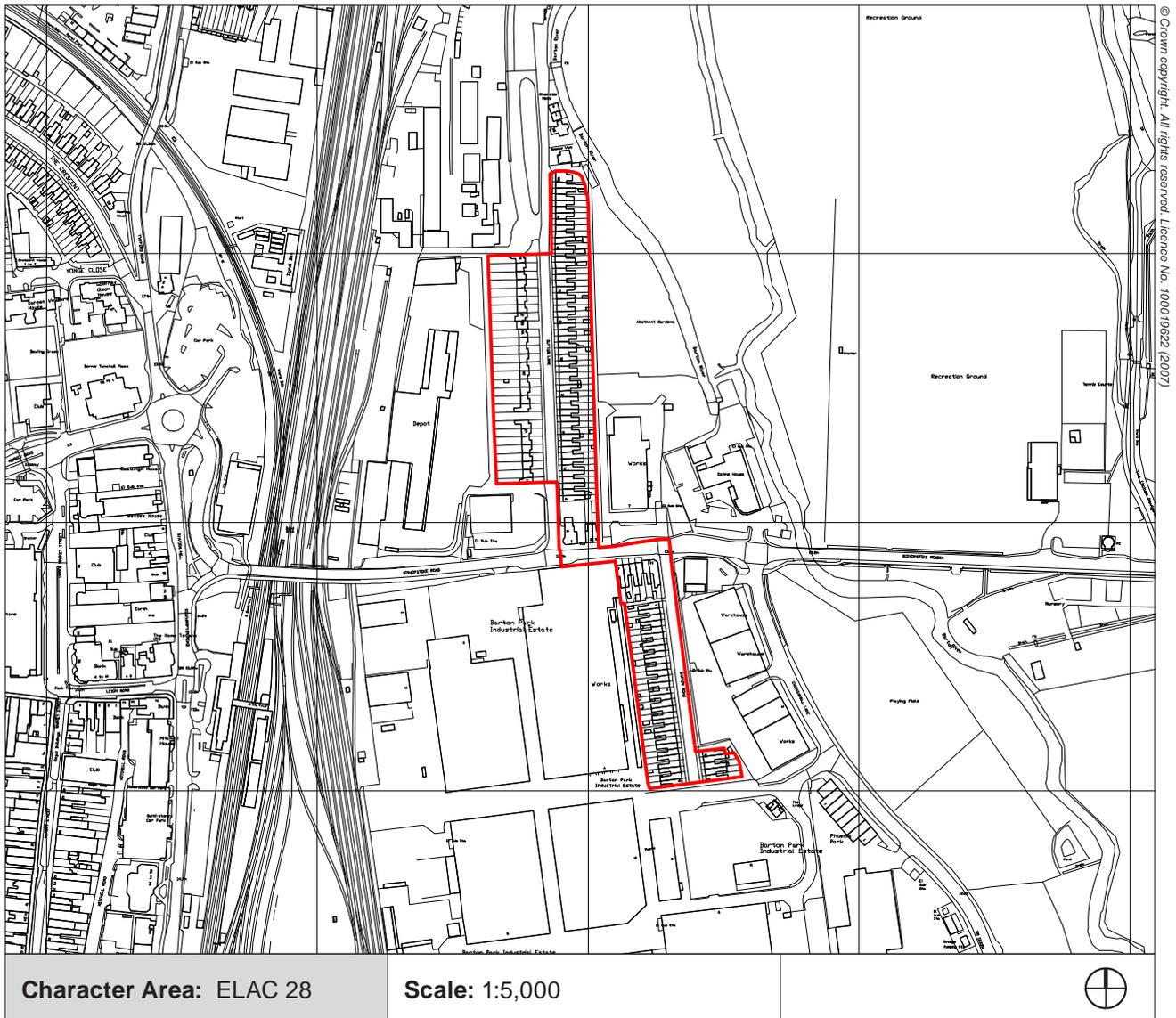
Scale: 1:5,000



GUIDANCE

- Retain/reinforce the semi-mature broadleaved tree planting.
- Maintain a uniformity in building heights within each street.

