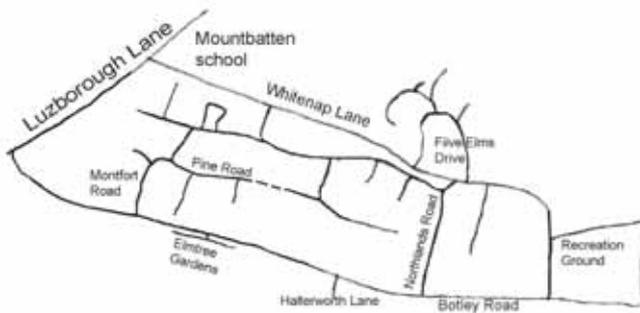


Whitenap Design Statement

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Setting and Landscape



Whitenap is an area of Romsey located on the flat plateau above the eastern bank of the River Test. The area is bounded to the north by Botley Road and beyond it on the east is Luzborough Lane (A27). With the exception of Elm Tree Gardens all the roads in Whitenap lie to the south of Botley Road. Whitenap Lane marks the western and southern road edges of the area although the Five Elms estate is south of this road.



Grounds of Mountbatten School seen from The Thicket

Whitenap is almost wholly residential with a very settled population. These factors help to give a sense of community and of belonging to the area by the residents. There is one convenience shop and Post Office at the junction of Northlands Road and Botley Road. Halterworth Primary School, and The Mountbatten School and the Luzborough public house lie just outside the area of this survey, but the latter two are regarded as being part of Whitenap by the residents.

People appreciate the area for its proximity to Romsey, while not having the perceived drawbacks of town centre living. Its place on the edge of town makes for easy access to nearby towns or to the countryside. The attractiveness of the area, including its quietness, is a major factor in people choosing to live here.

Both Whitenap and Luzborough are names found in medieval documents, and are derived from Anglo-Saxon names. It is possible that there have been dwellings in this area since before the Norman Conquest. There is a terrace of thatched cottages in Whitenap Lane and another thatched cottage in Botley Road, but apart from these and the farms, Whitenap has twentieth century houses.



Cottages in Whitenap Lane

Some ribbon development took place along the north-south stretch of Whitenap Lane and along Botley Road in the interwar period. Part of Northlands Road was also built in the 1930s. In 1962 it was extended to form a spine road through the estate, linking to Montfort Road. Thus Whitenap Lane forms an outer circulatory road and Northlands Road/Montfort Road an inner circulatory road. Five Elms Drive is also a circulatory road, giving access to the Covert and The Thicket. The rest of Whitenap consists of cul-de-sacs which are spurs off these and Botley Road. Most of these cul-de-sacs are dead ends for both traffic and pedestrians.



Cul de sac in Sycamore Close

Botley Road Recreation Ground lies to the west of Whitenap Lane. It is a public open space, as is the cemetery which lies across Botley Road in Tadburn Valley (Area 3) the trees and chapels of which are highly valued. Much of Whitenap is adjacent to open farmland or the playing fields of Mountbatten school. Many houses overlook this rural landscape. Beside Botley Road there are open fields that form a local gap separating Romsey from North Baddesley.

From the Botley Road recreation ground, there is a view right across the Test valley and to the town of Romsey.



Botley Road recreation ground with countryside beyond

The Lombardy poplars along the Romsey By-Pass and the trees on the skyline to the west are amongst the views that are particularly regarded.

Design Guidelines

- **The fields forming the local gap between Botley Road and North Baddesley are important to the setting of this part of town.**

Settlement Pattern

Whitenap was largely developed in the 1960s and 1970s. Much of the area is made up of two-storey houses, mostly detached or semi-detached, with terraced houses, both two and three-storey on the Five Elms estate.



The Thicket showing 2- and 3-storey houses

There are detached bungalows in Northlands Road, Elmtree Gardens and semi-detached bungalows in Birch Close.



Bungalows in Northlands Road

The older houses which were built individually and not as estates, have fairly regular building lines giving in each street even depths to their front gardens, although plot widths vary.

The houses are mostly laid out in rows parallel to the streets and therefore facing each other. In Five Elms estate, this parallel arrangement is less rigidly adhered to, but the terraced nature of much of the housing still provides a legible arrangement of the streets.

