

## Section 5 Developments Outside the Conservation Area

### 5.1 – Summary of Character Descriptions (Map 5.1)

#### Introduction

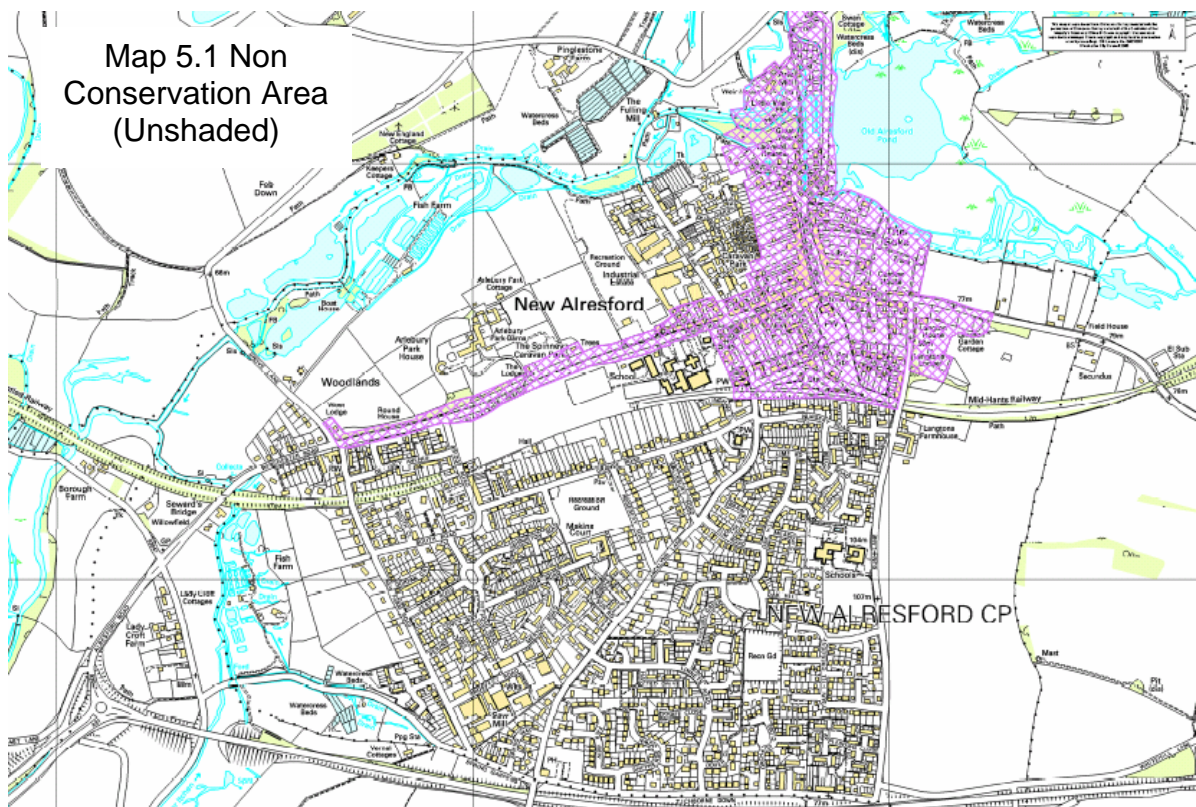
In this section there are three main sectors, Jacklyns Lane, West of Jacklyns Lane and East of Jacklyns Lane, within which there are a variety of character areas. Before the first World War the majority of the area was agricultural. Immediately after the war acre plots were sold to those returning from the war and townsfolk wanting to move to a healthier environment.

The first, Jacklyns Lane, is the main route to Cheriton and was developed in Edwardian times as an airy environment for people to live in. The Stratton Bates recreation ground to the west was given to the town and the area envisioned as a garden suburb.

In the area to the west, the Grange Road and Jacklyns Lane neighbourhood gives the town the green leafy roads and walkways that are the key characteristics of the area, and are emulated throughout newer developments around Alresford.

The character of the area is defined by wide, long plots, some over an acre in size, containing some imposing detached period houses as well as semi-detached and single storey properties. The houses are set back from the road by various distances with ample space for off street parking and have gardens large enough to provide sunny lawns and flower beds, natural bluebell glades and a wide variety of trees and shrubs giving a friendly habitat for flora and fauna - resulting in interesting scenery, and views of the downs to the north beyond, which passers by enjoy. Within this setting there are also some developments, originally built as social housing, and two small 1960's developments, both of which retain the sense of space and tree cover that characterises the area.

Those present at the workshops highly valued these views and felt the period houses, hedged frontages, and planted trees and shrubs enhanced the view and provided a windbreak and attractive backdrop that softens the profile of the buildings and hides school buildings behind the houses. The most appreciated feature of the area looking across from Rosebery Road and the Stratton Bates Recreation Ground is that building height does not obscure the view of the downs. The least appreciated was parked cars and the danger they cause.