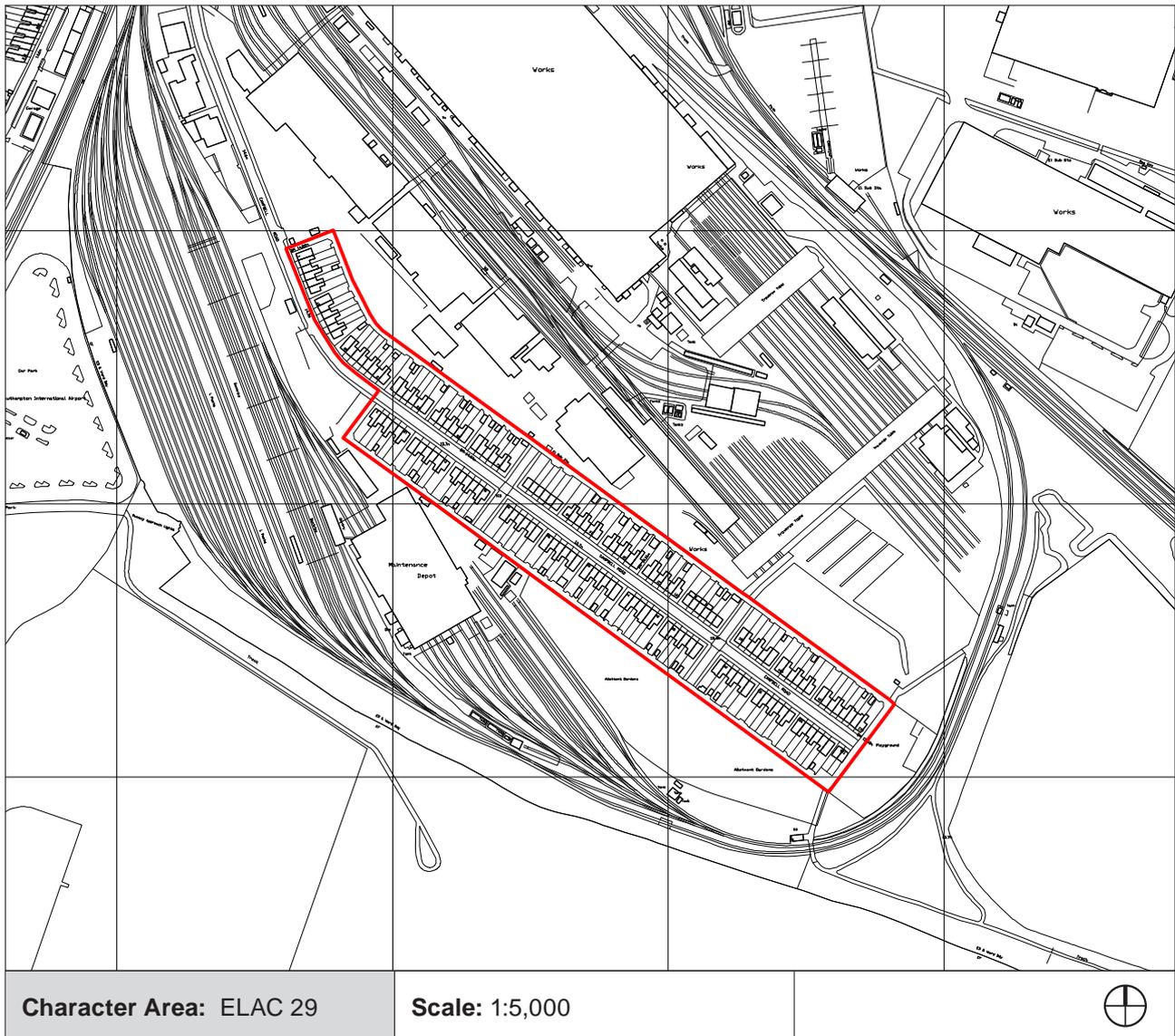
CHARACTER AREA: ELAC 27	
NEIGHBOURHOOD	
General description	Type G. Large inter-war/immediate post-war estate in west Eastleigh, immediately west of the M3, off Falkland Road. Fair/poor condition.
Route structure	Interconnected network/loops.
Landform	Flat.
Non-residential uses	Mixed-use development around Falkland Court.
STREETS/SQUARES	
Special features	None.
Tree cover	Apparent - semi-mature broadleaved.
Spatial enclosure	>5:1.
Nodes/landmarks/views	None.
Parking	Apparent - on-street.
Traffic	Apparent - motor car.
PLOTS	
Dimensions	Widths: 4-11m. Depths: 25-43m.
Position of building within plot	Terraced/semi-detached. Front-on/skewed/side-on. Setback:: 6-15m.
Plot boundaries	Open/fences/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	Brick walls. Tile roofs.
OTHER FEATURES	
<p>Recent development of courtyard blocks adjacent to Velmore Chapel. Redevelopment proposals currently being considered for this area.</p> <p>Strength of character: weak.</p>	



