

Look At Romsey

Romsey Town Design Statement

for Romsey Town and Romsey Extra



Area 10 Harefield and Little Woodley



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Harefield and Little Woodley Design Statement

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This section of the Look at Romsey project was prepared by a team of volunteers in Harefield and Little Woodley under the guidance of by the Romsey and District Society. It was presented to Test Valley Borough Council in February 2006. It was adopted as a Supplementary Planning Document in January 2008.

Setting and Landscape Including Views

The Harefield and Little Woodley area lies on the eastern edge of urban Romsey, so is sometimes called Eastern Romsey, it is bounded on the north by Winchester Road (A3090) from which it slopes down to the Tadburn Lake. It is adjacent to that part of Winchester Road (A3090) which lies on the eastern plateau of the Test Valley, above the historic core of Romsey. The area is at the eastern extremity of urban Romsey and the rural area known as Crampmoor lies to the east.



St Swithun's Church

The trees and views across Crampmoor are regarded as important by many residents of Eastern Romsey, especially glimpses of St Swithun's Church and the grazing sheep. However the electricity pylons and cables beyond the church are visually intrusive, as is a nearby phone mast.

A railway line runs through the floor of the Tadburn valley, separating Eastern Romsey from Halterworth and the Tadburn Meadows, a Local Nature Reserve which lies to the south. The railway runs alongside the stream known as Tadburn Lake. There are meadows alongside the railway line, on the northern side, some of which form public open spaces but others are private.

It is difficult to get to the Tadburn Meadows from Eastern Romsey as there is no pedestrian bridge over the stream and railway. Access involves a diversion into Halterworth Lane at the eastern end of the area.



Trees across the Tadburn Valley

However the trees of Tadburn Meadows help to create a rural feel to Eastern Romsey and the trees of Botley Road cemetery beyond Halterworth form part of the southern skyline.

Until the latter half of the twentieth century, the area was predominantly composed of two estates, Harefield and Little Woodley. Harefield comprised a substantial Victorian villa in its own grounds, originally built by Thomas Strong, the owner of Strong & Co of Romsey, the town's major brewery.

The estate was acquired by the then Romsey Borough Council. In 1946 the estate houses on Harefield Estate were made ready for occupation by Romsey Borough Council. A new estate was created called Viney Avenue. Subsequently other streets were built around Viney Avenue. The name 'Harefield' is often applied collectively to Viney Avenue, and the streets to its west. Selsdon Avenue which lies below the gardens of The Crescent is part of this area.

The other part of Eastern Romsey was built on lands associated with Little Woodley, including St Blaize Road, Westering and the Champion Drive complex.

Little Woodley Farm house and Woodley Grange are both private enclaves, each with separate access from Winchester Road.

Champion Drive and its associated closes wrap around Woodley Grange from which they are separate. Champion Drive was built in the 1980s and 1990s.

Settlement Pattern

There are four vehicular access points to eastern Romsey from Winchester Road. Winchester Road does not have houses adjoining the street frontage in this area, but presents a mixture of large hedgerows and bare wooden fencing to the passer by, with glimpses of a few houses behind. Viney Avenue and Champion Drive provide the major access points.



Fence along Winchester Road

There are no public buildings and the only non-residential buildings are a small parade of shops near the entrance to Viney Avenue and Woodley Grange nursing home. Thus the area is almost entirely residential. There is a wide variety of types of home, varying in both style and size, from small maisonette dwellings to substantial detached houses.



Shops in Viney Avenue



A variety of garage styles

Most of the houses are two storeys high, and there are some one-storey bungalows. Garages vary from those within the curtilage of the later houses, to terraces of garages separate from houses in parts of Viney Avenue Westering and St Blaize Road and on sloping ground behind Selsdon Avenue. These garage blocks are often in spaces enclosed by brick walls or fences. They suffer from poor lighting, difficult access, and the inconvenience of parking remote from the houses of their occupiers.

Viney Avenue was developed as a council estate and comprises around 140 dwellings made up of flats, maisonettes, bungalows, and detached, semi-detached and terraced houses. Many of the people who live in Viney Avenue have strong local connections. Some Romsey families have lived in this area for around 50 years.

