

Residential Areas of Special Character (RASC) Appraisals – Chilworth



Date: June 2017

Status: FINAL

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1. INTRODUCTION

1.1 Purpose

The purpose of this character area appraisal is to provide guidance to Council members, prospective planning applicants and development management staff to ensure that new development within the designated 'Residential Areas of Special Character' (RASCs) identified by Test Valley Borough Council (TVBCLP) is appropriate to its surroundings, helps to retain the character that gives each area its identity and accords with Policy E4 in the adopted TVBC Revised Local Plan Document 2011-2029 (TVBCLP).

1.2 Relationship to the Revised Local Plan

This report has been prepared to support Policy E4 in the adopted Revised Local Plan, in this case in the context of the Chilworth RASC;

Policy E4: Residential Areas of Special Character

Development¹ within residential areas of special character in Andover, Chilworth and Romsey identified on map 57 – 61 will be permitted provided that:

- a) The size of any proposed or original plot, when sub-divided, is not significantly smaller than those in the immediate vicinity; and
- b) The development's size, scale, layout, siting and detailed design are compatible with the character of within the Residential Area of Special Character.

2. METHODOLOGY

2.1 Approach

The application of Policy E4 requires both the existing plot sizes within the RASC (referred to under criterion a) and the detailed characteristics of existing development (referred to under criterion b) to be taken into consideration, requiring a detailed character appraisal of the area.

To achieve this the approach has been to utilise the methodology described by Hampshire County Council (HCC) in the Hampshire County integrated character assessment <http://www3.hants.gov.uk/landscape-and-heritage/hampshire-integrated-character-assessment.htm> which defines and maps a range of 32 generic Townscape Character Types and goes on to identify geographically unique character areas. Although Chilworth was not included in the County Council's study the approach still provides a useful starting point and has been refined to carry out a more detailed level of assessment, considering an extended range of features for analysis which include the following elements.

Neighbourhood

- Character Type: as defined in the Hampshire Integrated Character Assessment where appropriate

¹ Including extensions, alterations, sub-divisions and redevelopment

- Landform

Streets/Squares

- Form: summary of reason for definition (ie: branched access points off rural lane)
- Trees
- Any other uses, type of development
- Access, connectivity: including route structure
- Spatial enclosure i.e. ratio of width to height, dimensions across the street between the faces of buildings against building/eaves height
- Special features, features which are particularly significant or distinctive within a character area and have a bearing on the strength of character e.g unusual architectural details, a clear geometric layout , an avenue of large trees
- Nodes/Landmarks/Views
- Parking

Plots

- Relation to public realm
- Plot Characteristics: size, scale
- Building lines
- Position of building within plot (siting)
- Plot boundaries: walls, fences, hedges
- Planting
- Parking

Buildings

- Scale, storey height
- Façade, roof form
- Materials: walls, roofs

Other Features

2.2 Data Review

Data used in the analysis included Ordnance Survey maps, aerial photographs and historic maps

2.3 Desktop analysis

Desktop analysis was principally undertaken using OS Master Map base maps, aerial photographs, historic maps and information on development density provided by TVBC.

Consideration was given to higher level attributes and characteristics including :

- Generic character type
- Position relative to wider topography
- Plot size and density
- General context and different land uses
- Relationship to route hierarchy and block pattern , route hierarchy was classified as;
 - arterial route
 - main road
 - side road
 - lane
 - culs-de-sac
 - other (e.g. gated estate)
- Relationship to main settlement
- Street place types
- Plot types
- Period of origin

The result of the desktop analysis enabled an initial breakdown of the wider RASC areas into smaller character areas and the partial completion of a tabular pro forma for each area summarising the higher level defining characteristics.

2.4 Field survey

The field survey involved a detailed appraisal of each draft character area on foot as perceived from the public realm. Photographs were taken to illustrate the character areas and accompany the written descriptions the viewpoints are marked for each character area with an arrow and the reference points numbered as follows;

For example 1A2 where 1 represents the study area (where relevant), A refers to the individual character area, 2 refers to the number of the photograph.

Those attributes which could not be covered through the desk top analysis were completed including (where relevant);

- Vegetation

- Frontage features and boundaries
- Surface materials
- Views and landmarks
- Parking
- Building heights
- Facades
- Building materials
- Architectural details
- Roof form
- Perceptual aspects (overall impression as viewed from the public realm)

Judgements were also made about the strength of character based on the range of features that define an area and the extent and consistency with which they were represented on the ground.

2.5 Characterisation and guidance

Guidance principles for each of the character areas were produced, identifying those key features to be retained, managed or enhanced.

3. CONTEXT

3.1 The appraisal area

The character areas covered by this appraisal work are shown in Figure 1 - Chilworth RASC Study Areas Context Map

(p7).

This document is specific is for three RASC areas encompassing Chilworth, near Southampton. The areas are shown on Figure 2 - Chilworth RASC Study Areas (p9). The study areas have been subdivided into Character areas with an appraisal for each one with a summary description including a road name.

Area 1 – Character Areas 1A – 1G (p10)

Area 2 – Character Areas 2A – 2H (p32)

Area 3 – Character Areas 3A – 3F (p57)