Botley Road has low-density housing, with two-storey houses set well back from the street. Parts of some back gardens were sold to developers enabling Pine Road and Sycamore Close to be built parallel to Botley Road. Nonetheless many of the houses on both sides of Botley Road still have substantial gardens by urban standards. Whitenap Close was similarly built in the back gardens of older houses.

The rest of the estate has medium density housing, typical of suburban development of its period. All but the pre-war houses have open plan front gardens, although the open effect has been undermined in some areas by the growth of substantial hedges. The pre-war houses have fenced or hedged front-gardens as was typical of their period.



Open plan front gardens in Pine Road



Fencing and hedging in Botley Road

Most houses have garages within their curtilages, although there are one or two blocks of garages between terraces. However, many of the garages are not big enough to house their owners' vehicles and there are problems with on-street parking in places.

Design Guidelines

- **The open plan layout of the area should be respected and its character retained.**

Open and Other Spaces



Recreation Ground in Botley Road

Botley Road Recreation Ground comprises a flat open playing field, beyond which the land slopes downhill. It contains a children's playground and a teenage shelter. This recreation ground is much used by the inhabitants of Whitenap, both adults and children. Recent improvements have enhanced the area.

The land behind the houses to the north of Botley Road is open fields. Some of this land is associated with Halterworth School and the rest is agricultural. It is part of the local gap that keeps North Baddesley and Romsey as discrete communities. The view over these fields is much appreciated by those who can see them, especially when there are sheep present.

To the south-east is the large open playing field of Mountbatten School the view over which is greatly appreciated by the inhabitants of The Thicket. There are fields adjacent to Whitenap Lane and The Covert, where there are often horses. These fields are separated from The Covert by a stream.



View of Five Elms Drive from Whitenap Lane

Beggars Path Wood abuts the southern extension of Whitenap and there is a small patch of woodland to the west of Mountbatten School, neither of which is open to the public, although they contribute towards the rural feel of the area.

Within the built up area, there is a feeling of spaciousness generated by a mixture of public and private open space. There are two public open spaces adjacent to Five Elms Drive which amplify the spaciousness of the open plan front gardens, one adjacent to The Covert and the other in The Thicket.



Open space in The Thicket

The open space in The Thicket has several mature trees, shrubs and a bench seat (donated by Romsey Extra Parish Council). This area is occasionally used by the immediate locals for community gatherings (e.g. barbeques and carol singing). Some small grassed verges in the area add to its open appearance. At the junction of The Covert and Five Elms Drive is an open, turfed 'green' which is tidy and well maintained by the Council with some input from locals.

To the south of Northlands Road, where it runs close to Whitenap Lane, there is open space with a hedgerow separating the two roads. To the north of the hedgerow there is a wide grassed area.

Opposite Mountbatten School is a hedge behind which there is a wide strip of grass. Bushes prevent pedestrians walking from here through to the A27.



Open aspect of Northlands Road

In Botley Road, south side, to the east of Halterworth Lane, there are grass verges as well as a footpath, giving the pedestrians some feeling of being able to get away from the traffic, except for the land outside three houses where the front hedges crowd the pavement, making it very narrow.



View of Botley Road

Beyond the last house, (no 169), the houses from the Rowan Close, Alder Close and Montfort Road stop well short of Botley Road, continuing the building line of the older houses and providing a wide grassy sward which is much walked over.



Junction of Botley Road and Montfort Road

Within the main development of Whitenap, there are several open pieces of public land. In much of the area, there are grass areas between the footpaths and the road. The houses of Maple Close are grouped around an open space which is opposite part of the open land to the south of Northlands Road, giving a park like feel to the area.



Maple Close

The eastern end of Sycamore Close and the western end of Pine Road are separated by an open space which has pedestrian way across it, but it not open to cars.



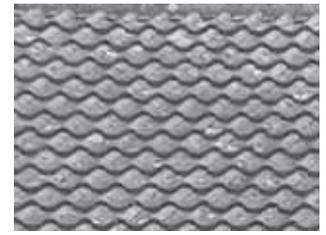
End of Pine Road with pine tree

Design Guidelines

- The small grassy areas give a spacious feeling to Whitenap and should be retained.