The shops and their associated parking spaces are near the entrance to Viney Avenue. The road continues past these shops, down the hill and then loops round and back on itself thus forming the shape of the letter 'p'. This means that most of the houses of Viney Avenue lie on a circular route situated behind the site of Harefield House. The buildings line the road except for a few on the outer side of the circle which are arranged around greens.

There are two roads to the west of Viney Avenue, namely Harefield Court and Selsdon Avenue. Harefield Court is near Winchester Road and is a cul-de-sac of 16 semi-detached houses. They have open plan front gardens and their back gardens are larger than those of many other houses in the area.

Selsdon Avenue is built on the slope of the valley of the Tadburn Lake. It contains 42 small houses which are arranged in five terraces situated on one side of the road.

At the beginning of 1994, the last remaining part of Harefield House was demolished and replaced with eight flats and nineteen other dwellings; although a small section of an original wall remains and forms the boundary of some of the gardens of Strongs Close.



Brickwoods Close

This development comprises Brickwoods Close, Faber Mews and Strongs Close, names chosen because they were associated with Romsey's brewing history. The properties are grouped together in such a way that there is no through access for vehicles. Parking is provided within the development with garages, car ports, driveways and parking bays.

St Blaize Road and Westering open off the eastern side of Viney Avenue. The estates were built about 30 years ago. These two roads run down the side of the Tadburn Valley and are relatively straight.

They contain a mix of house sizes. Some of the houses are terraced which are often staggered. Few houses abut the main spine of either road: they mostly stand in small closes which are at right angles to the main thoroughfare, although there is a terrace of bungalows on the level ground near the start of St Blaize Road. Some houses face the primary roadway at the bottom of the hill. The use of green areas among the houses breaks up the building lines.



Bungalows in St Blaize Road

The presence of these small closes makes for small friendly neighbourhoods and freedom from through traffic. Some of the closes are rather tightly-packed and shortage of parking space causes problems.



Close in St Blaize Road

Campion Drive and its adjoining closes lie on the slope to the east of Westering. Campion Drive acts as the spine road for the estate and it sweeps around Woodley Grange and Grange Mews. The arrangement of houses within the development avoids straight lines except where houses are terraced.



Curved nature of Campion Drive

There is a mix of house sizes, the largest ones being found near the entrance to the estate especially in Briar Way and Sorrel Close. The houses along Campion Drive itself and most of its closes are detached with three or four bedrooms, but Clover Way and Bramble Drive contain smaller terraced houses. Bramble Drive also has some back-to-back houses.

As with Westering and St Blaize Road, the number of small closes and informal arrangement of houses makes for neighbourliness and relative freedom from through traffic. The lack of straight lines in the street produces a pleasant sense of informality.

The development feels open, and its location on the slope of the hill adds to this feeling. The houses are placed so that they look between those opposite them which arrangement increases the feeling of spaciousness.



View between houses (Campion Drive)

Woodley Grange is a separate enclave off Winchester Road. The development consists of a converted coach house behind which is a nursing home, and three staggered terraces of small retirement homes, two of which are joined by an archway.



Woodley Grange

There are no garages but there are substantial parking areas between the groups of buildings. There is grassed open space with mature trees at the sides and behind the houses.



Terraced houses in Grange Mews

Little Woodley Farm complex consists of the old farmhouse and three modern houses, arranged in a rectangular pattern. The original house is side-on to Winchester Road whilst the newer houses face the road. There is a large area of brick paving leading to the two furthest houses.

Open Spaces

At the extreme south-west of the area, adjacent to Selsdon Avenue, there is a level area of mown grass, bordered by trees. The open ground and trees give a feeling of seclusion to this area. It abuts the railway line.



Playground, Viney Avenue

There is open ground at the bottom of Viney Avenue, consisting of a meadow complete with picnic tables and a playground for young children. However the playground is rather isolated and not overlooked so is little used. It is the subject of much vandalism, which continues onto the adjacent railway line.

A sloped track goes down to the play area and a barrier partially prevents access to unauthorised vehicles. Along the side of the railway line there are shrubs that screen the metal fencing.