GUIDANCE

- Minimise the requirement for on-street parking in new development.
- Maintain the predominant narrow plot widths and continuity in building line.
- Maintain the predominant deeper building setbacks to the west of Dutton Lane in order to retain/reinforce the existing levels of on-plot planting.
- Ensure that the form of new development relates effectively with the gabled-end frontages prominent in existing development.

CHARACTER AREA: ELAC 28	
NEIGHBOURHOOD	
General description	Type C. Victorian/Edwardian development immediately east of Eastleigh centre, off Barton Road and Dutton Lane. Fair 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.
Nodes/landmarks/views	None.
Parking	Prominent - on-street.
Traffic	Insignificant.
PLOTS	
Dimensions	Widths: 5-6m. Depths: 27m, 36m.
Position of building within plot	Terraced. Front-on. Setback:: 2-3m, 9m.
Plot boundaries	Brick walls/fences/hedges.
Parking	Apparent.
Planting	Prominent - coniferous/semi-mature broadleaved/mixed ornamental.
BUILDINGS	
Period/type	Victorian to inter-war terraces.
Storey height	2.
Façade/roof form	Regular facades. Gable-end frontages. Gabled roofs.
Facing materials	Brick/render walls. Tile/slate roofs.
OTHER FEATURES	
Strength of character: strong.	



GUIDANCE

- The area is subject to policy 184.LB from the Eastleigh Borough Local Plan (2nd Deposit) 2001-2011 which states:
 - In order to protect the special character of Campbell Road, development, including extensions, will not be permitted unless the size, scale and architectural style, materials proposed and detailing closely reflect that of the existing development.
- In addition to this policy, it is recommended that the predominant narrow plot widths and shallow building setbacks are maintained and that the requirement for on-street parking in new development is minimised.

CHARACTER AREA: ELAC 29	
NEIGHBOURHOOD	
General description	Type C. Campbell Road Special Policy Area. Victorian/Edwardian development on the south eastern edge of Eastleigh. Fair condition.
Route structure	Cul-de-sac.
Landform	Flat.
Non-residential uses	None.
STREETS/SQUARES	
Special features	None.
Tree cover	Apparent - semi-mature broadleaved set in brick paviers.
Spatial enclosure	4-5:1.
Nodes/landmarks/views	Small park/LEAP at northern end of street.
Parking	Significant - on-street.
Traffic	Insignificant.
PLOTS	
Dimensions	Widths: 5m. Depths: 30m.
Position of building within plot	Terraced. Front-on. Setback:: 3m.
Plot boundaries	Fences.
Parking	Insignificant.
Planting	Apparent - mixed ornamental.
BUILDINGS	
Period/type	1909 terraces. 'Cottage' style.
Storey height	2.
Façade/roof form	Regular facades. Gable end frontages. Gabled roofs.
Facing materials	Brick walls. Tile roofs.
OTHER FEATURES	
<p>Unique identity of street provided by location between railway sidings, linear form and uniformity of character.</p> <p>Street only accessible via small bridge leading from Southampton Road.</p> <p>Recent environmental improvements, including planting, brick paving and bollards.</p> <p>Strength of character: strong.</p>	

