

Look At Romsey

Romsey Town Design Statement

for Romsey Town and Romsey Extra



Area 12 Crampmoor and Highwood



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Crampmoor and Highwood Design Statement

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This part of Look at Romsey was prepared by a team of volunteers in Crampmoor and Highwood. The project was jointly sponsored and led by Romsey and District Society and Romsey Extra Parish Council. It was presented to Test Valley Borough Council in August 2006. It was adopted as a Supplementary Planning Document in January 2008.

Village Setting and Landscape Including Views



Ford of Tadburn Lake in Crampmoor Lane

Crampmoor and Highwood are small settlements on the eastern extremity of Romsey. Most of the settlement is on the slopes of the valley created by the small stream that has kept its Saxon name of Tadburn Lake. It rises in nearby woods and marshy land and is a tributary of the River Test. In addition a few houses have been built on the plateaux on either side of the valley.



Level crossing in Halterworth Lane

A railway line cuts through the area from west to east and runs close to the Tadburn Lake. The area to the north consists of Crampmoor, Straight Mile and New Pond. South of the railway line is the sparsely populated area known as Highwood.



View across Tadburn valley

Crampmoor and Highwood are predominantly wooded, although there are open fields in Highwood, both within the area and adjacent to it. The woods are much appreciated both to walk through and as scenery. There are some pleasant views across the valley, especially from Highwood and views southward to Toothill and other hills of the Test valley. The little church of St Swithun's at the junction of Halterworth Lane and Winchester Road is a notable landmark in this area.



Highwood Lane

Design Guidelines

- **St Swithun's church building is an important landscape feature and should be retained.**

Settlement Pattern

The houses are scattered along three primary roads which are joined on the west by part of Halterworth Lane.

The A3090 passes along the north of this area. There are a few houses and a restaurant at the western end, where the road rises up to the Woodley area of Romsey. St Swithun's Church is east of the junction with Halterworth Lane beyond which is the area known as New Pond, containing bungalows on the southern side. They are separated from the main carriageway by a service road and grass verge that once formed the main road. This stretch of the A3090 is called Winchester Road.



Mandarin Chef restaurant at the junction of Winchester Road and Halterworth Lane

The eastern stretch of the A3090 passes through woodland and is known as Straight Mile. Its trees make a very attractive approach to Romsey. The houses here are substantial detached buildings in large grounds set well back from the main road. Their access is via service roads, which were created in the 1950s.

Crampmoor Lane opens off the A3090 and runs due east with a southern spur that takes it across Tadburn Lake and the railway. The houses and bungalows here are almost all detached and those on the north side of the lane have long gardens. A close, Groveley Way, was constructed in land on the north and contains six detached houses between Crampmoor Lane and Straight Mile.



Garden in Crampmoor Lane

Opposite Groveley Way as far as the eastern corner of Crampmoor Lane, there are small fields, one of which has been converted into a large parklike garden. There are a few houses at the eastern end of Crampmoor Lane and on the southward section, near the Tadburn. Small streams drain this area.

Crampmoor Lane continues across the railway and Tadburn Lake to intersect with Green Lane, but there are no buildings in this stretch or in the section of Green Lane that is in Romsey Extra. Green Lane joins Crampmoor Lane to Highwood Lane through a steep-sided cutting.

Like Crampmoor Lane, Highwood Lane contains a right-angle bend. There are a few houses about halfway along the north-south section, and a scattering of houses and bungalows on the east-west section. Stroud School occupies the angle between Green Lane and Highwood Lane in Highwood House and its grounds. There is a complex of buildings associated with the school, few of which can be seen from the road.



Stroud School from Highwood Lane

The only buildings in Halterworth Lane that are in Highwood and Crampmoor lie to the north of the railway level crossing. Some of them are in a little close called St Swithun's Close that is behind the church.



Halterworth Lane

Crampmoor contains two commercial undertakings adjacent to Halterworth Lane. There is a garage that undertakes the full range of activities associated with the motor trade. Slightly uphill and on the slope of Winchester Road is the Mandarin Chef restaurant.

As might be expected in an area of low density housing, there are few recognisable building lines, although where houses or bungalows were built as groups, some short lines exist.



Bungalows in Winchester Road

Open and Other Spaces

Public open spaces include the verges beside the A3090 in the New Pond area, and the service roads alongside Straight Mile. The southern service road leads to a footpath in the neighbouring parish of Ampfield forming a popular walk. The stretch of Crampmoor Lane south of the railway line is now closed to traffic and is maintained by Romsey Extra Parish Council as a public footpath.