There are two meadows that lie between Westering and Halterworth Lane. They are adjacent to the Tadburn stream which runs north of the railway in this stretch and contain a variety of wild flowers including orchids. These meadows are private and fenced off from view.



The green in Campion Drive

They join onto the open grassland of the central section of Campion Drive from which they are separated by an informal hedge. This land is lined by garden fences on the east and west sides.

To the north, across the road is an upper, smaller piece of land which has houses around it. It is partly fenced in a rural style, thus making it feel like a village green.

There are a number of small open spaces across the whole area but particularly on the western side. These include a small piece of woodland at the northern point of Selsdon Avenue. Nearby there is a patch of open ground between the shops and Brickwoods Close. This open space is considered important and is popular for ball games.



Open space between shops and Brickwoods Close

There is a large piece of grassland near the top of Westering, surrounded partly by road and partly by houses. Down the hill, there is another piece of open ground that runs through from Westering to St Blaize Road and then, more narrowly, to Viney Avenue.



Green at bottom of St Blaize Road

Footpaths



Path behind Viney Avenue

Behind Viney Avenue, there is a lane that survives as a footpath. Some of the houses in Viney Avenue have walled gardens adjacent to this lane. There is an old bungalow and rows of garages at the southern end of this lane.



Footpath from Bramble Drive to Halterworth Lane

A footpath leads to Halterworth Lane from Bramble Drive and provides a way into the estate from Halterworth Lane. Part of it is dark because the street light is obscured by a tree. The path has a high hedge and is bordered by unattractive metal railings.



Footpath between Campion Drive and Winchester Road

There are two footpaths that lead out onto Winchester Road. One comes from Campion Drive green. It has a sinuous shape within a wide space. This footpath runs along the side of Grange Mews and there is an access gate from Woodley Grange. The other footpath is much narrower and provides a link from Selsdon Avenue to Winchester Road. This path is not lit.

Building Form and Materials

There are no listed buildings in this part of Romsey.

Most of the houses have a rectangular footprint, although there are a number with projecting front porches, particularly in Selsdon Avenue. The larger and detached houses at the north end of the Campion Drive area, especially those in Sorrel Close, have more complex shapes.

Viney Avenue (north-west end) and Harefield Court

Harefield Court and the northern extremity of Viney Avenue contain semi-detached houses with open plan front gardens. The houses in Viney Avenue have carports and the front gardens have been much adapted for off-road parking. By contrast, the houses in Harefield Court have garages and space for off-road parking.

The houses are built of red brick, and the roofs are made of concrete tiles with chimneys. They have two-toned brick detail to the front of the houses.



North-west Viney Avenue

Viney Avenue (north-east end) – older houses, flats and shops

The eastern entrance to Viney Avenue is marked by the old Lodge House next to which are two flats.

After the turning into St Blaize Road, there is a three-storey building, which comprises a small parade of shops with four flats above. The end shop has been extended. This convenience store remains shuttered outside opening hours. The entrance to the flats is reached by a track behind the shops. This rear area contains outbuildings, parking lots and garages.



Victorian house in Viney Avenue

There are three Victorian houses in Viney Avenue, the Lodge House and two others. All three were part of the Harefield estate and were built in the second half of the 19th century. The Lodge House is built of grey brick, while the other two are primarily built of red brick. They have sash windows and a number of decorative features. All three houses have slate roofs with decorative ridge tiles and chimneys. There is also a large bungalow, built between the wars, that was associated with Harefield Estate and is faced with pebbledash under a slate roof.

Both the flats and the shop block are red brick buildings with concrete pantile roofs. The front of the shop block has some brickwork covered with concrete cladding. The style of the building is in harmony with the other buildings in Viney Avenue.

Viney Avenue

Most of Viney Avenue was built in the 1950s. It contains a mixture of terraced and semi-detached houses. In addition there are four bungalows built in the same style. Some of the terraced houses have central passageways giving back access to the inner houses. Many of the houses still have the original brick outbuildings in the back.