CHARACTER AREA	SUMMARY DESCRIPTION
ELAC 30	1970s/80s detached development on loops and multi-headed cul-de-sacs on the north western edge of Eastleigh.
ELAC 31	1970s/80s terraced/semi-detached development on multi-headed cul-de-sacs on the north western edge of Eastleigh.
ELAC 32	1970s/80s detached development on multi-headed loops and multi-headed cul-de-sacs on the northern edge of Eastleigh.
ELAC 33	1960s/70s semi-detached development on a loop in north Eastleigh.
ELAC 34	1990s to present day detached (multi-family) development on cul-de-sacs in north Eastleigh.
ELAC 35	1990s to present day terraced/detached (multi-family) development on a local thoroughfare and cul-de-sacs to the west of Eastleigh centre.
ELAC 36	Recent terraced development on a local thoroughfare/cul-de-sacs to the west of Eastleigh centre. Large crescent.
ELAC 37	1960s to present day terraced/detached (multi-family)/detached development on multi-headed cul-de-sacs on the western edge of Eastleigh.

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

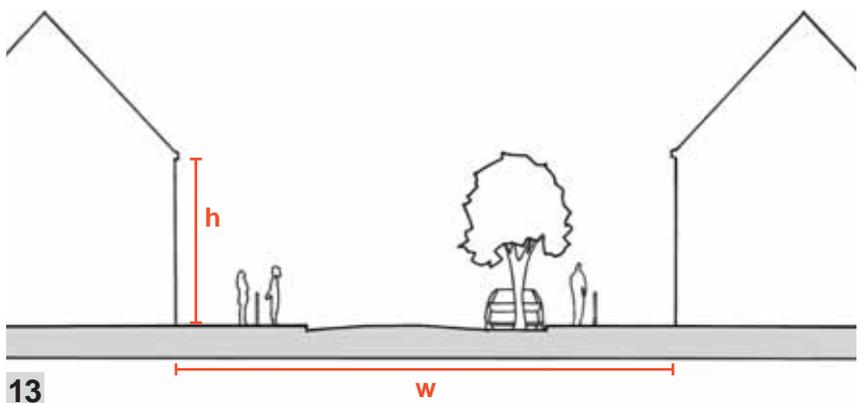
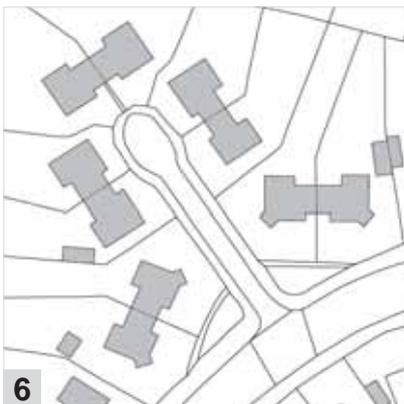
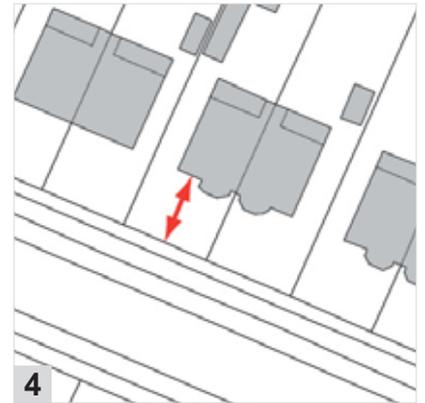
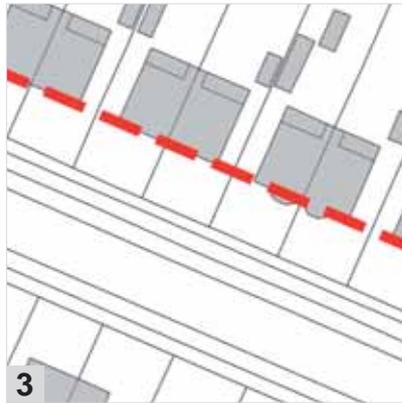
Paths