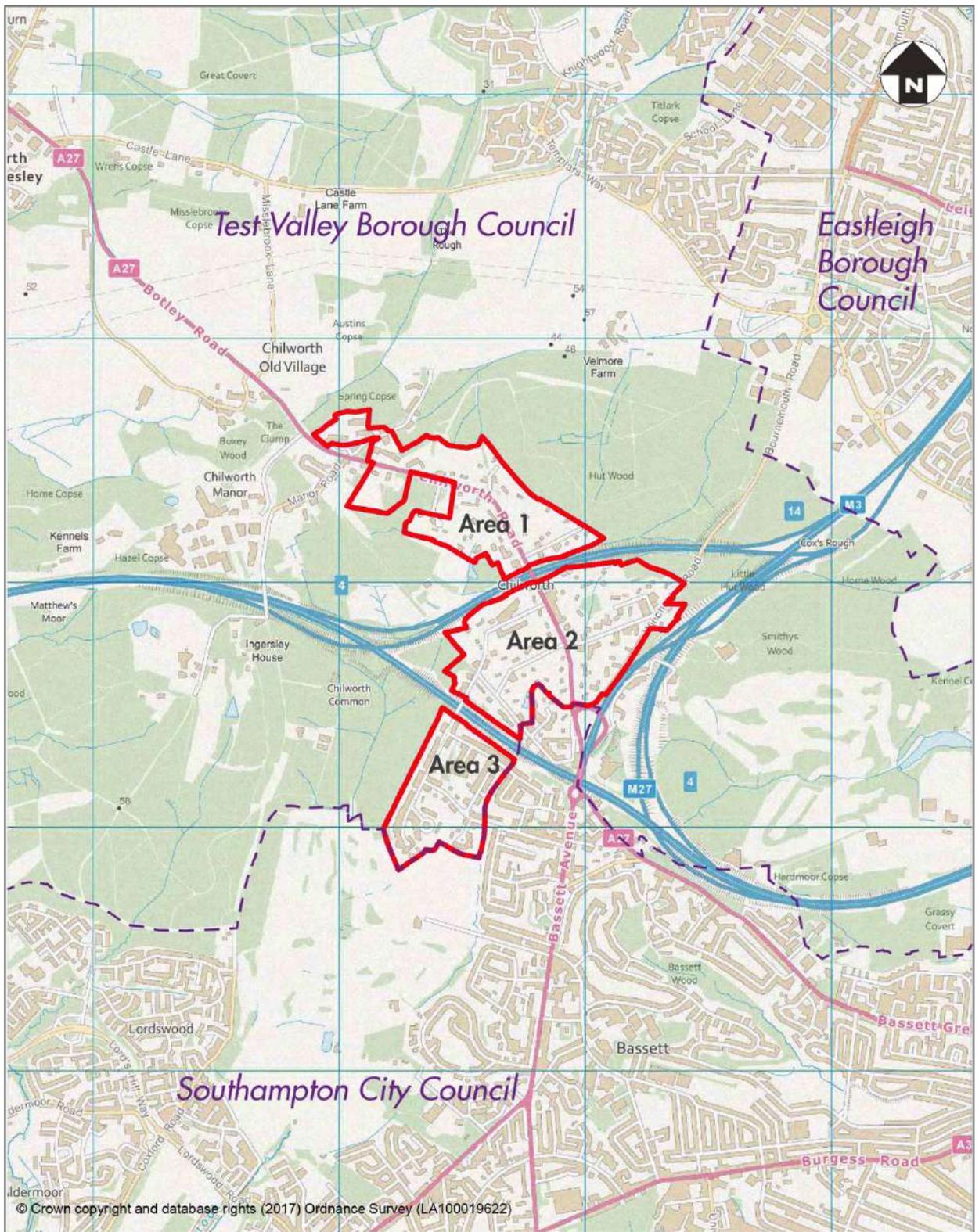


Figure 1 - Chilworth RASC Study Areas Context Map

3.2 Development history

The evolution of development in the areas studied can be traced through the historic OS maps and it is usually also reflected in the form of development as it relates to the route hierarchy of an area.

3.3 Character types

The Chilworth RASC was not included in Hampshire County Council's integrated character appraisal, so the generic character types identified in urban areas are not relevant here.

4. USING THIS REPORT

4.1 Guidance

Section 5 sets out the detailed appraisals for the RASC areas for Chilworth shown in Figure 2.

For each of the character areas a series of guidance principles have been produced based on the data from the site surveys. The guidance principles are intended to assist development management staff and prospective planning applicants ensure that new development serves to retain the character that gives each area its identity. With reference to criterion a) of the **TVBCRLP policy E4** concerning Residential Areas of Special Character the 'immediate vicinity' referred to should be taken to include those plots within each individual character area. When proposals for subdivision of plots are made for example, the effect on all the other plots within the same character area should therefore be given particular consideration. The document does not of course obviate the need to treat each development proposal on its own merit.

In general terms the Chilworth Residential Area of Special Character owes much of its character to low density housing with substantial properties set back from the road, often behind tall hedges in well treed plots. This type of development of low density dwellings makes an important contribution to the character and appearance of the area. Policy E4 does not seek to restrict development however it seeks to retain the distinctive local character that makes the special character of Chilworth.

In this context proposals for higher density development have to be considered carefully to ensure that cumulative effects associated with an increase in domestic activity and vehicle movements will not be of a type of development that would be uncharacteristic of the area as this could result in an increase in noise, disturbance and loss of amenity and character. Further intensification of development would also apply pressure to those parts of the area served by roads and lanes without footways where road improvements or footway provision would result in the loss of grass verges and the further erosion of local character.

4.2 Description tables

These tables identify the characteristics of each character area for a range of key criteria from neighbourhood level down to the design of buildings.

The purpose of the table is to provide a design code for the makeup of each character area which can be used to ensure that new development retains the character that gives each area its identity, in particular the table should be used to obtain the more detailed information required to implement the guidance principles identified.