Maisonettes in Viney Avenue

The houses and maisonettes in the main part of Viney Avenue are constructed of red brick, with rendered fronts (cream or white). They either have features of white-painted wooden panelling or the walls are tile-hung, above and below the main windows in the front. Some of the main front windows are slightly bowed. The roofs are made of concrete pantiles and all the original buildings have chimneys.

Many of the houses have been extended. Extensions include porches, rooms created in the roof space and lit with skylights and conservatories to the rear. A number of detailed changes have been made to the doors and windows. Despite these modifications, the houses retain their group identity.



An example of infilling

There has been some infilling with newer houses in contrasting styles, for example tile-hung decoration, brown doors or lattice windows.



Contrasting finishes in Viney Avenue

The front gardens are on the whole open-plan although there are some properties with boundary fences or hedges.

Selsdon Avenue

All the houses are of similar design and have been little modified. They are brick built, with tile hung walls reaching from above the ground floor windows to the roof. The roofs are pitched and there are vent ridge tiles. The houses have porches and bin stores by their front doors.



Terrace in Selsdon Avenue

The upper four terraces have back gardens that face the road. Thus the road is lined with wooden panel fencing. These properties face the brick retaining wall of a nearby hill and their front doors are reached down steps from a tarmac footpath. In places there is a second lower footpath to give access to the small open-plan but shaded gardens. They have no garages, and vehicles are parked on the road and verges by the back entrances.

The remaining houses are on level ground at the lower end of Selsdon Avenue in the form of a stepped terrace. Their front gardens are mainly open plan and face the road, with a parking area in front.

Strong's Close, Faber Mews and Brickwoods Close

This group of buildings has been arranged so that their outline resembles that of Harefield House which they replace. This effect is achieved by pointed brick gables and mock gable ends.



Brickwoods Close

The buildings are all built with red brick, but with differing decoration. Some have flint inlay in the walls, others have dark wooden panelling to the front of the properties, and some are partly covered with pebbledash. The roofs have concrete tiles and there are no chimneys. Throughout the development, the window frames are painted a 'rust' colour and the doors are purple.



Houses in Strongs Close

There is a wide variety of different window shapes including: square, rectangular, diamond, pointed arch, French, dormer and skylights. The three-storey properties have French windows on the second floor, which open onto small balconies with black railings.

Westering and St Blaize



Mansard roofs in St Blaize Road

The estate has detached, terraced and semi-detached houses and terraces of small bungalows. Some of the terraces are staggered.

The walls are of brick and sometimes also tile-hung. The bricks are either greyish or pinkish, and the tiles are red, grey or brownish. The tiles are straight-edged, hexagonal or scalloped-edged. A mixture of styles is found in most closes. Roofs are of concrete tiles or pantiles. Some of the tiles are of an angular profile.



St Blaize Road looking towards Viney Avenue

Roofs are mostly pitched, although most of the garages and porches are flat-roofed. Some of the roofs are of mansard style to the front. Roof pitch is generally fairly shallow, especially on the terraces. There are no dormers or roof lights. Residents do not like the flat roofs on the porches and garages. Chimneys are rare.

Certain houses have square bays projecting from the wall at either ground-floor or first-floor level, occasionally both. Some of these bays have an arched top. The original windows were hinged and were white. Many of the houses have uPVC replacement windows, usually retaining the undivided glazing.

Garages vary, some being integral with the houses and others link-detached between houses. In addition there are garages in separate blocks. As elsewhere in Eastern Romsey, many residents find that the garages are too narrow for their vehicles.



Garages in Westering

Campion Drive and its Closes

The houses in Campion Drive are generally of a traditional appearance. The houses are fronted in a variety of styles including brick with or without contrasting courses or features, part-rendered, part tile-hung, and some brick-and-flint areas. Each part of the development tends to have a consistent type of brick, which makes for an impression of connection between the houses, although the houses on the eastern part are less uniform in brick colour.



Bramble Drive

House roofs are pitched and often fairly steep. They vary between being half hipped and gable ended. Some houses have gables at the front, a number of which are infilled with weatherboarding or tiles, or rendered with a 'half-timbered' effect. There are no dormers or roof lights. Some houses have chimneys built externally to the side wall.