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		Island		Planting strip			
Section dimensions (width : height)	Verge		Stone		Other			
Key element	Concrete		slab		Other			
Surface materials	in situ		paver		Other			
	coloured top dressing		sett					
Predominant tree species	Lime	Oak	Ash	Horse chestnut	Coniferous	Other		
Plots	Front-on		Side-on		Skewed			
Orientation of building	Front		Side		Rear			
Orientation of vehicular access	Building (no set-back)		Wall		Hedge/trees			
Frontage treatment	brick stone, ashlar dry stone		picket hit and miss close board metal/wire chain link		Open			
Planting type	Mixed ornamental		Parkland		Urban fallow (mixed escapes and natives)			
Predominant tree species	Lime	Oak	Ash		Coniferous			
Buildings	Pre-Victorian		Victorian		1970s to date			
Details/style	1 storey		1 and a half		2 and a half			
Storey height	Front		Side		Rear			
Orientation of access	Dormer		Gabled		Hipped			
Roof form	Regular		Wall		Irregular			
Façade	brick		tile		Other			
Facing materials	stone		slate		Other			
	timber frame		lead		Other			
	render		felt/membrane		Other			
	profile metal		corrugated sheet		Other			
	metal/glass		profile metal		Other			
	other		other		Other			
Activities	Pedestrian		Bicycle		Motor car/motor cycle			
Movement	On street		Individual plot		Group, small			
Parking					Goods vehicles			
					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					
Insufficient					
Condition					
State of repair					
		Extent		Change of use relative to 'original intended'	
		<i>widespread</i>		<i>widespread</i>	
		<i>localized</i>		<i>localized</i>	
		<i>minimal</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.



ANNEX D SPECIAL POLICY AREAS AVIARY ESTATE, EASTLEIGH SPECIAL POLICY AREA (ELAC 24)

INTRODUCTION

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

The Aviary Estate Special Policy Area is protected by Policy 183.LB of the Eastleigh Borough Local Plan Review 2001-2011. This policy seeks to protect the distinctive character of the estate from inappropriate extensions or by the development of key open spaces.

183.LB In order to protect the special character of the Aviary Estate (as shown on the Proposals Map) development, including extensions, will not be permitted unless the following criteria are met:

- i) **the size, scale, architectural style, materials and detailing of any proposals closely reflect the character of the existing development, and,**
- ii) **the open spaces identified on the Proposals Map are retained and their settings are not adversely affected.**

AVIARY ESTATE, EASTLEIGH

2. The Aviary Estate is a former inter-war council estate, adjacent to Fleming Park, Chestnut Avenue and Passfield Avenue. The estate is

unique because of its layout, inclusion of public open space, and minimal modification. The properties on the estate are a mixture of terraced and semi-detached properties, mainly red brick and some rendered. Detached bungalows are also typical. The properties are well maintained on the whole, and there are very few extensions to the frontage of properties. The unique and distinctive character of the estate is attributed to the layout of properties within well treed streetscenes or central treed greens. Although the dwellings themselves have a certain degree of uniformity, some of the designs are unusual.

Robin Square

3. Robin Square has a central treed green with rendered, hipped roofed, semi-detached properties. These properties have low walled front gardens and large plots to the rear. The Square would benefit from more planting.