5. Chilworth RASC Character Appraisal

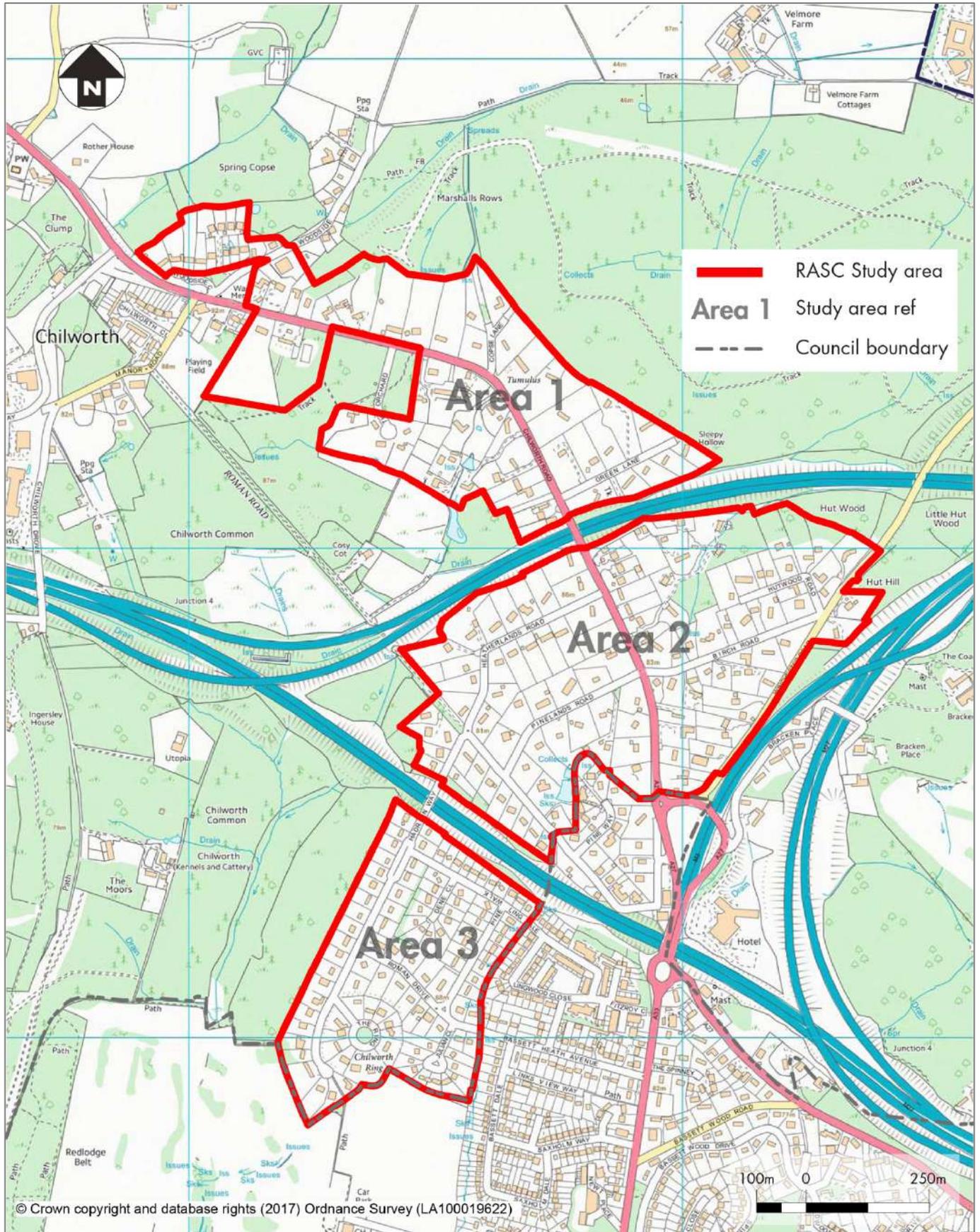


Figure 2 - Chilworth RASC Study Areas

Chilworth Character Areas 1A-1G

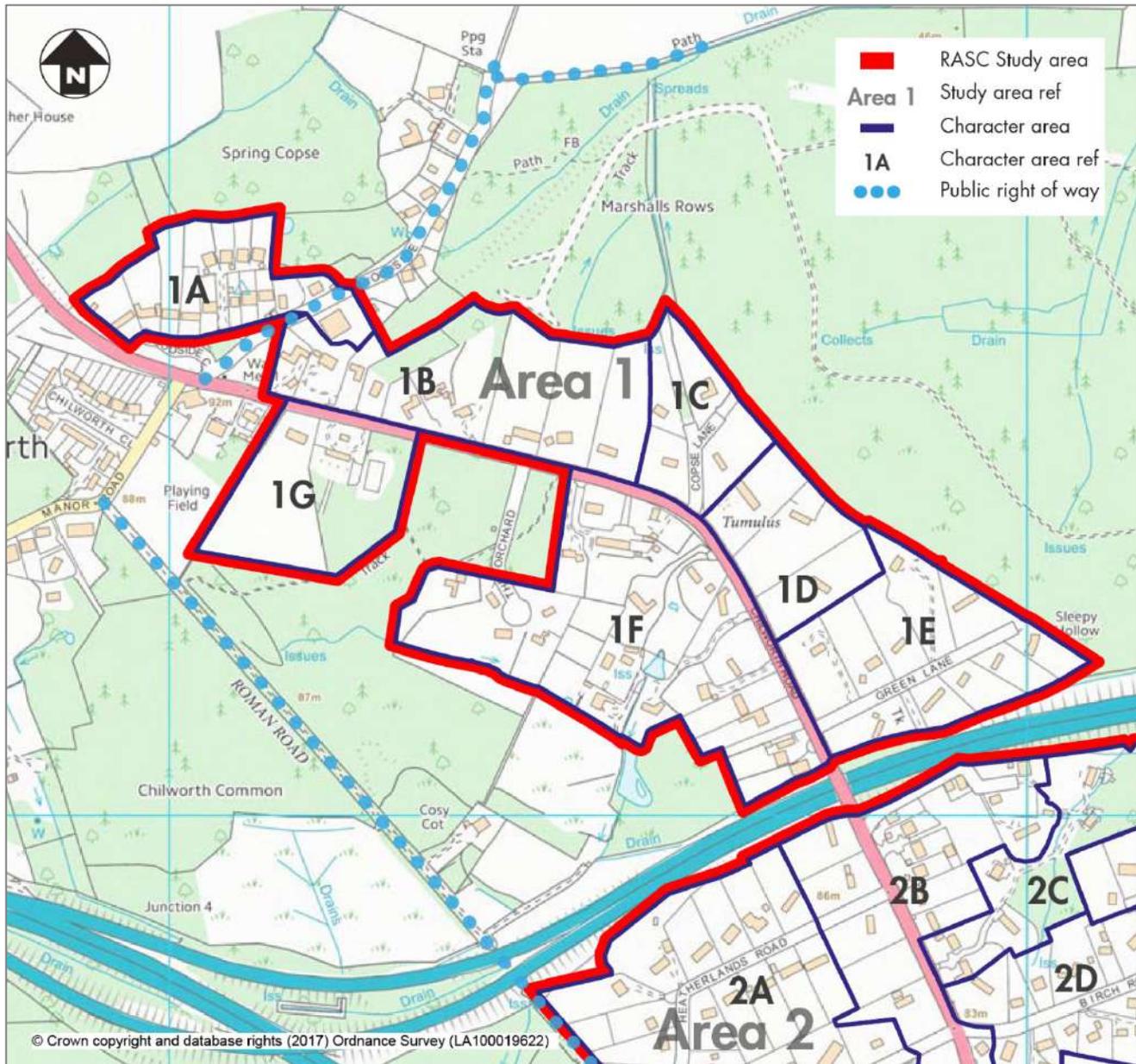


Figure 3 - Chilworth Area 1

CHARACTER AREA: Chilworth 1A, Woodside, Rural Lane	
NEIGHBOURHOOD	
Character Type	Type N/A Condition: Good
Landform	Part of gently rising ridge which extends beyond immediate area, sloping down to NE from character area
STREETS/SQUARES	
Form	Branched access points from rural lane
Trees	Oak dominated with conifers, wooded setting to north and south
Non-residential uses, type of development	None
Access, connectivity	Not strongly connected to main settlement. Adjoining public right of way
Spatial enclosure	>5:1 but sense of enclosure increased by mature trees
Special features	Adjoining woodland around access from A27
Nodes/Landmarks/Views	Filtered views to woodland NE
Parking	No
PLOTS	
Relation to public realm	Glimpsed through gates/vegetation, some backland infill (not obvious)
Plot characteristics	Average plot size 0.173ha
Building lines	Irregular,
Position of building within plot, siting	Deep setbacks, front on, dwellings mainly occupying most of the plot width
Plot boundaries	Evergreen hedges with trees form main frontage.
Planting	Significant tree planting
Parking	Within plots
BUILDINGS	
Period/type	Interwar to present
Storey height, scale	1.5-2 floors
Façade/roof form	Regular facades, dormers/gables/hipped/half hipped
Facing materials	Brick walls, some painted Tiled roofs
OTHER FEATURES	
<p>Strength of character: Strong. This area has a distinctive wooded setting and frontage treatment. Backland development does not reflect the characteristics of the main area.</p>	
GUIDANCE	
<ul style="list-style-type: none"> • Maintain the hedge frontage treatment • Retain tree cover and ensure sufficient garden land is retained to enable large trees to reach maturity • Avoid further vehicular access points through front boundary hedges and extensive masonry walls at entrances • Avoid development which would further reduce the separation between the sides of existing buildings • Retain views of the wooded backdrop 	