Tadburn Lake, Crampmoor Lane

The other open spaces in this area are all in private ownership and not open to the public. They include the grounds of Stroud School, fields south of Crampmoor Lane and those adjacent to the Tadburn. Residents of Highwood Lane all overlook extensive fields as do those on the western slope of the A3090.

Building Form e.g. Height, Shape etc.

There is no prevailing building form in Crampmoor and Highwood. The various houses reflect the fashions and aspirations of their owners. There were few houses here in 1800.



Highwood House now Stroud School

During the 19th century, Highwood House, now Stroud School was built, with attendant houses for employees both within the immediate grounds and in Highwood Lane.



Estate cottages, Highwood Lane

In Crampmoor Lane a few farm cottages survive from a similar era. St Swithun's Church dates from the 1850s.



St Swithun's church c.1860

In the early years of the twentieth century, a few more houses were built, including that of the Mandarin Chef restaurant and a nearby house. The restaurant building has been much extended.

In the inter-war period, a number of bungalows were built. These reflect both the prevailing fashion and the unsuitability of the ground for anything taller. There is a row of them at New Pond and others scattered across the area. Those at New Pond are L-shaped, some with extensions to the front and others at the back.



Bungalow in Highwood Lane

After the restrictions on building and control of building materials were lifted in the 1950s, a number of houses were built across the area. These included the large houses along Straight Mile, the most recent of which is only a few years old and features an atrium. These houses are all individual and have wings and extensions giving a variety of footprints.



House in Straight Mile

The houses in Crampmoor and Highwood are two-storey high, and both they and the bungalows, where extended, have usually been enlarged outwards rather than upwards.



House in Crampmoor Lane

There is a variety of parking provision, ranging from stand-alone garages, garages that are part of the house, parking places within the curtilage but in New Pond, there is no off-road provision.

Design Guidelines

- Where there is a group of buildings of the same type or with the same or similar characteristics, the unity of the group should be retained.

Materials, Fenestration and Chimney Details



Decoration in Crampmoor Lane

The houses are brick built with very little ornamentation. A few of the nineteenth century houses have decorative ridge tiles and finials, but these are exceptional. Apart from Highwood House and one or two houses in Highwood Lane, the houses are built of header-bond brick with no patterning. Some of the houses are painted. Highwood House, a Victorian building, is amongst the largest houses in the area. Its gabled bays include one that is in the Dutch style. Two of the former estate cottages are decorated with terra cotta panels commemorating Florence Horatia Suckling who lived at Highwood House in the years around 1900.



Terracotta panels in Highwood Lane

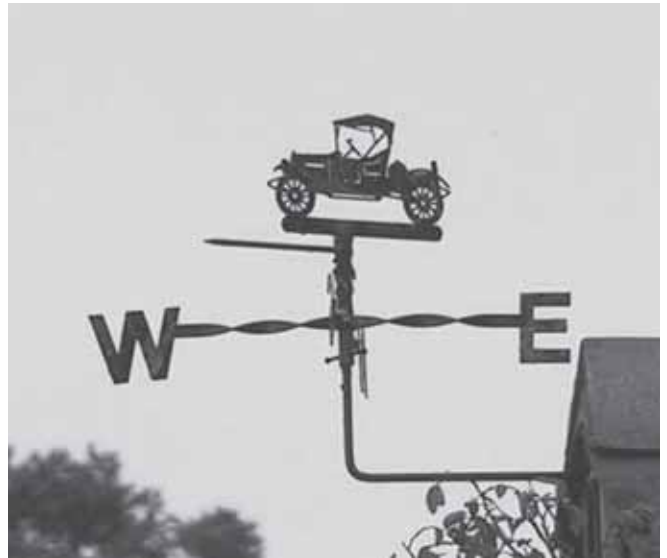
Unusually for Romsey, most of the upper storeys of the houses are faced with the same materials as the ground floors. With very few exceptions, neither shiplap boards nor tile-hanging are to be found on the first floors. The sports hall at Stroud School is faced with horizontal boarding. The main part of the hall is flat-roofed but an annexe is roofed in variegated tiles. The extensions of the Mandarin Chef have flat roofs.

Some of the houses have gables or roof-lights let into the roof, often added after the house was built. Some properties have both.



Chimneys in Crampmoor Lane

Chimneys are almost universal in these houses and one or two of the older ones are other than plain rectangular shape. The chimney pots vary between round and square cross section and a few have decorative tops.