Top of Nightingale Avenue

4. This end of Nightingale Avenue is at the top of a slope with access onto Chestnut Avenue. The properties are well maintained with low walled and mature hedged front gardens. The properties are red brick terraced with a mixture of frontages with monopitched roofs. The Avenue may benefit from some planting.

Sparrow Square

5. This Square has a large central green surrounded by red brick terraced, and semi-detached properties. Some of the semi-detached properties are an unusual design with no upper floor windows on the front elevation.

Nightingale Avenue

6. This central part of Nightingale Avenue is a curved street with a small green off centre. There are no trees on paved areas. The dwellings are a combination of terraced and semi-detached red brick properties which are generally well maintained. The appearance of the curved street is emphasised by graduated building lines to some of the properties. These properties have front gardens with low walls or mature hedging.

Dovedale

7. Dovedale is quite unique to the rest of the estate. This cul-de-sac is on a steep slope with properties to one side only, and mature trees with a small green at the other. The properties have cat slide roofs and are pebbledash render, with low walls or mature hedging to their front gardens, giving an open aspect.

Woodpecker Way

8. Woodpecker Way presents a curved street elevation with a mixture of large semi-detached and terraced properties. Most are red brick, although there are some sets of rendered properties. This part of the estate has a steep topography and from higher vantage points there are views over Eastleigh towards the Itchen Valley.

Linnet Square

9. This square is on a slope with a well treed green to the centre, facing 'Nightingale Avenue'. This green is surrounded by red brick semi-detached properties with hipped roofs and low walled front gardens. The Square is well planted with trees.

Greenfinch Close

10. This close has a very large green to its centre and terraced/semi detached properties are scattered around the edge. The properties are well maintained red brick properties with low walled or mature hedged front gardens.

Raven Square

11. Raven Square is set back off Nightingale Avenue. This green has mature trees to the front of the main road. The dwellings facing the square are either semi-detached or terraced, rendered with hipped roofs.

Jackdaw Rise

12. Jackdaw Rise, the road opposite Raven Square, is a compact sloping street with red brick semi-detached properties. These properties are in large plots, with hedged/low walled front gardens and mature planting.

Bottom of Nightingale Avenue and Heron Square

13. This is a focal part of the estate, as it has an unusual set of buildings and marks the gateway into the estate off Passfield Avenue. St Francis Church is a low-rise modern church building on the green with properties and mature trees behind. The site of the former Beatrice Royal Art Gallery sits on the opposite corner. Slightly further down is the shopping parade containing half a dozen local shops. This part of Nightingale Avenue is characterised by rendered terraced properties with low walled gardens. There are views down to Fleming Park and some trees/planting could enhance the appearance of the street.

Falcon Square

14. This square has an unusual and distinctive character, with central green area, small rendered bungalows to its centre and rendered terraced houses around its edge. Some of the properties are in need of maintenance and the grassed area would benefit from some planting and enhancement.

Kestrel Road

15. Kestrel Road differs from many roads in the estate, in that it is a generally linear road with a uniform streetscene and buildings. The streetscene is characterised by a mixture of terraced and semi-detached red brick properties, fronting onto a grass verge, but with no planting on the verge. Mature hedges or low walls front the gardens of the properties. The top of Kestrel Road contains semi-detached properties in the corner with mature trees behind.

Curlew Square

16. The houses are semi-detached, rendered and brick with hipped roofs, with a central treed green. This road is located at the lower end of Kestrel Road.

Swallow Square

17. This is situated on the corner of Kestrel Road. This small square has large semi-detached properties around a central green. This is set back and continues the full length of the top end of the road, with larger, distinctive red brick properties with mature trees behind.

Kingfisher Road

18. This road has a very enclosed feel with mature trees and planting to one side and semi-detached red brick properties in large plots to the other. The front gardens are enclosed with mature hedges. The properties are generally well maintained and most have off road parking.