To the east are newer developments. They are open plan with predominantly grass verged footpaths, and small areas where more important original tree cover has been retained. They mirror the garden suburb approach, with planted trees, grass verges and green communal areas, one of which, Benenden Green and Sunhill Recreation Ground afford walkers beautiful views of the town and surrounding down lands. There is also a network of footpaths traversing the developments from which there are extensive views.

The developments tend to mirror the decades they were built in, for example, 1960's square design of Nursery Road with wide open plan frontages and silver birches, and the 1960's oblique roof design properties in Sunhill and just off Tichborne Down. The late 20<sup>th</sup> century mock Edwardian properties off Nursery Road and 1980's cottage style properties off Tichborne Down and at Langtons Court – the latter style of which was the most popular with people attending the seminars. The bulk of the properties in this area is very mixed.

The original character descriptions and the factors people valued most are held at the NATC Office. These are incorporated in the character descriptions in Section 5.4, and a summary of the questionnaire responses can be found in Appendix A.

### 5.1.1 The Open Plan Character of the Developments

All the private developments described are open plan and this gives clear views round corners to drivers and a feel of spaciousness. Builders re-enforced this by issuing restrictive covenants and these have been maintained by custom and practise.

### 5.1.2 Roads

Roads are adopted and have tarmac footpaths and curbs, many have grass verges and trees planted providing a leafy setting for walkers and wildlife alike.

The Grange Road to Nursery Road area, Bridge Road and The Avenue are tree lined.

In New Farm Road and South Road there are no trees in the road only in private gardens.

The school side of the Avenue is owned by the Town Trustees (see Section 2.3).

### 5.1.3 Open Spaces (Map 5.2)

There are well-used open space areas throughout the town as mentioned in the character descriptions.

These are:

To the west of Jacklyns Lane

- at Makins Court, around the bungalows and flats between Makins Court and Jacklyns Lane and in Jacklyns Lane.
- The copse behind Grange Road,
- the hill between St Gregory's and The Carpenters,
- the school playing field,
- Sunhill Recreation Ground
- the Windsor Road roundabout
- to the west of New Farm Road,
- to the north of the Winchester Road and The Avenue.
- Nicholson Place
- De Lucy Avenue

To the east of Jacklyns Lane

- Benenden Green,
- Linnets Road,
- Oak Hill, Beech Road and Nursery Road.
- Orchard Close
- The copses along Tichborne Down and the A31 by-pass

North of the Conservation Area

- The Millennium Trail
- The footpaths along the river

Where hedged, there is a mixture of hawthorn, elder, sloe and other indigenous shrubs and trees.

### 5.1.4 Footpath Network

Most developments are linked by a system of footpaths. Many of these traverse across the different developments and the Prospect Road industrial area giving a feel of integration rather than of separateness to those living there.

They provide a safe walkway from the south to the north of the town and some provide magnificent views of the surrounding area, however some are becoming overgrown and the system could be developed to provide even better access.

Beech Road -A footpath goes from here to Chiltern Court, which provides accommodation for the elderly and then to Benenden Green. This has its' own small grassed area leading to the footpath links where residents walk their dogs and play with

MAP 5.2 Open Spaces



Typical footpath network

their children. To the east is a footpath link eventually leading to Sunhill and to the south west the footpaths are a link from Whitton Hill to Russet Close and from Hasted Drive and Linnets Road to Fairview.

### 5.1.5 Bulk of Buildings

Single storey buildings pre-dominate large parts of the area (Character Areas J, K, M1, M3, O1, O2, P1, P2, T1 See Section 5.3).

Properties in other areas are predominantly two storey and some of the properties in Ellingham Close are three storey.

Ground levels of properties are at a natural level and the footprints are square or oblong.

The pattern of the majority of the older buildings is 1920's-1930's, Edwardian and art deco, with cottage style predominating for the newer properties.

### 5.1.6 Infrastructure

Although not a design issue brief mention has to be made of pressure upon the town's infrastructure new development will have. This has been a major concern to residents during the consultation process.

The town is served by:

- Two recreation grounds
- A Community Secondary School specialising in sports in The Avenue.
- Arlebury Park with tennis courts, football pitch, Skateboard Park, and social club.
- Four churches (two inside the -conservation area).
- The Community Centre (normally fully booked several months in advance).
- Sun Hill Infants and Junior Schools in Sun Lane. Both primary schools have in the past had problems accommodating large influxes as they do not have the permanent building capacity for this,
- The Medical Practice
- The Medical Practice, (housed in the purpose built Medical Centre in Station Road) also serves some surrounding villages. It often takes several days to get an appointment and is always busy.
- Four sheltered housing developments and bungalows built especially for the elderly.
- Two industrial parks:
  1. Prospect Road, 1950 – 70's build and set in-between Jacklyns' Lane and New Farm Road.
  2. The Dean – immediate post-war build near the old gas works site and within the tourist walk areas. Also surrounded by a complete mix of residential properties.



St Gregory's Catholic Church

## 5.2 Building Guidelines & Design Recommendations

In this section the Design Statement is looking at recommendations. These relate to DP3 in the Winchester District Local Plan. Where applicable Listed Building Policies also apply. Where suitable there is a brief summary of the problem the recommendation is addressing. The detailed Character Descriptions for developments can be found in Section 5.4.