Building Form

At first glance Whitenap appears to be homogenous, because most of the houses are of a similar height and built within a twenty year time span, using styles that were typical of new housing estates in the 1960s and 1970s. Furthermore they are nearly all brick faced, albeit with different colours of brick. As is common in much of Romsey, the upper storeys are often finished differently from the ground floor, with such features as different bricks, barge boards, ship lap or decorative tiling being used. The predominant form of roof covering is concrete tiles. However, on further examination, a good deal of variety can be found within the basic rectangular footprint of the original houses. The style of housing and lay-out of the area is well-liked.



Various roof styles and coverings in Whitenap



Tiles



Weather boards

A selection of fascias on the upper storeys showing tiles and wooden boards

Botley Road and the Southern End of Halterworth Lane

Botley Road was the first part of Whitenap to be developed, the first houses being put up in 1926. It consists of low density housing, with the buildings set well back from the road.



Traditional bungalow in Botley Road

Look at Romsey: Whitenap

The 48 houses are nearly all detached and comprise a mixture of bungalows and two-storey houses. They are very varied, no two being exactly the same, although originally some were built as pairs. Some of the buildings are close to their original design, while others have been extended or replaced.



An extended house in Botley Road

Some extensions are so subtle that they are hardly noticeable, whilst others appear to have been erected with only limited regard for the original building. All the houses have facilities to park vehicles off-road, although about 8 have no garages. Of the rest, 12 have garages that are attached to the houses and the rest have free standing garages. Not all the garages are visible from the highway, but at least 15 of them have pitched roofs while no fewer than 9 have flat roofs.



Bays in Botley Road

The houses all have pitched roofs. About half the roofs are hipped, although the presence of bays or extensions to the house have produced a number of composite roof shapes. About a quarter of the main house roofs have gable ends, while a few are half hipped. In general, the roofs are fairly steep, and some have dormer windows inserted. Most of the roofs have been retiled since the Second World War. The shop (number 127) retains its original diamond style roof. Most of these houses have chimney stacks, some with original chimney pots.

The houses are brick built, the bricks mostly being of the medium shades of red that are traditional in this part of Hampshire. Some houses have been rendered with rough cast and painted, and there is a small amount of pebble-dash. Some houses have mock-Tudor vertical timbers with plaster inset, especially on gables. A few houses have an element of tile-hanging decoration. Several houses have small decorative features, such as patterns in the brickwork, and one has a wooden balcony.

Many of the houses have recessed porches, variously open or part glazed. A few porches project from the line of the main wall. These mostly have sloping roofs supported on pillars. Most of the doors and windows have been replaced in a variety of styles. However, some of the houses still have original features including in some cases the original glass and letter box.



Luzborough Cottage

Luzborough Cottage is in Botley Road beyond Elmtree Gardens and is the only listed building in this area. It has a timber frame and is thatched. It has recently been restored and extended.

Elmtree Gardens

This is a cul de sac with the central entrance in Botley Road with which it is parallel. There is a grass verge between the two roads and Elmtree Gardens is largely hidden by a belt of shrubs, trees and hedging.



Bungalows in Elmtree Gardens

It contains eleven bungalows which were built in 1956 and still form a coherent group. The main roofs are hipped. There were four original designs of which only two remain and only one with wooden windows and doors. The others have been altered. Eight of the bungalows have flat or pitched roof extensions to the rear leaving an unaltered front view apart from one which has a raised pitched roof to accommodate a second storey addition. All have red tiled roofs and brick walls or a mixture of brick and render. The brick chimneys mostly remain.

Whitenap Lane and Whitenap Close

Whitenap Lane runs south from Botley Road to Foxhills and then eastward to the A27 Luzborough Lane. The buildings fall into two groups and these will be described separately. The largest group is that between Botley Road and Five Elms Drive. The houses between Five Elms Drive and Mountbatten School form a second group and finally there are a few houses opposite the school near the eastern end of Northlands Road. A small close runs northwards soon after the corner of the lane has been turned.