CONCLUSIONS

19. The Special Policy Area boundaries are clearly defined due to the uniform street pattern and estate layout. Its central greens and plentiful open space make it distinctive urban landscape, typical of inter-war estates which in many cases have been altered over the years. Its appearance is enhanced by the generally well maintained properties.

The open spaces as well as the buildings of the estate make an important contribution to its character. The Council is committed to protecting the green spaces within the urban areas of the Borough that make a positive contribution to these areas. They should be retained, protected from development and, where appropriate, enhanced and are protected by Policy 58.BE of the Eastleigh Borough Local Plan Review.

CAMPBELL ROAD, EASTLEIGH

SPECIAL POLICY AREA (ELAC 29)

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

Campbell Road, Eastleigh is protected by Policy 184.LB of the Eastleigh Borough Local Plan Review 2001 – 2011. This policy seeks to protect the distinctive character of the Road from inappropriate development that may materially alter the unique character of the area.

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

2. Campbell Road was built in 1909 as part of the further expansion of the town, when the locomotive works at Nine Elms were transferred to Eastleigh. The 'London & South Western Railway' commissioned a linear row of worker houses that were constructed by Bishopstoke builder 'W.H. Whitehead' in a 'cottage' architectural style. A railway line ran down the centre of the road to move the builders' supplies for the construction of the houses and to the works and shed. These workers houses were located in a unique location between the new locomotive

shed and the running shed. The street was named Campbell Road after the chairman of the railway from 1899 to 1904 'Lieutenant Colonel the Honourable H.W. Campbell'. (Information taken from the book 'Eastleigh: A Railway Town' by Kevin Robertson).

3. Today the original design and layout of Campbell Road remains. A century after construction, the road is still detached from the main part of Eastleigh and can only be accessed from Southampton Road, via a small bridge. Set apart from the rest of the residential area of central Eastleigh, the road's separation, linear form and uniformity give it its unique identity. The architectural 'cottage' style remains and the extensions that have been permitted are in keeping with the local character.
4. In terms of its layout, Campbell Road curves at the top of the railway bridge and opens out into a single street of residential properties. The appearance of these properties is quite uniform and the linear layout of the road emphasises this uniformity. The street can be divided into three clear sections. At the top of the road there is a single line of properties, which looks onto the railway works. Further down the road where the road straightens there are two further sections that lead down to a park and play area at the bottom. Due to the generally unaltered state of the road, there are no garages, so the only permitted parking is on street. The area has recently benefited from environmental improvements.
5. The properties are terraced red brick with gable roofs, although there are slight variations in these designs in different sections of the road. The top of Campbell Road is characterised

by single canopies over the front door only and no facing gables. In the middle and lower sections of Campbell Road the properties exhibit facing gables with single gable canopies on the ground floor. All the properties along Campbell Road have small front gardens with low fencing and on-street car parking. Recent environmental improvement schemes in the area have led to planting along part of the road set in a brick pavior edging with bollards. The properties and gardens are generally well maintained along the entire road.

6. At the top of Campbell Road there is a small 'kickabout' football area and a 'Local Equipped Area of Play', enclosed with 6m high iron fencing. The park is quite stark and may benefit from more planting and environmental improvements to improve the amenity of the area and views from the top of the road through to the bottom. There is also a small area of allotments (approximately 1 hectare) to the south of Campbell Road, no doubt created to serve the railway working community.
8. The recent environmental improvements have enhanced the local area. Allied to this, a resident's parking scheme and the protection afforded by the designation of a Special Policy Area, provides sufficient protection and recognition of the special qualities of Campbell Road.

CONCLUSIONS

7. The unusual location of these former railway workers dwellings, their history, and their setting, warrant the continued designation of Campbell Road as a Special Policy Area. Many of the original features of the properties and the layout of the road dating back to 1909 remain unaltered. Its separation from the rest of Eastleigh gives Campbell Road a unique identity. It is for this reason that the Borough Council wishes to preserve the attractive character of the Road.

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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