### General and New Developments:–

#### NC.1 Plots

These recommendations relate to Character Descriptions for the non Conservation Area. (this section after the guidance notes). The character of some areas depend upon properties being set back or set at an angle; the character of some of the existing properties is significant because of their relationship with the twentieth century history of the town, and that the space between properties give glimpses of wildlife and distant views for passers by.

#### Guidance:

(WDPL R Ref: DP1- DP6, HE4 – HE8, HE13 – 16, H3, H5, H8, SF1 – 7 apply)

- The positioning of the footprint of new development, and extensions should respect how buildings relate to one another and to public spaces in the neighbourhood. Properties should be generally in line with the original property and be typical for the area.
- Proposals for any new property, garage or extension should be well built in quality materials that reflect the characteristics of buildings, verges and footpaths.
- As visitors to the centre of Alresford often enter via the residential areas care should be taken to ensure any new development maintains and enhances the character of the setting in which it is to be built.
- The area surrounding Alresford is very beautiful; modern design is not excluded but visually intrusive or environmentally damaging design should be avoided.



- *All proposals should allow sufficient space for tree and shrub cover to maintain wildlife habitat and to provide wind protection.*
- *When proposing new developments the developer should take the opportunity to protect the visual landscape by ensuring significant arts and craft style, Edwardian and older properties stay in place and are converted, for example into flats, and new build is preferably located behind with green areas; thus protecting the green leafy character of the area, with natural tree cover and boundaries kept wherever possible, giving the public access to them, for example by adding to the public footpath network if feasible.*

## **NC.2 Building Materials Walls and Extensions**

The character description summaries at the end of this section (Section 5) and fuller information held at NATC, available as an appendix to this document describe brickwork that has been used.

### **Guidance:**

(WDPL R Ref: DP3, DP4, HE5 – HE9 apply)

- *The wall coating, the brickwork of extensions and the colour of mortar should match the host building.*
- *Materials should be chosen that blend in with the surrounding properties when new developments are considered.*
- *Extremes of colour with brick or paintwork should be avoided.*
- *Extensions at the end of terraces should be stepped back.*
- *Extensions should not be designed or be so large as to make semi detached houses look like a terrace. Or a terrace a monolithic block.*
- *Traditional knapped flint, Hampshire decorative brickwork and hipped roofs are encouraged at the initial design stage.*
- *In areas influenced by Edwardian houses a continuance of this design should be encouraged (Section 5.2 and 5.4 and Appendix A).*

## **NC.3 Building Materials Roofs**

Developments tend to have different roof tiles per development and most extension roofs were found to match host properties.

### **Guidance:**

(WDPL R Ref: DP3, HE5 – HE8 apply)

- *Tiling and guttering of extensions and repair work should match the original in colour and type.*
- *Roof size should not be a dominating feature.*
- *Tiled roof porches should reflect the form, pitch and tile covering of the host and neighbouring properties.*
- *Flat roofs are not to be encouraged.*

## **NC. 4 Building Materials Dormer Windows. Guidance note C.4. (WDPL R Ref: DP3 applies)**

## **NC. 5 Building Materials Windows**

Some houses still have wooden painted or stained windows whilst the majority now have UPVC Windows, some in mock wood and some white.

### **Guidance:**

(WDPL R Ref: DP3, HE5, HE8 – HE12 apply)

*At the front of a building the type of glass and frame should not be changed if it will result in the property looking out of place with the host or neighbouring properties. (Guidance note C5 may apply to older buildings).*

## **NC. 6 Building Materials Doors**

Doors are generally in keeping with the host and neighbouring properties.

### **Guidance:**

(WDPL R Ref: DP3, HE5 – HE8, HE9 apply)

- *Doors should reflect the style the host building is constructed in, or blend with that style.*
- *Materials and colours should be in keeping with the materials used in the property or in surrounding properties.*

## **NC. 7 Building-Materials Porches and Porticos**

There is a variety of porches built for differing purposes most of which match the host property. *Guidance note C7. (WDPL R Ref: DP3, HE5 – HE8, HE9 apply)*

## **NC.8 Building Materials Extensions**

Owners of smaller homes sometimes find they need to increase the size of their home in order to accommodate their family. Guidance notes above relating to building materials, windows, doors, porches and space apply. (NC2-7 and C2-7 with older properties WDLPR References as above).

### NC. 9 Building Materials Garages and Parking and Positioning

Most properties have garages. These are built in the same materials as the host property. Some garage blocks require re-building.

New Alresford is badly served by public transport for commuters and families with both partners commuting therefore require a minimum of two cars and for safety, security and aesthetic reasons off road parking for two cars. (See survey responses in Appendix).

The lack of parking provision leads to ruined views, congestion and their related social problems) and the inability for vehicles to turn is dangerous and damages property. Currently one development, and the Windsor/Meryon Road and Grange Road/Bridge Road areas have inadequate off street parking.