Whitenap Lane from Botley Road to Five Elms Drive

The houses in this section of the Lane a mixture of buildings were mostly erected in the 1920s and 1930s. They include bungalows, and detached and semi-detached houses. They have gardens front and back which are little wider than the dwellings, although the plots are relatively deep.

As in Botley Road, these houses are brick built and have been much extended and altered. The plots of land are smaller than those in Botley Road, and hence the shallow pitched roofs of the buildings are mostly set at right angles to the street line. The buildings are finished in bare brick, painted brick, or pebble-dash.



Bungalow in Whitenap Lane

On the south-west corner, laying well back from the road are two much older houses, each in its own grounds. One has two storeys and was originally two farm cottages. The other has three storeys.

Once the corner has been turned, there are a few dwellings on the left hand side of the road. These bungalows and houses are set well back from the road with large front gardens. They are brick built, having red or pale buff bricks and have modern double-glazed windows.

Whitenap Close



Corner of Whitenap Close

This Y-shaped road groups together three bungalows and four two-storey houses. They are built of pale yellow bricks and have white uPVC framed windows.

Whitenap Lane from Five Elms Drive to Mountbatten School

The housing style changes once the junction with Five Elms Drive is reached. The houses lie on the southern side of the road and their pitched roofs are parallel to the road, reflecting the fact that they are large detached houses. In addition there are a few houses opposite Mountbatten School, including a small terrace of thatched cottages.

Northlands Road North-South Section

Like Whitenap Lane, Northlands Road is in two parts, one running north-south and the other, built in the 1970s, west-east.



Bungalows and houses in Northlands Road

Originally Northlands Road was a close of twelve bungalows which had been built in 1936. The road was extended in the 1960s. They generally retain their original style thus forming a coherent group. They are double fronted with hipped roofs. Some have square bays. They have recessed porches, the tops of which vary between straight across, semi-circular, and flattish arch. Some retain their original casement window style, while others have been replaced with modern picture windows.

The bungalows are brick built, and mostly are rendered above the level of the window cills. Some have decorative pillars of brick at the corners. The roofs are hipped, with very short ridges, giving a square look to the houses. They are covered in shallowly-ridged red clay tiles. With one exception there are no windows in the front roof. The bungalows are set back from the street line behind brick walls containing small front gardens.

Northlands Road, Ash Close, Maple Close, Montfort Road, Beech Close, Birch Close, Chestnut Close, Alder Close, Rowan Close and parts of Sycamore Close and Pine Road.

The estate was built in the 1960s and is a mix of detached houses, semi-detached houses, detached chalet style houses and eight semi-detached bungalows in Birch Close.



Semi-detached bungalows in Birch Close

All the buildings are of brick construction although the shade of brick is not uniform throughout. Similarly the fascias of the detached and semi-detached houses differ, some being tile hung with scalloped tiles, others having stained or painted wood. In Maple Close the wood is perpendicular, but elsewhere it is horizontal. Like the bricks the shade of wood and tiles is not uniform throughout. All the buildings have chimneys with aerials attached to most.

The detached houses have pitched roofs at right-angles to the road and gable ends, whereas the semi-detached houses have been built with their ridges parallel to the road.



Chalet-style houses in Pine Road

The chalet houses have a steeper pitched roof with their flat roofed upstairs windows protruding. These houses also have gabled and pitched roofs parallel to the road. The chalet houses are mainly confined to Ash Close, Sycamore Close, Beech Close, Chestnut Close and the part of Montfort Road leading to Botley Road.

The houses have large picture windows with hinged vents above and vertical hinged windows each side. The windows and doors were originally timber framed, painted white, with the front doors painted various colours. Over the years the properties have become more individual with porches, garages and drives, attached garages, metal or uPVC window frames, and new doors. Some have two storey extensions where their plot size permits.



Extended house in Montfort Road with catslide roof

The estate was built with open plan front gardens, each house having space for drive and garage. Some front gardens have been paved to provide additional parking space.

Pine Road and Sycamore Close Extensions

Pine Road and Sycamore Close were extended in the 1970s on land released from the back gardens of houses in Botley Road. A footpath was created between the two roads, adjacent to some preserved trees.