Roofscape in Highwood Lane

The older houses have slate roofs. Some of the bungalows still have the diamond shaped asbestos-type tiles that were much used in the 1930s. A few houses have clay tiles, while the rest have modern red concrete tiles, some plain and some ridged. Some of the older houses have decorative ridge-tiles. The houses associated with Highwood House have decorative barge boards around the gables.



Lodge house at Highwood

A wide variety of windows is found. They include sash windows, Georgian style casement windows, leaded light style and picture windows with their large undivided panes. Most of the older houses have replaced their original windows, some retaining the original style while others have made substantial changes.

The houses and bungalows have several styles of porches. Some of the newer houses have roofs that extend over the front door to form a sheltered area. Others have elaborate porches, either open or enclosed. Some of these are under flat roofs and others under pitched roofs. Most of the houses with no external porches have their front doors recessed, to give people protection from the weather.

Streets and Street Furniture

As is to be expected in this diverse area, the roads are all very different. What they have in common however is their rural feel: they are very definitely country roads in appearance.



The Romsey end of the Straight Mile

Traffic management has resulted in many signs being placed along the roads, including those warning of the bend in Highwood Lane, those warning of the level crossing in Halterworth Lane and speed cameras on the A3090 in Winchester Road, amongst others. Their presence, while largely essential, reduces the 'unspoiled' rural feel of the area. However the milestone at the western end of Straight Mile is a charming survival of a by-gone age.



Milestone at start of Straight Mile

The only formal footways are found in or near Halterworth Lane and in the nearby stretch of Highwood Lane. There are also footways behind St Swithun's church and in either direction along Winchester Road. The surfaces of all the roads and footways are tarmac. There are no decorative features, such as paving stones or brick setts.



Crampmoor Lane

There are grass verges where people can walk alongside some but not all the roads. These include some typical country verges that are cut by the highway authority from time to time and in Crampmoor Lane, a stretch of grass managed as lawn. Where paths go through woodland, grass is largely absent.

There are no street lights in this area apart from the rear of St Swithun's church, and opinion is divided about whether any would be desirable.



Bus shelter at Crampmoor

There are bus stops along the A3090, one unprotected, one with a modern bus shelter the appearance of which is not wholly liked, and a brick built shelter that is a feature of the New Pond area. The nearby telephone box and pillar box are appreciated, as is the pillar box in Highwood Lane.



Cables and signs in Halterworth Lane

There are overhead cables in most of the area except for Straight Mile and Groveley Way. These spoil the views of individual roads. Even more obtrusive are the high voltage overhead power lines that march across the valley from Highwood to Woodley.

Trees, Hedges and Other Landscape Features

The A3090 cuts through woodland in Straight Mile thereby forming a splendid approach to Romsey for which the area is renowned. The predominant species are beech and oak.

At the western end of this avenue, the road opens up and is decorated with a number of ornamental trees including a Lombardy poplar and several flowering prunus, thus continuing the sylvan theme.

There are woodland trees along Highwood Lane and Crampmoor Lane, including some fine mature oak trees. There is a notable stand of silver birch in Groveley Way. In addition within the large gardens there are many unusual and ornamental trees.



Service road alongside Straight Mile

A stream runs down the side of Crampmoor Lane into Tadburn Lake. Tadburn Lake can be seen in both Crampmoor Lane where there is a ford and footbridge, and in Halterworth Lane where the road crosses it in such a way that most drivers do not appreciate that there is a bridge.



Skyline, Groveley Way

The presence of so much woodland, and the waterways means that the area is rich in wildlife, with a wide range of British mammals, reptiles and amphibia being seen frequently by local people. Water voles, a species under threat, live in Tadburn Lake and its feeder streams. In addition, the area has plentiful birdlife and many species are seen regularly.



Highwood Lane

Boundary Features e.g. Walls, Fences, etc.

In keeping with the diverse nature of this area, there is no prevailing style of enclosing land. Thus the big houses in Straight Mile rely on the trees and shrubs on their land to give them privacy, although they have fences that are fairly inconspicuous. They are further shielded from public gaze by being set back not only from the main road, but also from the service roads.

The bungalows in the New Pond area are likewise much sheltered by trees especially at the eastern end while the individual bungalows have a mixture of low walls and low hedges. The houses west of Halterworth Lane have fairly high hedges.



Gate in Crampmoor

In Crampmoor Lane, low hedging is the common mode of creating a front boundary marker, although one or two houses have quite tall hedges. By contrast, Groveley Way is largely open plan with low walls at the fronts of properties. St Swithun's Close, Halterworth Lane and Highwood Lane similarly exhibit a mixture of low walls and hedges.