#### Guidance:

(WDPL R Ref: DP3, HE5 – HE8 apply)

- Garages and carports should compliment the building and should not be obtrusive,
- They should be within the host property curtilage and not take light or block access for neighbouring properties.
- New development proposals are encouraged to eliminate on road parking.
- Garages are more secure than parking areas. To save space integral garages should be provided and if this is not possible parking should be provided within the curtilage of the property.
- Parking bays, if provided should allow space for the retention of trees and shrubs.
- Garages in a dilapidated state should be repaired or re-built.
- Houses should overlook any off road external parking provision for security reasons.

### NC.10 Building Materials Wooden Sheds

#### Guidance:

(WDPL R Ref: DP3, HE5, HE6 apply)

- Small wooden structures that enhance a rear garden, and do not take light from neighbouring properties may be encouraged.

### NC.11 Building Materials Green Energy

Future developments and where possible extensions to houses need to address energy saving and water conservation. Please see recommendations in C11,. (WDPL R Ref: DP6 applies)

### NC.12 Building Materials Fencing and Hedges

The majority of building sites in New Alresford are open plan design; this is important in terms of road safety and light and is covered by restrictive covenants on properties, custom and practise.

#### Guidance:

(WDPL R Ref: DP3, HE5, HE8 apply)

- Generally fences and hedges, deciduous or non-deciduous, should not be over 1.83 metres in height even when a combined wall and hedge.
- Hedges or shrubberies over 70cm height in the front garden in open plan character areas should not be encouraged.

## 5.3 Other General Guidance

### GN.1 Affordable Homes

Alresford has some recent small developments with a proportion of small properties. Social housing has been allowed as an exception to policy. These houses have found the houses too small for their needs.

#### Guidance:

(WDLPR Ref: H5 applies)

- Developments containing affordable homes should, where appropriate, provide open areas, as appropriate.
- Social housing provision should, if possible, be considered for families requiring



Social Housing - Orchard Dean

### GN.2 Disabled Access.

(WDLPR Ref: DP3 applies)

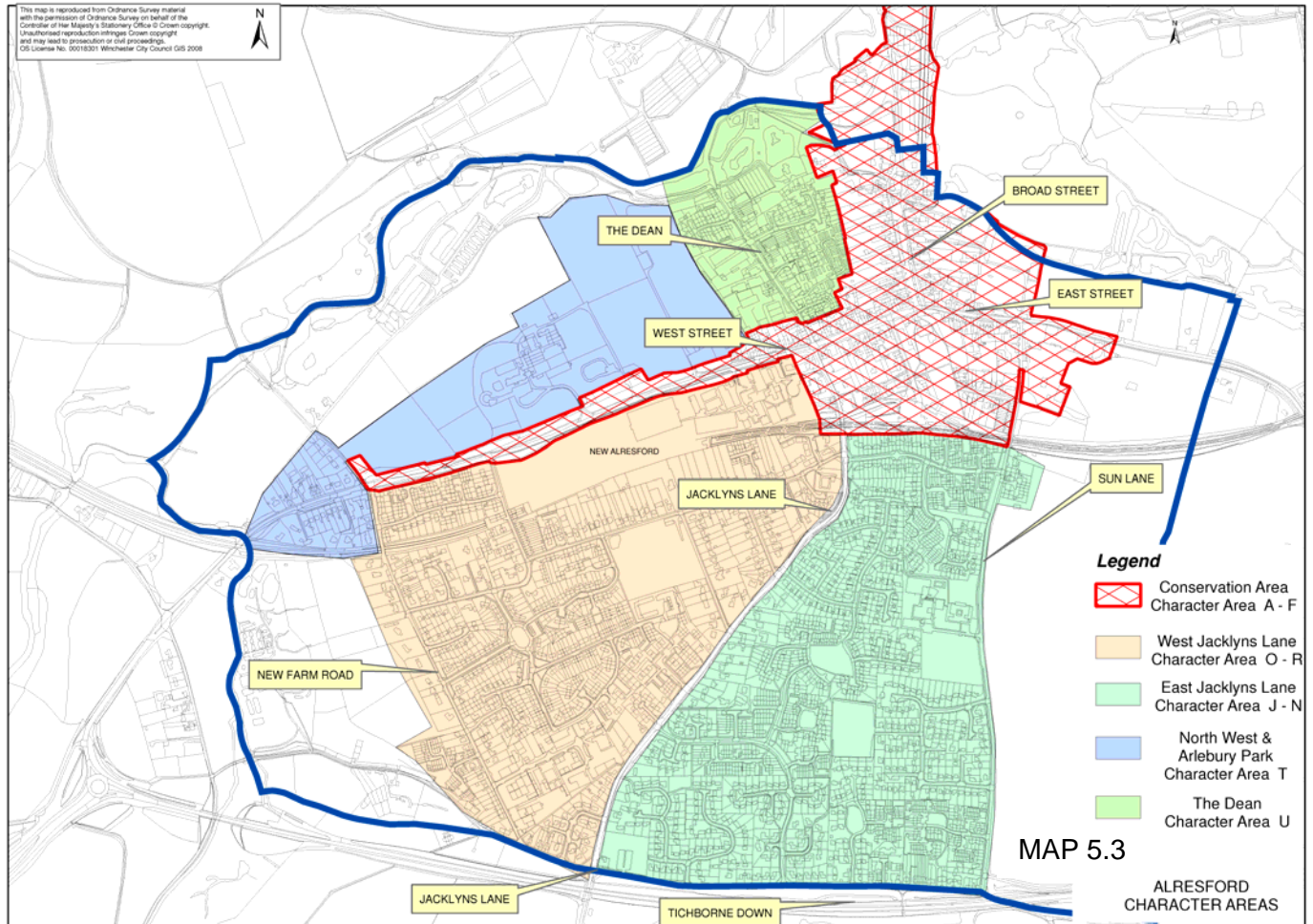
- All proposals for garages, extensions or new build should ensure the doorway, entrances and switch levels are suitable for wheelchair users.