Clover Way

Roofs are mostly concrete pantiles, although at least two houses have slate roofs. A number of the houses at the eastern end of the estate have white scalloped bargeboards along the roof edges of both the houses and garages.

Almost all the houses have some sort of porch, usually with a tiled roof. Some of the roofs of the porches are pitched in three directions, others just to the front. Some of the porches have been floored with quarry tiles.

The original front doors are all timber; some are dark stained wood and others painted, with a variety of glazing. Some are wooden laid with herringbone diagonal planking.

Window-sills in the fronts of the houses on the western part of the estate are brick. At the backs, window sills are timber. Lintels over the windows are of brick. They may be straight or arched, sometimes with a painted infill.

The original windows are timber, usually white or dark brown but some now have uPVC replacements. Most windows are casement. Some of the houses in the eastern part have square bay windows. Glazing varies between large panes, sometimes not subdivided, and diamond leaded lights.

Garages are designed to match house styles. There are double-width garages with pitched roofs, some being half-hipped. Other garages are double length, with the front half of their roofs pitched and the back half flat. The garage doors are of dark stained wood or white or coloured painted metal. The terraced houses have communal parking areas. In places large extensions have made the estate more crowded. Side extensions especially of 2 storeys remove views between houses, a feature that was an original part of the design brief.

Little Woodley Farm

All four houses are detached and of two storeys with pitched roofs. The newer houses have their roofline extending down to the lower storey at the front (catslide roofs). The roof pitch is fairly steep at the back but shallower at the front. These houses have dormers at the front. They do not follow the style of the older house. All four houses have chimneys of unexceptional design.

The older house is of brick, tilehung in graduated tile sizes, and rendered. The modern houses are brick and rendered. There are clay tiles on the older roof; the others have concrete pantiles.



Little Woodley farm house

The old house has a part glazed enclosed porch with a wooden and glazed door. The newer houses have overhung porches. There is an unusual brick feature to the corners of the gables of the newer houses.

Woodley Grange



Woodley Grange

Woodley Grange, which is included in Grange Mews, is a large building of two storeys. There is a dormer window at the front and various gables. It has a clock tower which is much liked. The roof pitch is fairly steep. The building has been extended at various times, including a substantial wing at the eastern end and two large conservatories at the back.

The original part of Woodley Grange is rendered and painted. The extensions to it are brick. The roofs are of clay tiles. The building has several tall chimneys which have tiled tops to their staggered edges. There is a bay window on the front of the house. There is a large brick arch around the front entrance and a white-painted clock-tower (without clock) at the centre of the roof of one of the conservatories. The Coach House has brick walls, clay tiles on the roof and wooden painted window frames.

Grange Mews

Grange Mews consists of terraces of small two storeyed houses. The roof of each terrace is hipped with gabled windows of two sizes along the front elevation. The roofs are quite steeply pitched and there are no dormers, roof lights or chimneys.



Grange Mews

The walls of the terraced houses are mostly brick. The smaller gables are finished with tile-hanging, and the roofs are of concrete pantiles. The windows are white with horizontal and vertical bars. The sills are of brick.

There are dark stained wooden doors with small windows. The porches have tiled roofs. There is a white-painted clock-tower (without clock) at the centre of the roof of the main terrace, with a weather-cock at the top.

Design Guidelines

- Replacement windows and doors should retain the original character of the house.
- Retain character of the three Victorian houses in Viney Avenue.
- Retain mix of house sizes.
- Avoid out of scale extensions, especially those that crowd the area or restrict light to neighbours.
- Extensions and alterations should be consistent with existing building forms and materials.
- New flint features should preferably be created in situ and not assembled from pre-cast blocks.



A selection of roofs

Streets and Street Furniture

Winchester Road (A3090) is a fairly busy main road with single carriageways in each direction and a 40 mph speed limit. There is a footway right along it in Eastern Romsey and there are pedestrian-operated traffic lights near Viney Avenue, giving access to Great Woodley shops and Cupernham schools. In addition, there are speed cameras at the eastern end of the area. Turning onto the A3090 is difficult at busy times of the day. There are new bus shelters by Viney Avenue and Grange Mews which are unexceptional.