There are some examples of high wooden fences that are unscreened by plants and are visually intrusive in this rural landscape.

There are one or two brick walls, and some of them are topped with hedges.



Fencing in Highwood Lane

In addition, on the corner of Highwood Lane there is a set of railings of a style found on nineteenth century parkland. Stroud School has an ornamental gate which, with its logo, makes a pleasant entrance there.

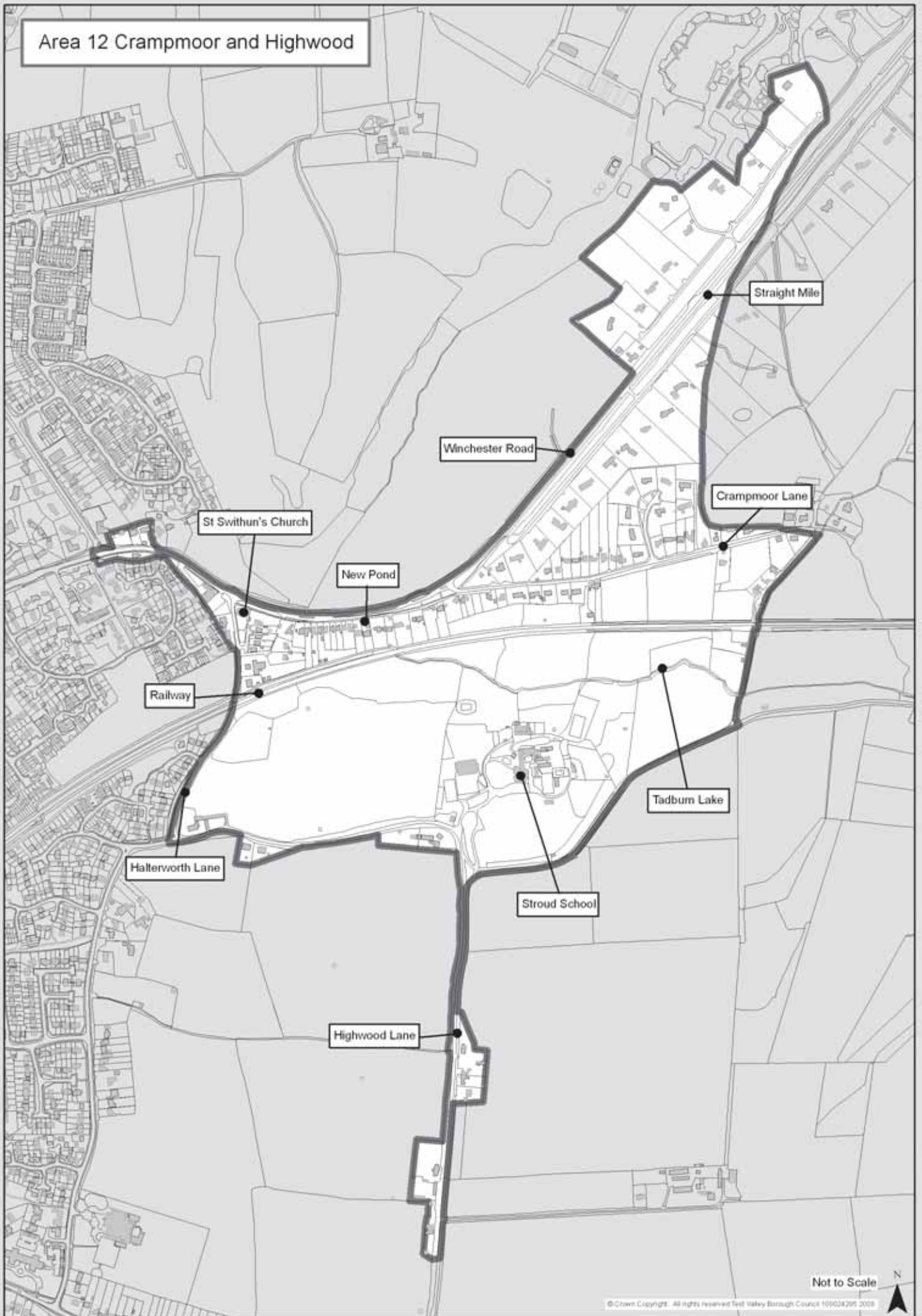


Gate to Stroud School

Design Recommendation

- Boundary features e.g. fences should respect the style prevalent in the area.

Area 12 Crampmoor and Highwood



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