### GN.3 Footpaths

There is a good system of footpaths linking the outlying areas, but not all areas are yet linked.

- *Guidance Note Section 3. L2 and Section 4 G3. WDLPR Ref: DP1, T8 apply)*

## 5.4 Character Areas (Map 5.3)



### 5.4.1 Character Area I - Jacklyns Lane

Summary:

Edwardian houses and bungalows set at a variety of distances from the road with their tree cover define the character of Jacklyns Lane, Grange Road and Rosebery Road. Some have been renovated retaining the original Edwardian form and features, which when combined with the display of aged limes; helps maintain the area's characteristic garden suburb appearance.

On the eastern side of Jacklyns Lane there are mainly single storey properties set at an angle to the road. Indigenous trees and shrubs have been replanted or retained, providing a home for wildlife and maintaining the character of the area. The older houses often have a rough finish coating over the brickwork with dark slate tiled roofs. There is no uniformity of roof design.

Replacement properties blend with the older properties and can be found on the south west side of Jacklyns Lane. They are set back from the road in a similar way to the original property mostly laid to grass with flower beds at the front maintaining the bright open nature of the area and ensuring views are not lost for walkers.

By the entrance to Robertson Road there is a small grassed area planted with trees, from which there are extensive views of the down land to the south and the golf course.

### 5.4.2 Character Areas J - N - East of Jacklyns Lane (Map 5.4)

#### Summary:

To the east of Jacklyns Lane are developments with predominantly single storey buildings set parallel to the highway. Most are characterised by 1960's design and are predominantly detached and well spaced giving an air of openness. Properties normally have attached or integral garages and private driveways with parking for one or two cars.

Both the Oak Hill and Sunhill area properties have larger plots with views over the old town or the downs and the 'Castles Estate', with three and four bedroom bungalows interspersed with detached houses, many with large gardens and extensive views over the golf club and the hills to the south.



The majority of developments are set into the hillside, giving a link-detached, more individual appearance and feel to terraced properties. The majority of gardens are not overlooked and have superb views of the surrounding countryside. The

MAP 5.4 South New Alresford – East of Jacklyns Lane



indigenous planted and retained trees now provide an airy setting and wildlife habitat, and soften the profile of the houses.

A sense of continuity is given because original buildings remain intermingled with the 20<sup>th</sup> century expansion of New Alresford south of the railway. Tichborne Down is characterised by the older properties interspersed with the newer estates that lead off from it. There is an Edwardian house set back from the road, Bell House (an old Victorian hospital), several older houses, and a white rendered listed house. Langtons Court, a late nineteenth century property with extensive grounds is at the other end of Sun Lane.

#### Character Area J: 1960's and 70's Style developments.

##### Summary:

The character of the developments are 1960's single and two storey properties on a hillside setting overlooking the town or countryside, with open plan frontages, giving clear views of the roadway for safety, and a feeling of spaciousness. With exception to Nursery Road, most roof apexes facing the road. The bungalows and houses have garages and off-road parking for one or two cars, small grass frontages and rear gardens often planted with flowers. There are small communal areas of grassland enhancing the spatial aspects of the developments.

The developments have grass verged footpaths planted with trees from which walkers enjoy views of the town. There is a system of well-kept tarmac footpaths linking these developments with Jacklyns Lane and Grange Road.



**Area J1:** The Nursery Road area has terraced, semi-detached and detached properties with low-pitched roofs parallel to the road, and is characterised by the wide road and long grassed frontages and private driveways. A special feature of this road is the space between the properties and the view eastwards with the open deep frontages to the houses and the tree cover and as one goes along the small communal grassed areas giving a feel of space. Arle Close and Arle Gardens (Area U) and Appledown Close have similarly designed houses and maisonettes (Area L2).

**Area J2:** In the Whitton Hill, Hasted Drive, Downgate and Linnetts Road Area the detached, semi-detached, terraced and maisonette properties have small frontages, garage and a driveway for off road parking in a hillside setting. Some properties in Downgate have wood fascia detail. Some properties have substantial rear fences and walls giving much appreciated security, and some of the terraced properties have garaging in a garage block and visitor parking bays.