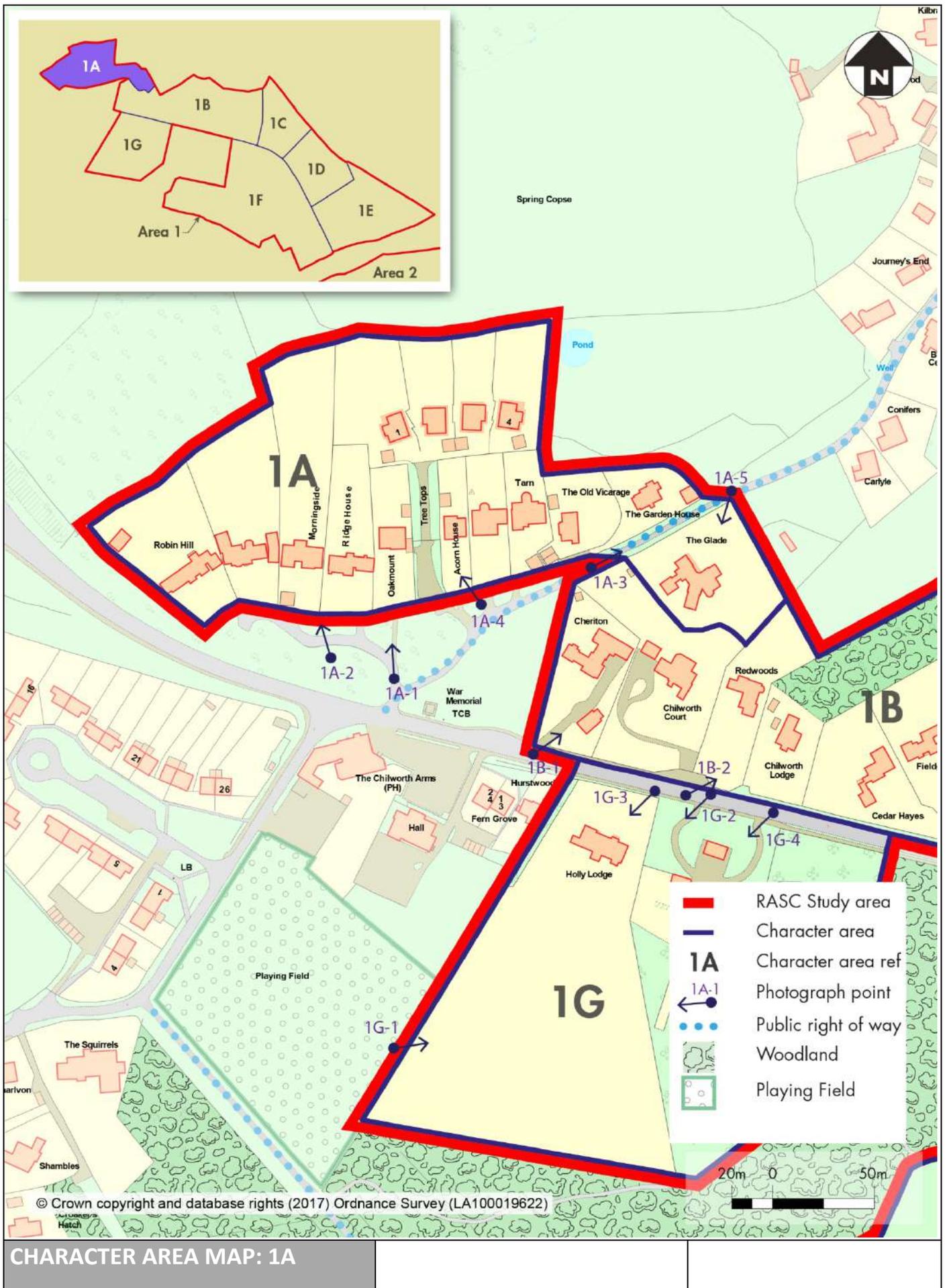




Figure 1A-1 Looking north towards Oakmount from Woodside Crescent



Figure 1A-2 Looking north west along Woodside Crescent



Figure 1A-3 View north east along Woodside Crescent



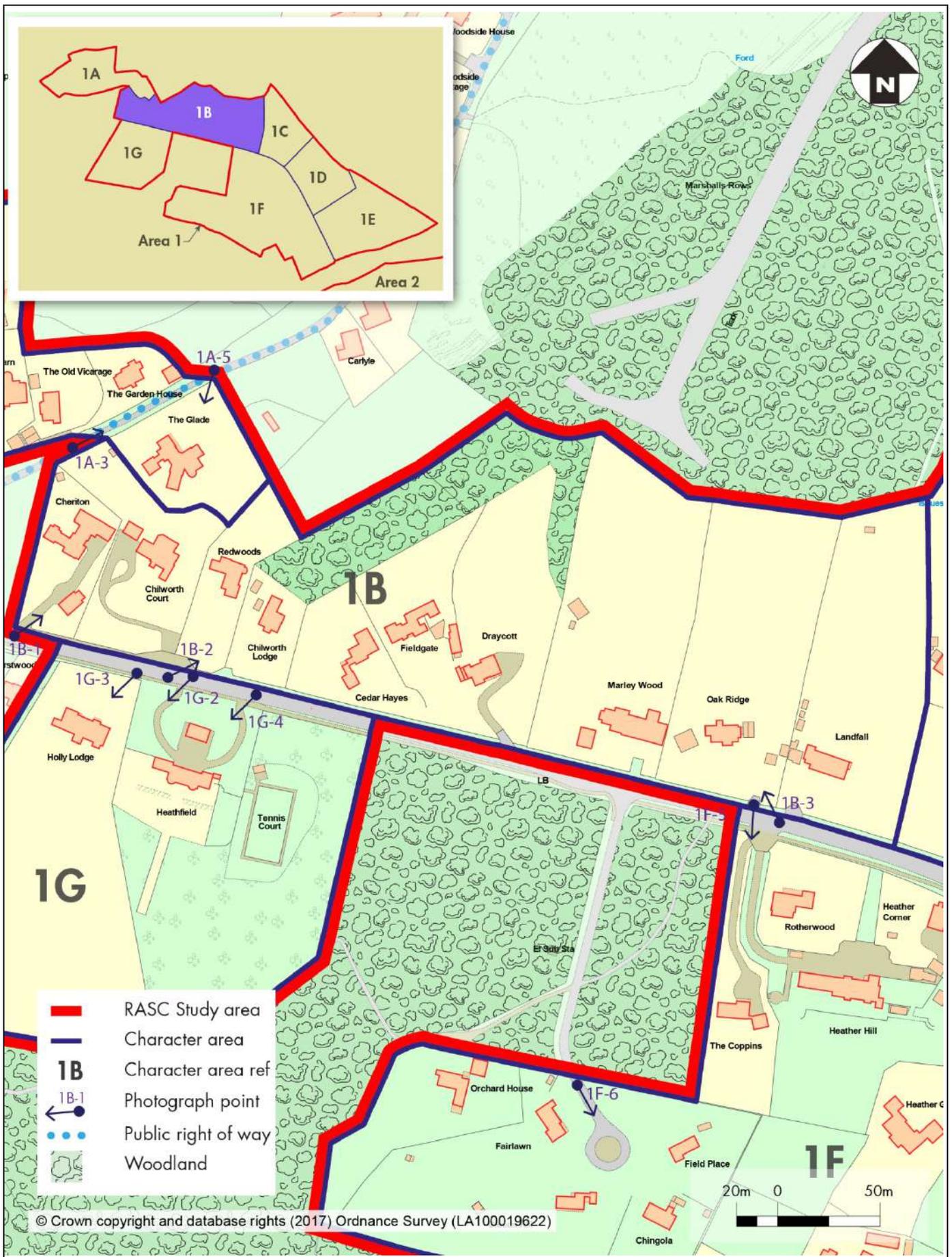
Figure 1A-4 View of hedges outside Acorn House



Figure 1A-5 Entrance to The Glade

PHOTOGRAPHS

CHARACTER AREA: Chilworth 1B, Chilworth Road, Main Road	
NEIGHBOURHOOD	
Character Type	Type N/A Condition: Good
Landform	Part of gently rising ridge which extends beyond immediate area.
STREETS/SQUARES	
Form	Individual gated entrances from main road
Trees	Oak dominated with conifers, some on road side, wooded setting to north
Non-residential uses	None
Access, connectivity	Not strongly connected to main settlement. Adjoining public right of way
Spatial enclosure	>5:1
Special features	No
Nodes/Landmarks/Views	No
Parking	No
PLOTS	
Relation to public realm	Glimpsed through gates/vegetation.
Plot characteristics	Average plot size 0.46ha
Building lines	None
Position of building within plot	Deep setbacks, skewed in relation to frontage, access mainly to front
Plot boundaries	Evergreen hedges with trees form main frontage. Broken in places with brick walls and timber fences.
Planting	Oak dominated with Pine
Parking	Within plots
BUILDINGS	
Period/type	Interwar to present
Storey height	1.5-2 floors
Façade/roof form	Regular facades, dormers/gables/hipped/flat
Facing materials	Brick walls Tiled roofs
OTHER FEATURES	
<p>Strength of character: Moderate. Dense hedge on frontage with some dominant structures adjoining entrances. Severed from other areas by A27 with no footway on north side.</p>	
GUIDANCE	
<ul style="list-style-type: none"> • Maintain the hedge frontage treatment above the fence line • Maintain generous separation distances between existing dwellings • Retain oak dominated tree cover • Avoid further vehicular access points through front boundary hedges and further extensive fences or masonry structures on the frontage 	