Entrance to Viney Avenue

Surfaces

The public estate roads and pavements are tarmac, with some courses of brick setts across them.

In Little Woodley Farm the main driveway has brick paving, beyond which are gravel driveways. Grange Mews roadway and footways are of plain tarmac, while the parking bays are picked out in brick paving. There are no designated paths adjacent to the road there. The driveways to Woodley Grange and the Coach House are of gravel.

Street Lights, Poles, Boxes and Bins

Some householders complain about street lights that are too close to their bedrooms. There is a mixture of styles of lamp standards across the area, with both lantern styles and lamps on a right-angled pole being present. Metal and concrete are used.

The lights along the paths in Grange Mews are orange and set about a metre above ground level thus making it very difficult to see where to put one's feet.

The street scene is punctuated with overhead electricity and telephone cables in parts of Viney Avenue and Selsdon Avenue. In addition, a number of redundant poles have been left standing.

Neither the electricity sub-stations nor the various service junction boxes are obtrusive in Eastern Romsey. There are dog waste bins at the Viney Avenue playground and waste bins can be found at various places throughout the area. A telephone box and post box are situated next to the shops, both of which are well-used, as is the post box in Campion Drive.

Street Name signs

Street names are displayed on metal signs, mostly planted in the pavement. They are placed to guide vehicles driving in from Winchester Road. There is difficulty in identifying streets accessed on foot or from any other direction.

Trees, Hedges and Boundary Features

Along Winchester Road, there is an established belt of mature trees and hedgerows. Part of this natural setting has been obscured by the erection of a large wooden fence for security reasons. Planting a hedge would soften the appearance of this fence, and if subjects such as hawthorn or holly were established they would deter trespassers as well as providing a natural corridor for wildlife. The trees and hedges of this area are considered to be an important visual feature to people approaching Romsey from the east.



Lime Tree Avenue in Viney Avenue

The entrance to Viney Avenue is marked by an avenue of mature lime trees which is very distinctive and an asset to the area. Viney Avenue also contains a number of flowering cherry trees whose pink blossom does much to enhance the area in the springtime.

Other significant trees include the conifer trees by Brickwoods Close and a line of alders near the railway line. There are areas of planting at the corner of St Blaize Road and behind the shops, which are popular with the children of the area.



Trees seen from Brickwoods Close

The remains of fields provide the basis of the informal green spaces with rows of mature oak and ash trees marking old boundaries where once there were hedgerows.



Trees at the top of Selsdon Avenue

Eastern Romsey is rich in hedgerows and shelter belts of trees and shrubs. In particular the bottom of the valley, bordering the railway and the Tadburn Lake is covered with small trees and undergrowth. This area is a source of blackberries in autumn.

The hedges remain from earlier agricultural uses of the land and are a significant landscape feature. They contain a variety of indigenous species such as hawthorn, holly and elderberry. Amongst the surviving hedgerows is a tall hedge between Viney Avenue and St Blaize Road. The fields to the south of Campion Drive are surrounded by hedges too. In addition, many private gardens are surrounded by hedges. Some of these have grown out over the footpaths.

There are some old walls associated with Harefield House that have been retained and give a feeling of continuity to the area. The largest of these is to the east of the upper part of Viney Avenue.

Where back gardens abut public space, they are enclosed either by wooden panel fences or brick walls. Those in Selsdon Avenue are particularly obtrusive for they dominate one side of the road. Some of the brick walls, particularly in Campion Drive have attractively curved corners. There is a modern low brick wall with concrete patterned inserts along the boundary between the old Little Woodley Farm house and Winchester Road.

Parts of Woodley Grange are surrounded by brick walls, some of which have contrasting brick features. The boundary with the footpath to Campion Drive is mainly a close-boarded fence, although there is a short section of old wall.