#### Character Area K: The 'Sunhill' and 'Castles' developments

##### Summary:

The character of this area is defined by the oblique roof pattern of the properties, the way they are spaced and set on the south sloping hillside and the extensive views of the golf course and Tichborne Down residents enjoy from their gardens as do



passers by when walking. The backdrop of planted trees softens the harshness of 1960's design and shrubs and the grass verged pavement.

The properties are 1960's modern design, built in buff brick with toning roof tiles, and contain three and four bedroom-detached houses and bungalows with a variety of 'Sunley' design roof designs. Bungalows in the Castles estate normally have roof apexes parallel to the road, wood fascia detail above the porches and plain glass replacement UPVC windows. Many plots have quite deep frontages, a garage and driveway for off road parking.

### Character Area QL - Flats and Maisonettes:

**Area QL1:** In Tichborne Down Bell House is a sympathetically converted Victorian hospital surrounded by new terraced properties that have been designed to blend - all with parking provision.

**Area QL2:** At the South of Sun Lane, Appledown Close contains 1960's terrace and maisonette properties, most with allocated parking or garages and a grass open space with mature trees that residents use for recreational purposes.

### Character Area M: Predominantly Cottage Style Houses:

Summary:

These areas are characterised by the way the mainly two storey properties use brickwork and roof detail, and the way original mature trees extend the green leafy established feel to new build. The gardens on all three estates are often generous and planted with shrubs and flowers. All the developments have open plan frontages. In the Tichborne Down area there are four cottage style developments:

**Area M1:** The Fairview development, of three bedroom cottage style bungalows and houses built in heather brick with some painted brickwork, steeply pitched roofs and co-ordinating clay tile. The Shepherds Down development is built in good quality heather brick, with flush pointing. Both developments have good quality coloured clay tiled roofs at a 40-degree pitch, a porch and double garage (the majority with brown chevron garage doors). The windows are stained or painted wood.

**Area M2:** Orchard Close is built on gently rising ground and features similar houses with a double or single garage and private driveways. Some are rendered above the band course, and a variety of coloured tiles are used for the roofs and the matching tile hung porch. Half way up the incline is a large grassed area with shrubs where residents play with their dogs and children. On its western side there is a line of mature trees. Most have close-board fenced or brick rear walls giving much appreciated security, and gardens with have uninterrupted views of the golf course and woodland to the south.

**Area M3:** Benenden Green is an estate of mixed mainly Hampshire cottage style houses and bungalows, all with front gardens. The properties are built around and from the green and are stepped to make the most of the hillside setting. There is provision for parking for all properties.

A feature of the development is the Green with its far-reaching beautiful views over the town, which are highly valued as an area to walk across and enjoy.

**Area M4:** In Sun Lane, Langtons Court is an attractive development of stepped courtyard townhouses. The houses extended clay tile roofs to create a porch. They are red brick and have a dark grey diaper. There is a decorative brick windowsill course and a staggered roofline. The roofs have dormer windows. There are private parking spaces and small well-planted frontages.

Similarly designed properties can be found at the top of Beech Road (**Area M5**) and the Carpenters (**Area PM6**), where an interesting use of positioning and the use of steeply pitched roofs extending over the garages. have been used to give different heights and aspects to the properties.

### Character Area N - Homes for the Elderly

Summary:

These developments, one in this section and one in Section 5.4 (Area P), have been built at various times during the twentieth century are modern in design and are characterised by the use of the green areas around the properties to provide a green and grassy setting for residents to enjoy.

**Area SN1:** Chiltern Court at the top of Searles Close is built in late 20<sup>th</sup> century design and is approached by two affordable housing schemes. It has a footpath link to Oak Hill and a small grass frontage with seats outside.



Bell House



Benenden Green



## Character Areas O - R - West of Jacklyns Lane (Map 5.5)

### Summary:

The area immediately to the west of Jacklyns Lane in Grange, Rosebery and South Roads then going northwards to Drove Lane and westwards along the B3047 is characterised by bungalows and houses with sizeable plots filled with lawns, flower beds, shrubs and trees giving glimpses of distant views of the downs to the north and wildlife habitat. The roads are tree lined and the whole area has the feel of a green leafy area, giving tree and shrub filled views of the leafy space beyond and is enjoyed by both residents and walkers. Behind these gardens are the school playing fields from which pupils can see the vegetation and wildlife.

### Character Area O – Grange Rd, Salisbury Rd, Rosebery Rd and West New Farm Rd

#### Summary:

This area was built up in the early twentieth century when acre plots of land were sold to war veterans and others to people wanting to move from the over-crowded town centre, and is therefore of historical significance to the towns development. It is characterised by tree-lined roads with houses set some 10 to 20 metres back from the property fence. Intermingled with the Edwardian design properties on the larger plots are a variety of properties, some mid-war in design and appearance, and some re-built on the original property footprint. All have private parking and easy access from the rear of the property for refuse collection.