The western end of Sycamore Close has larger buildings than seen elsewhere on the estate, including detached houses, chalet type house and a few bungalows. These are all of individual design with enclosed front gardens. They have integral or attached garages.

The rest of the second phase of buildings in Sycamore Close and Pine Road is a mix of detached, semi detached and chalet type semi detached houses. They are much the same as the others on the estate. The garages of the semi detached are in pairs with open drives. The gardens are open plan, but quite small and as there are no grass verges, there is not the feeling of space that occurs elsewhere.

Five Elms Estate: Five Elms Drive, The Covert, The Thicket

All the houses in this area were built in the late 1970s thereby relating well to one another, although with plenty of variation in size and type. Such alterations as have been made have been sympathetic to the original design of the estate thus enabling it to retain its cohesive, uniform appearance. The wide distance between the house fronts creates an open, spacious aspect.



Stepped terrace and extension in Five Elms Drive

Blue and pink bricks known as Beacon Hill blacks and reds respectively are used throughout this section. Some variation from brick finish is created by the facing of upper storeys with deep brown tiles, or in dark ship-lap timber or white uPVC cladding boards.

There are a few detached and semi-detached houses in The Thicket and four large bungalows in The Covert. The remainder are two-storey and three-storey terraced houses. The former are stepped terraced with either separate garages at the end of each building or with integral garages. The three storey houses have flat roofs, whereas the others have pitched roofs. The front gardens are all open-plan, although a few have hard or gravel surfaces to provide additional parking space, especially in The Thicket.

A large proportion of the original, natural wood finish wood doors have been painted and a few replaced with white or coloured uPVC plastic doors. Virtually all fenestration is small paned, Georgian-style, in white uPVC double-glazing, with very few of the original frames remaining.

Design Guidelines

- **Extensions should match the style of the original building.**
- **Alterations should be sensitive to the uniform cohesive design and building lines.**
- **Any changes should respect and seek to minimise the impact on the unity of the street scene created by groups of bungalows, especially those in Northlands Road and Elmtree Gardens.**
- **Loft conversions can detract from the appearance of a terrace, especially if they are unsympathetically designed.**
- **Extensions above garages should be in a style that matches the existing building and the roof should have a pitch and finish similar to that on the main building.**
- **The residential nature of the area should be respected.**

Streets and Street Furniture

All the street surfaces are tarmacked as are the footways. Along many of the roads, the footways are separated from the road by a stretch of grass often as wide as, or wider than the footway. These grass strips give a spacious feeling to the roads as well as protection to pedestrians. In the stretch of Botley Road between Whitenap Lane and Northlands Road, there are no protective grass strips.



Wide grass verge in Northlands Road

Botley Road is lit with tall lamps. These have been replaced in 2005 by lamp standards that are unfussy and set further back from the highway than the older ones and give good illumination. Elsewhere the lamp posts have circular lamps on the tops of narrow tapering steel columns. The lamps are sodium and are capped to reduce light pollution. They are unexceptional. The level of most street lighting is low enough to leave dark areas from which the stars can be seen on clear nights. There is one set of traffic lights at the eastern end of Botley Road.



Manhole cover near pedestrian crossing in Botley Road

Parts of Whitenap Lane and Botley Road contain overhead cables. Their presence alters the skyline of these two roads, and introduces clutter in the form of posts from which they radiate.

The various junction boxes and substations necessary for public utilities are reasonably discreetly placed in Whitenap. However the arrangement of street furniture at the junction of Northlands Road and Botley Road (outside Mace Express shop) produces a cluttered effect. The front of the shop has improved significantly of late, as has the rear store area.



Street furniture by the shop

Look at Romsey: Whitenap

The street name plates, like the lights, are functional and do nothing to enhance the look of the area. There are complaints that they are not two-sided, so drivers can only pick out street names from one direction.



Double sided (battered) sign to Mountbatten School

The only public service buses run along Botley Road, the rest of the estate being without provision. The bus shelters are thought to be acceptable. The volume of traffic to Mountbatten School is such that the whole of Whitenap Lane is a one-way street, which therefore requires street signs at each junction. This need brings a considerable number of posts and road signs into the lane and these detract from the country feel of the Lane.