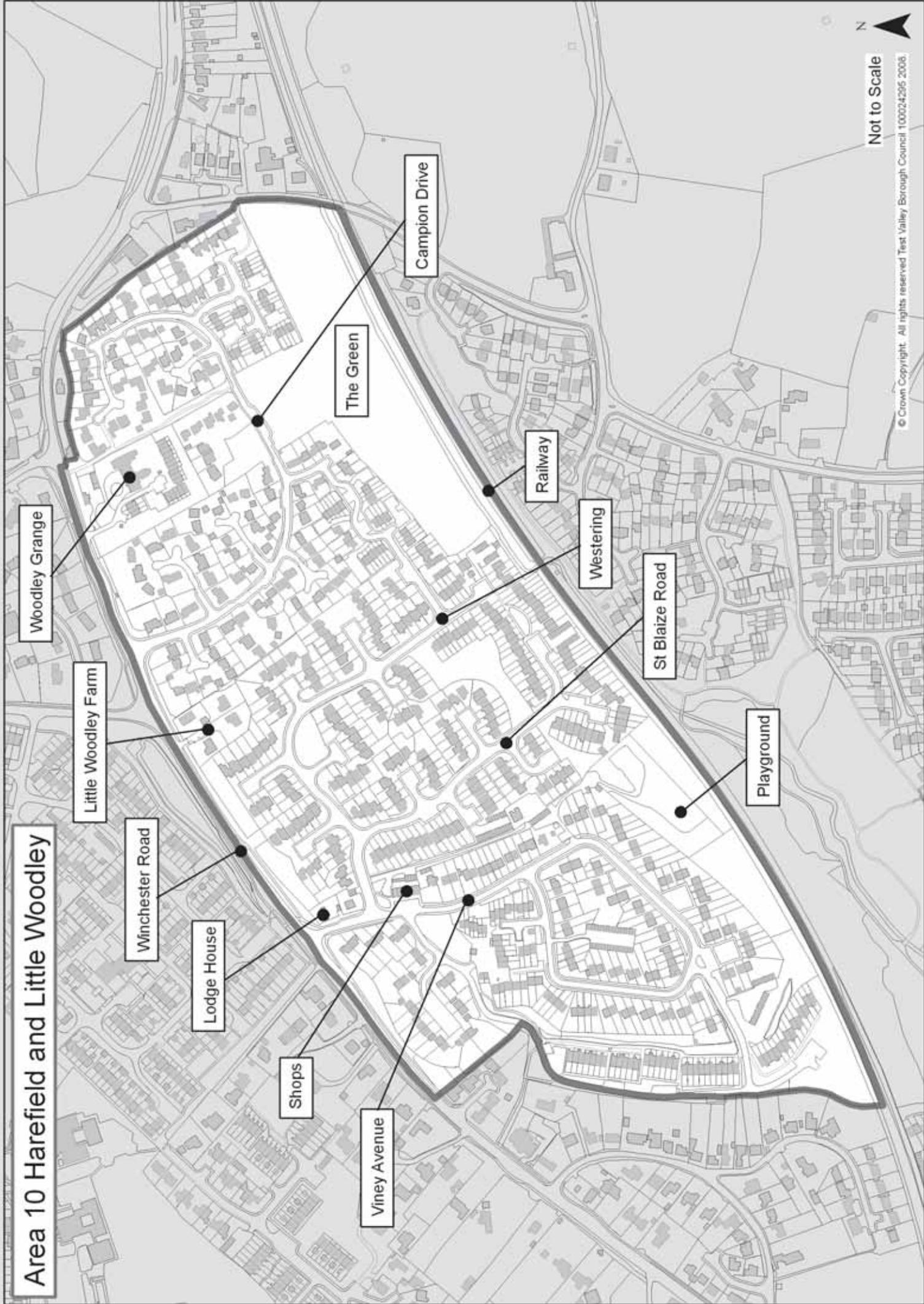
Design Guidelines

- **Dead trees should be removed or landscaped and replaced.**
- **Retain and replace as necessary both the limes and the cherries in Viney Avenue.**
- **Old walls should be retained.**



Selection of fences, walls and hedges





Area 10 Harefield and Little Woodley

Woodley Grange

Little Woodley Farm

Winchester Road

Lodge House

Shops

Viney Avenue

The Green

Campion Drive

Railway

Westering

St Blaize Road

Playground

N

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