The land slopes downwards from south to north in Rosebery and Salisbury Roads towards Grange Road. This slope diminishes and the ground becomes level before and across the school playing fields and the whole area is publicly visible. The original housing density here is approximately one per acre although some of these plots have been divided to provide semi-detached residences or two separate properties for family members. The building two storey properties here of the densities encouraged in PPG3, without as a minimum, using established properties and trees as a screen might not only destroy popular views and the indigenous wildlife, but could also have a radical effect on the character of the area. There are currently two new developments on the north side of Grange Road through which there are still glimpses of the downlands beyond the town. They are different in character to established Grange Road properties.

Features about the Grange Road - Salisbury Road area highlighted by local residents in the workshops and in the questionnaires included the tree lined street scene, the imposing Edwardian houses with sizable attractive gardens, the glimpses of colourful gardens over hedges, the wildlife and views to the north seen over and between the houses - the skyline of which is defined by trees not houses.

Threats identified to the area were traffic, parking and unsympathetic development of land.

**Area O1:** In the centre of the west Jacklyns Lane area, is the Stratton Bates Recreation Ground with a new children's play area and football pitches.

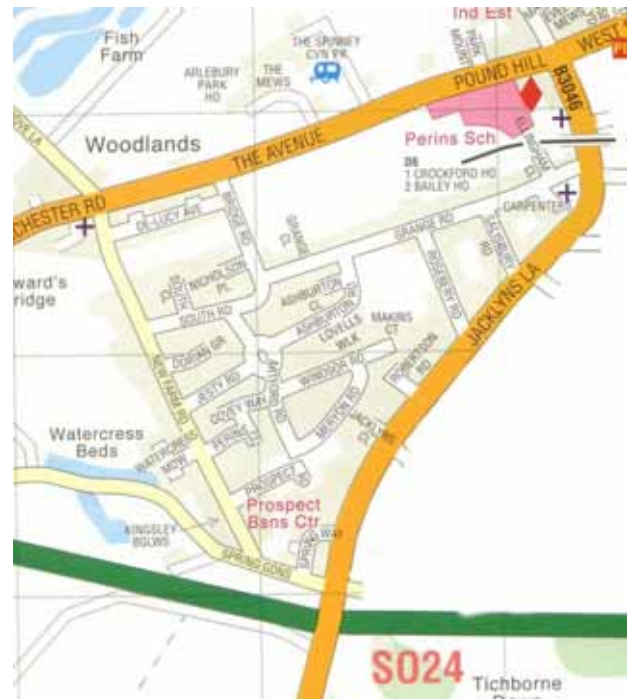
To the east of the recreation ground there are some imposing Edwardian detached houses and semi-detached houses; to the west, on the northern side of South Road Edwardian and mid-war colonial bungalows in well-stocked sizeable plots on fairly level ground. Many are sympathetically restored and set in long large gardens planted with the trees and shrubs filled with wildlife, that provide a necessary barrier between the properties and the school playing fields.

**Area O2:** New Farm Road character is defined by its tree-lined footpaths and verges on its eastern side and the early and mid twentieth century properties in a variety of styles on very wide sizeable plots with beautiful views of the Itchen Valley. The chestnut trees in the gardens on its western side shield many of the houses from the road and are also a feature of the road.

**Area O3:** Winchester Road is the west gateway to Alresford as a whole and contains a variety of properties. On its northern side, coming from Winchester the first property is a two-storey flint farmhouse, followed by semi-detached two storey Victorian properties and twentieth century bungalows and chalet bungalows with large gardens. These define the character of the area and continue into Drove Lane. On the west side of Drove Lane there is a flint lodge and further down Drove Lane two modern two storey properties.

On the southern side of Winchester Road there are single storey properties, mid-war to modern in design and appearance fronted by a slip-road, and a chapel on

MAP 5.5 South New Alresford – West of Jacklyns Lane



Stratton Bates



Chapel (left of dwelling)

the corner, with business premises alongside and behind (map 5.5).

### Character Area P - Properties with a Cottage Style Theme.

#### Summary:

The character of the late 20<sup>th</sup> century cottage style properties is defined by the way the design uses the hillside setting and the grass and tree cover provided to soften the outline of the buildings (Area P1).

A feature of the area is the large grassed roundabout and verged footpaths.

**Area P1:** At the eastern end of Grange Road area there are some properties with a higher density than is the norm with a similar design and use of hillside setting as at Langtons Court and the top of Beech Road. These are the Carpenters development, and the Grange Road frontage to Ellingham Court. This end of Grange Road contains several early 20<sup>th</sup> century properties, and a very considerable modern church, with parish hall, priest house and parking.

**Area P2:** In the north west of Ashburton Road and at the eastern end of Grange Road are some refurbished terraced and cottage style single and semi-detached two storey properties. These are higher density than the centre of Grange Road and a similar density to the Victorian cottages and Nicholson Place in Bridge Road. They have open plan style frontages and space for off road parking.