CHARACTER AREA MAP: 1B



Figure 1B-1 View of entrance to Cheriton



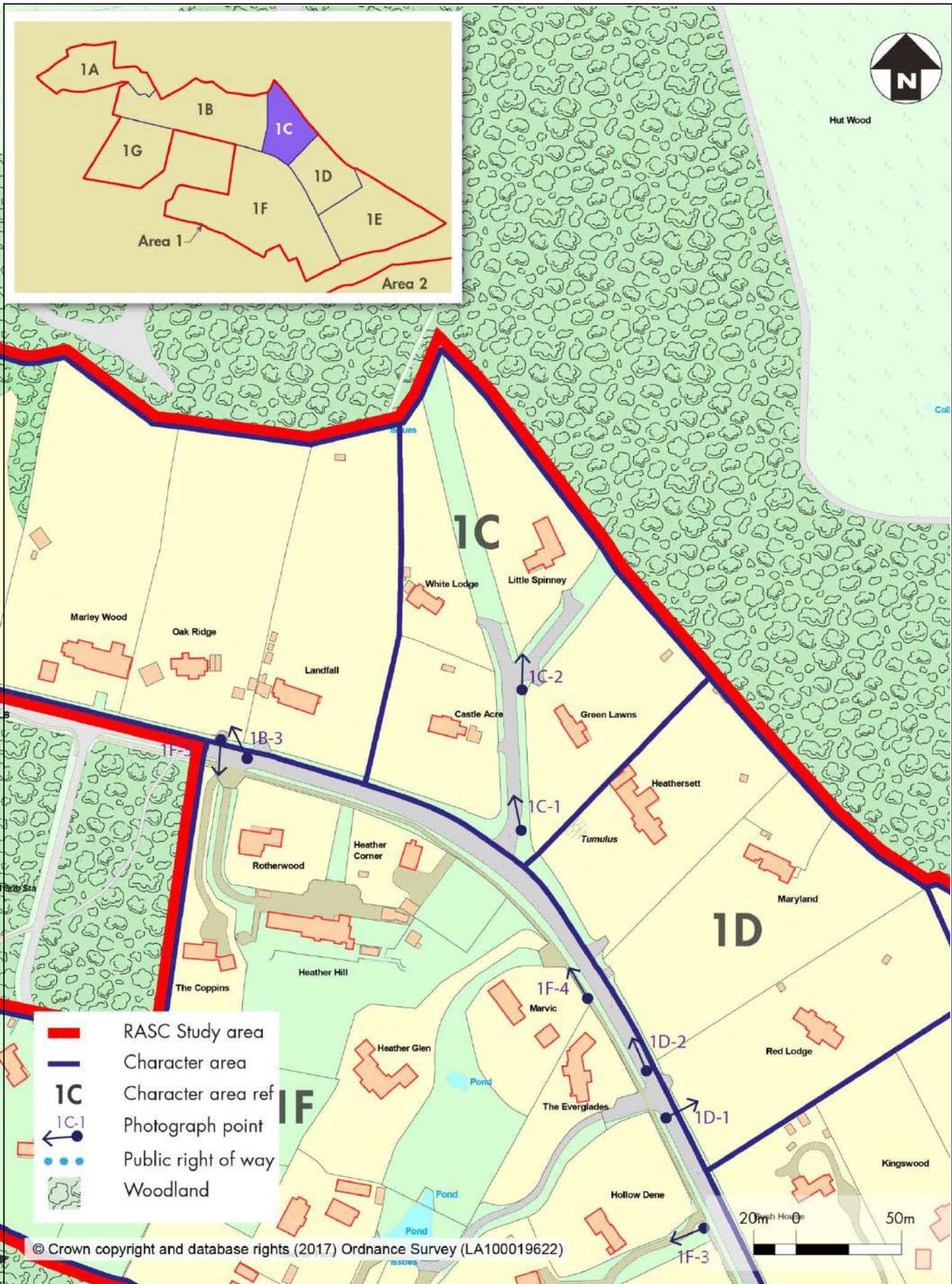
Figure 1B-2 Entrance gates to Redwoods and Chilworth Lodge on Chilworth Road



Figure 1B-3 View of driveway for Oak Ridge

PHOTOGRAPHS

CHARACTER AREA: Chilworth 1C, Copse Lane Culs-de-sac	
NEIGHBOURHOOD	
Character Type	Type N/A Condition: Good
Landform	Part of gently rising ridge which extends beyond immediate area. Perceptible slope dropping to north
STREETS/SQUARES	
Form	Individual gated entrances from culs-de-sac
Trees	Mainly within plots, wooded setting to north
Non-residential uses	None
Access, connectivity	Not strongly connected to main settlement. No footways but distinctive grass verge
Spatial enclosure	>5:1
Special features	No
Nodes/Landmarks/Views	Limited views over woodland to north
Parking	Evident
PLOTS	
Relation to public realm	Glimpsed through gates/vegetation.
Plot characteristics	Average plot size 0.425ha
Building lines	None
Position of building within plot	Deep setbacks, skewed in relation to frontage, access mainly to front
Plot boundaries	Clipped evergreen hedges and trees
Planting	Conifers, large ornamental trees and oak
Parking	Within plots
BUILDINGS	
Period/type	Interwar to present
Storey height	1.5-2 floors
Façade/roof form	Regular facades, dormers/gables/hipped/half hipped
Facing materials	Brick walls, painted walls Tiled roofs
OTHER FEATURES	
<p>Strength of character: Strong. Distinctive grass verges and wide carriageway. Severed from other areas by A27 with no footway on north side.</p>	
GUIDANCE	
<ul style="list-style-type: none"> • Maintain the hedge frontage • Maintain generous separation distances between existing dwellings • Avoid further vehicular access points through front boundary hedges and further extensive fences or masonry structures on the frontage • Maintain distinctive grass verge and carriageway treatment without kerbs 	