Street furniture opposite Mountbatten School

Trees, Hedges and Other Landscape Features

Trees



Mature oak in Botley Road

Trees form an important part of the landscape of Whitenap. Along Botley Road there are many mature oak trees, which may date from the early days of the turnpike trust in the mid-eighteenth century. Thought should be given to succession planning, as it is occasionally necessary to remove one or other of these trees and they form an important feature in the landscape.



Poplars at corner of recreation ground

In the north-east corner of Botley Road recreation ground is a stand of poplar trees on which grows substantial amounts of mistletoe.



Holm oak at entrance to The Covert

There is a superb specimen Holm Oak tree which with some other plants forms a focal point of the intersection of Five Elms Drive and The Covert.

There are a number of flowering trees along Northlands Road by the bungalows, some of which act as hosts for mistletoe. Some are in need of attention and may soon be in need of replacement.



May tree in Northlands Road

There are a number of small trees on the triangle of land in Maple Close and elsewhere on the estate.



Trees in Rowan Close

Hedges

There is a hedge along Botley Road opposite the cemetery which gives way to a shelter belt of trees. The recreation ground is bounded on the east side with a hedge that separates it from Whitenap Lane. The hedgerow continues in front of the houses that lie to the west and south of the Lane, although the species change from those of native hedgerow to laurel.



Hedge at corner of Whitenap Lane

Most of the gardens on the opposite side of Whitenap Lane between Botley Road and Whitenap Close have front hedges.

Once the junction with Northlands Road is passed, there is hedgerow along most of the north side of Whitenap Lane, right up to the A27. Many of the plants in these hedgerows are very tall and gaps are developing.



Whitenap Lane opposite Five Elms Drive

On the southern side of Whitenap Lane, by the raised pavement outside Mountbatten School, the hedge was being lost but some small hedgerow plants were planted and it is hoped that they will maintain the area sufficiently to save that ancient hedgerow.



Raised pavement by Mountbatten School

There is a lengthy stretch of hedgerow in Botley Road eastwards from Halterworth Lane. It is in various ownerships and some is well maintained, while in other places it has been allowed to grow out, making the footways very narrow. The front gardens on the opposite side of the road have a variety of hedge styles and include holly, privet, lonicera, yew, forsythia.

The net effect of these trees and hedgerows, taken with the countryside around Whitenap, is that the area is rich in wildlife. Residents enjoy plenty of bird song both day and night. Owls live in the Foxhills area. Deer and bats are seen there and elsewhere. Birds include woodpeckers, long-tailed and other tits, various finches, robins, blackbirds, pied wagtails, starlings, doves, sparrows, fieldfares, pheasants and buzzards. In addition herons, crows, magpies and gulls live in the area.

Apart from the stream at the back of Five Elms Drive and The Covert, there is no surface water in Whitenap.