**Area P3:** This area is characterised by solidly built and generally well maintained terrace and semi-detached houses built as social housing in the 40s and 50s, with generous gardens and open spaces and reasonably wide roads. Lack of garaging, causing cars and vans to be parked in the front gardens or on the roads, spoils the visual aspect and presents hazards. To the south an industrial estate is well shielded from the residential area but can cause noise and nuisance. The Winchester City Council owned shop in Mitford Road was tenanted and re-opened in October 2006 and is currently trading.

**Area P4:** Nicholson Place in Bridge Road is a horseshoe of uniform houses and bungalows, with a plot of grass for recreational use in the centre and a parking area. Bridge Road also contains a Victorian terrace of artisan houses, which has maintained its integrity.

**Area P5:** Meryon Road is a 1950's development of bungalows for the over 55's which are renowned for their large colourful gardens. These gardens and the single storey properties define the character of this small area.

### Character Area Q – Mid - Late 20<sup>th</sup> Century Build

#### Summary:

These areas are characterised by 1960's square designed properties as described below:

**Area Q1:** Behind the planted open space area in Jacklyn's Lane and Robertson Road is an area where the character is defined as purpose built retirement bungalows with small gardens surrounded by a large grassed communal area. This leads to Area RL3 (flats and maisonettes) and SN2 (Makins Court).

**Area Q2:** The character of De Lucy Avenue and the majority of the western side of New Farm Road through to Covey Way) is defined by 1960's square design houses and bungalows. A few original cottages are interspersed between the open plan developments in New Farm Road and South Road. This area is fairly level and the tree lined roads and grass open spaces have been planted with silver birch and shrubs giving a clean open feel.

**Area Q3:** Watercress Meadows is an exception site development built in the late twentieth century. The properties are starter homes and have a small private frontage and garden. It has communal grassed areas and communal parking.

### Character Area RL - Flats & Maisonettes

- a) **Area RL3** - The majority of these developments were originally social housing, and are characterised by 1960's design in buff brick with toning clay tiled roofs, and the use of grassed and planted areas to soften the effect of the buildings. They have garages or allocated parking, have footpaths to their entrances, and are open plan in nature. To the west of Stratton Bates Recreation Ground, Ashburton Close contains one and two bedroom flats, and Meryon and Robertson Roads have two storey flats.



Ellingham Court



Mitford Road



Watercress Meadows



Arlebury Park House

- b) **Area RL4** - There is one conversion of an older property, which has maintained the character of the host property. Arlebury Park House is a country house converted into flats with underground parking retained in its original setting. Behind the main building are more units in a converted barn setting.

### **Character Area S - Sheltered Housing and Homes for the Elderly**

**Area SN2:** The character of this area is defined by turn of the millennium design, with access to a large grass area. Makins Court, a modern sheltered housing project, in Windsor Road attractively designed properties with balconies, flat-lets and communal parking.

**Area SN3:** The character of this development to the outsider is of the cottage style frontal aspect into Grange Road. A private development, Ellingham Court is to the East of Jacklyns Lane and close to the town.

Purpose designed for the elderly there is a communal grass area, and community room. The apartments facing northwards are square in design and have three floors. Upper floor flats have views of the surrounding area.



Makins Court

### **Character Areas T - Early Twentieth Century and earlier Build**

Summary:

In New Farm Road, there are two detached Victorian houses on the eastern side, and Victorian chapel on the western side at the junction with Winchester Road.

Winchester Road contains Farm Cottage, a knapped flint cottage, and some semi-detached Victorian cottages, all with extensive grounds beyond which are views of the Itchen Valley.

There are several terraces of nineteenth/early twentieth century cottages, one in Bridge Road, one in Pound Hill and four in the Dean.

To the north, the well maintained knap flint boundary wall of Arlebury Park, in front of which there is the old Toll House and the roadside is planted with one hundred year old limes. Behind the wall are two gatehouses and a converted farm and Arlebury Park Barns.

At the end of the flint wall is Pound Hill.

### **Character Area U - North of the Conservation Area**

The character of this area is defined by the view from the entry point at the crossroads of the Dean, Jacklyns Lane and West Street and the view from here to the River Alre. This view is destroyed part way down on the western side of the road by industrial plant.

**Area U1:** To the north of the conservation area off The Dean is Mallards Close, a small attractive close of bungalows with under-croft parking, and Orchard Dean, a new development of retirement of cottage style bungalows with parking and visitor parking bays. Between these two developments is a well-maintained unobtrusive caravan park containing about 40 dwellings.

**Area U2:** Arle Gardens and Arle Close are similar in character to Nursery Road, although with a mix of detached, semi-detached and terraced properties and a hillside setting. The detached properties have a garage and space for off road parking.

**Area U3:** In the Dean we find two sympathetically restored very different attached cottages at the northern end, one, with a bright painted finish set in grounds of over two acres. The partner property has knapped flint walls and a small garden. Arle Gardens was built behind this, and two bungalows have been built below the plot of land. Just beyond here are terraces of Victorian cottages with slate roofs and small enclosed frontages, with a riverside setting.



The Dean Cottages