CHARACTER AREA MAP: 1C



Figure 1C-1 View north on Copse Lane at Chilworth Road end



Figure 1C-2 Northern end of Copse Lane outside Little Spinney

PHOTOGRAPHS

CHARACTER AREA: Chilworth 1D, Chilworth Road, Main Road	
NEIGHBOURHOOD	
Character Type	Type N/A Condition: Good
Landform	Part of gently rising ridge which extends beyond immediate area.
STREETS/SQUARES	
Form	Individual gated entrances from main road
Trees	Oak dominated with conifers, some on road side, wooded setting to north
Non-residential uses	None
Access, connectivity	Not strongly connected to main settlement No footway on north side of main road
Spatial enclosure	>5:1
Special features	No
Nodes/Landmarks/Views	No
Parking	No
PLOTS	
Relation to public realm	Glimpsed through gates/vegetation.
Plot characteristics	Average plot size 0.8ha
Building lines	None
Position of building within plot	Deep setbacks, skewed in relation to frontage, access mainly to front
Plot boundaries	Evergreen hedges with trees form main frontage, broken in places with brick walls at entrances.
Planting	Oak dominated with Pine
Parking	Within plots
BUILDINGS	
Period/type	Interwar to present
Storey height	1.5-2 floors
Façade/roof form	Regular facades, dormers/gables/hipped/half hipped
Facing materials	Brick walls Tiled roofs
OTHER FEATURES	
<p>Strength of character: Moderate. Dense hedge on frontage with some dominant structures adjoining entrances. Severed from other areas by A27 with no footway on north side.</p>	
OTHER FEATURES	
<ul style="list-style-type: none"> • Maintain the hedge frontage treatment above the fence line • Maintain generous separation distances between existing dwellings • Retain oak dominated tree cover • Avoid further vehicular access points through front boundary hedges and further extensive fences or masonry structures on the frontage 	