Mature oak in hedge opposite Mountbatten School

Boundary Features

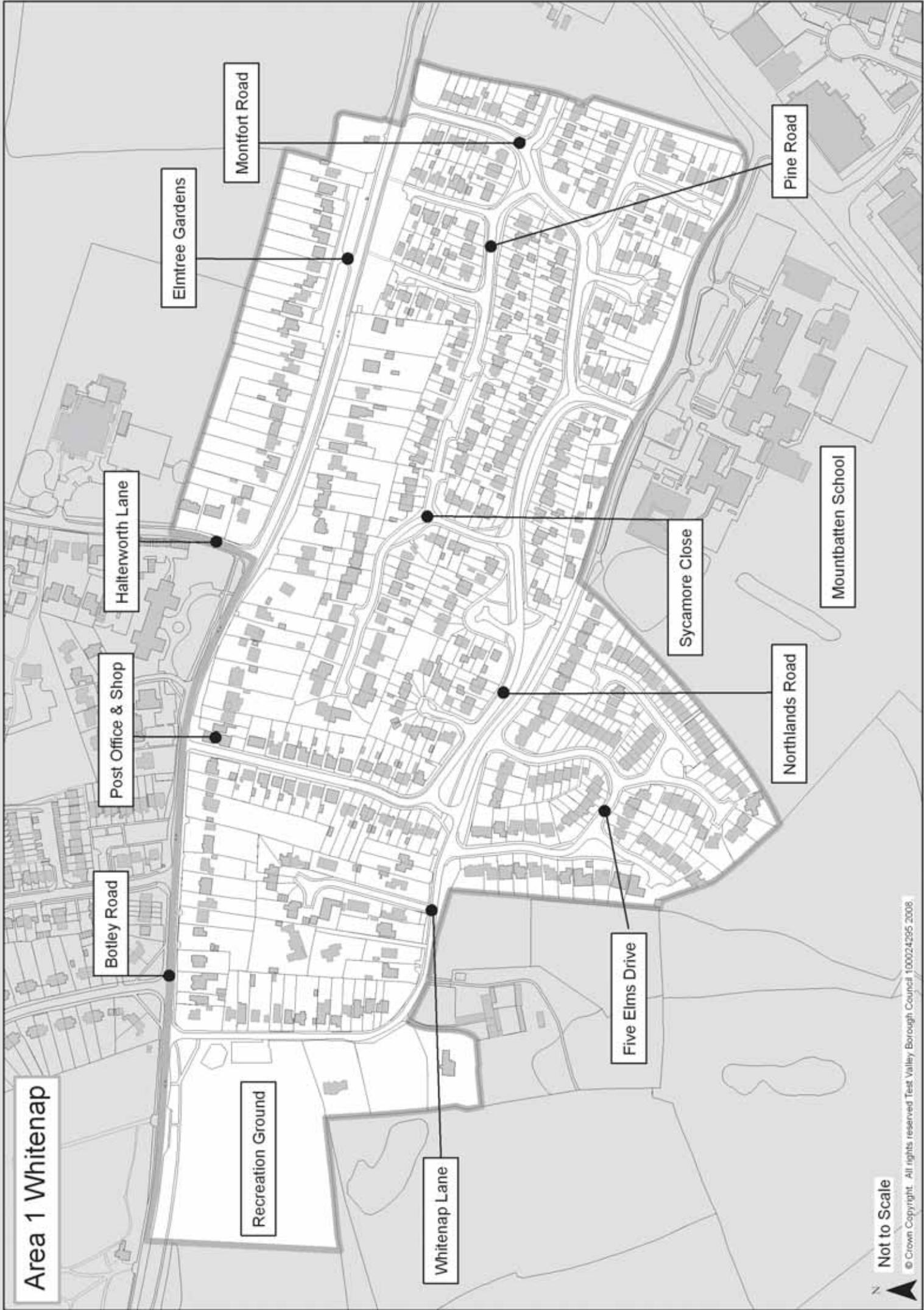
Much of Whitenap is spacious, with wide vistas and open plan front gardens. The older parts of the area have traditional front gardens, mostly hedged and there are low walls in front of the bungalows in Northlands Road, as there are in Elmtree Gardens and parts of Sycamore Close

The only substantial boundary features occur around back gardens where privacy is required. Thus in the Five Elms Estate the back gardens that adjoin the street are surrounded by stepped walls, six foot high, in bricks that match those of the houses. These walls therefore integrate into the estate.



Fencing in Whitenap Close

The approach to the houses in Whitenap Close is along a straight piece of road that is lined with wooden fence panels which create a dead feel to that part of the road and help to isolate the houses in the Close. In other places where there are wooden fences, it is not uncommon for them to have shrubs growing in front of them, which softens their impact.



Area 1 Whitenap

Botley Road

Post Office & Shop

Halterworth Lane

Elmtree Gardens

Montfort Road

Recreation Ground

Whitenap Lane

Five Elms Drive

Sycamore Close

Northlands Road

Pine Road

Mountbatten School

Not to Scale

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Look At Romsey:

Overview

Area 1 Whitenap

Area 2 Halterworth

Area 3 Tadburn Valley

Area 4 Tadburn Gardens

Area 5 Great Woodley

Area 6 Upper Cupernham and Winchester Road

Area 7 Lower Cupernham and Fishlake Meadows

Area 8 Romsey Old Town

Area 9 Town Centre, Outer Core

Area 10 Harefield and Little Woodley

Area 11 Woodley and Ganger

Area 12 Crampmoor and Highwood