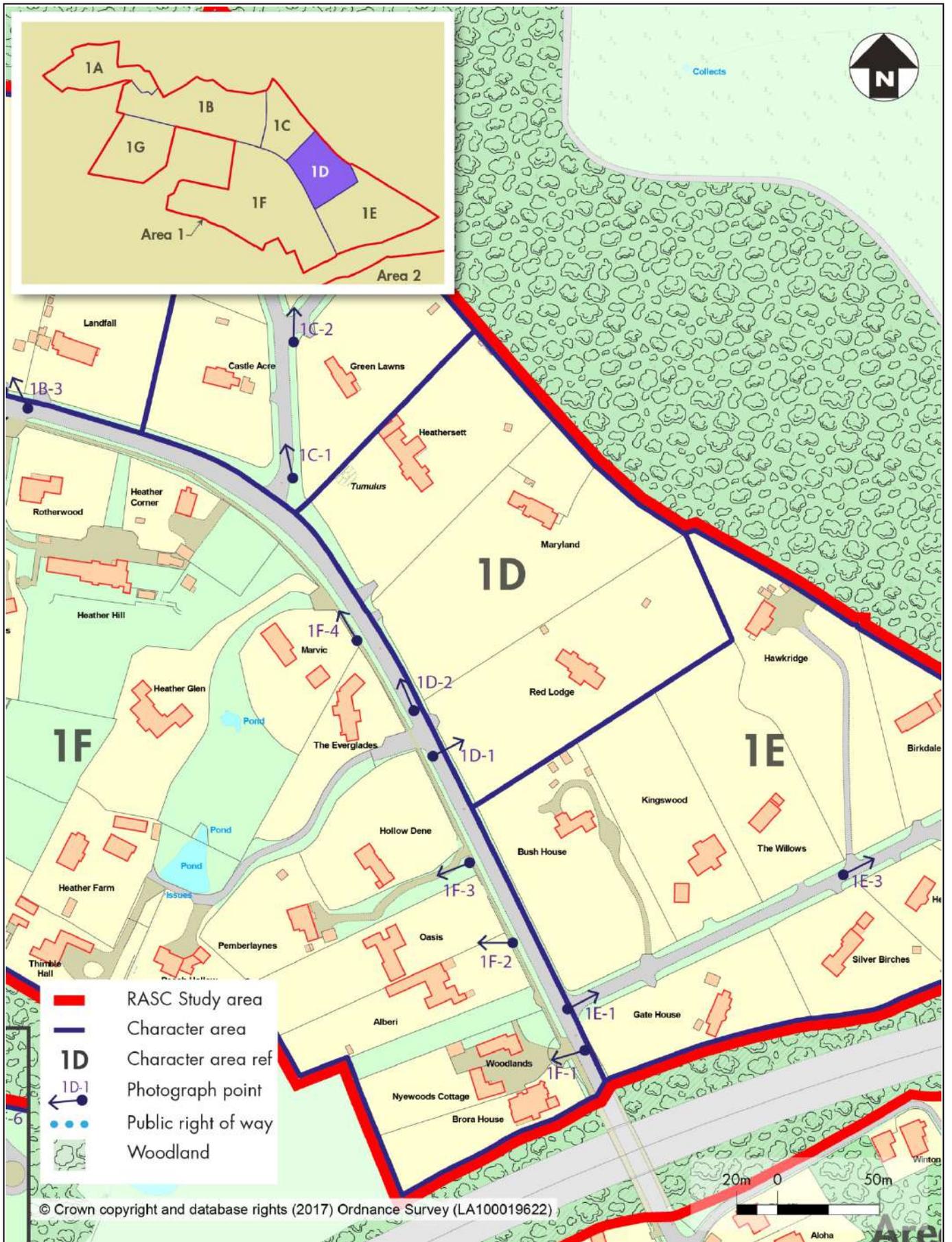




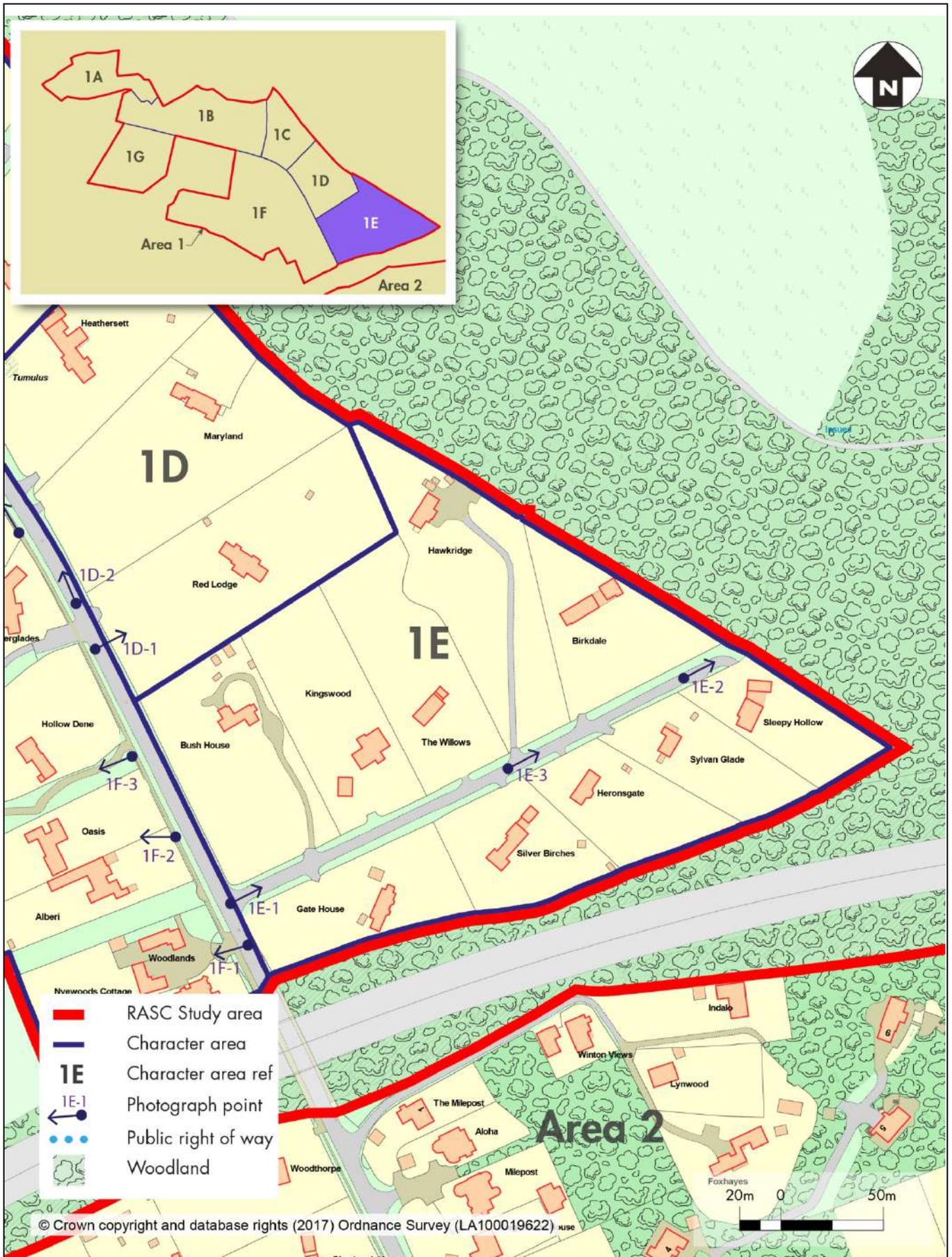
Figure 1D-1 View of gateway to Sahota Farm House



Figure 1D-2 Substantial trees and hedges along Chilworth Road

PHOTOGRAPHS

CHARACTER AREA: Chilworth 1E, Green Lane, Culs-de-sac	
NEIGHBOURHOOD	
Character Type	Type N/A Condition: Good
Landform	Part of gently rising ridge which extends beyond immediate area. Perceptible slope dropping to north
STREETS/SQUARES	
Form	Individual gated entrances from culs-de-sac
Trees	Mainly within plots, some on main road frontage, wooded setting to north and adjoining motorway
Non-residential uses	None
Access, connectivity	Not strongly connected to main settlement. No footways but distinctive grass verges
Spatial enclosure	>5:1
Special features	No
Nodes/Landmarks/Views	Limited views over woodland to north
Parking	No
PLOTS	
Relation to public realm	Glimpsed through gates/vegetation.
Plot characteristics	Average plot size 0.36ha
Building lines	None
Position of building within plot	Deep setbacks, skewed in relation to frontage, access mainly to front
Plot boundaries	Clipped evergreen hedges and trees, some timber fencing on main road frontage
Planting	Conifers, large ornamental trees and oak
Parking	Within plots
BUILDINGS	
Period/type	Interwar to present
Storey height	1.5-2.5 floors
Façade/roof form	Regular facades, dormers/gables/hipped/half hipped
Facing materials	Brick walls, Painted masonry. Tiled roofs
OTHER FEATURES	
<p>Strength of character: Strong. Distinctive grass verges and wide carriageway. Severed from other areas by A27 with no footway on north side. Motorway adjoins site to south.</p>	
GUIDANCE	
<ul style="list-style-type: none"> • Maintain the hedge frontage • Maintain generous separation distances between existing dwellings • Avoid further vehicular access points through front boundary hedges and further extensive fences or masonry structures on the frontage • Maintain distinctive grass verge and carriageway treatment without kerbs 	



CHARACTER AREA MAP: 1E



Figure 1E-1 Green Lane from Chilworth Road end



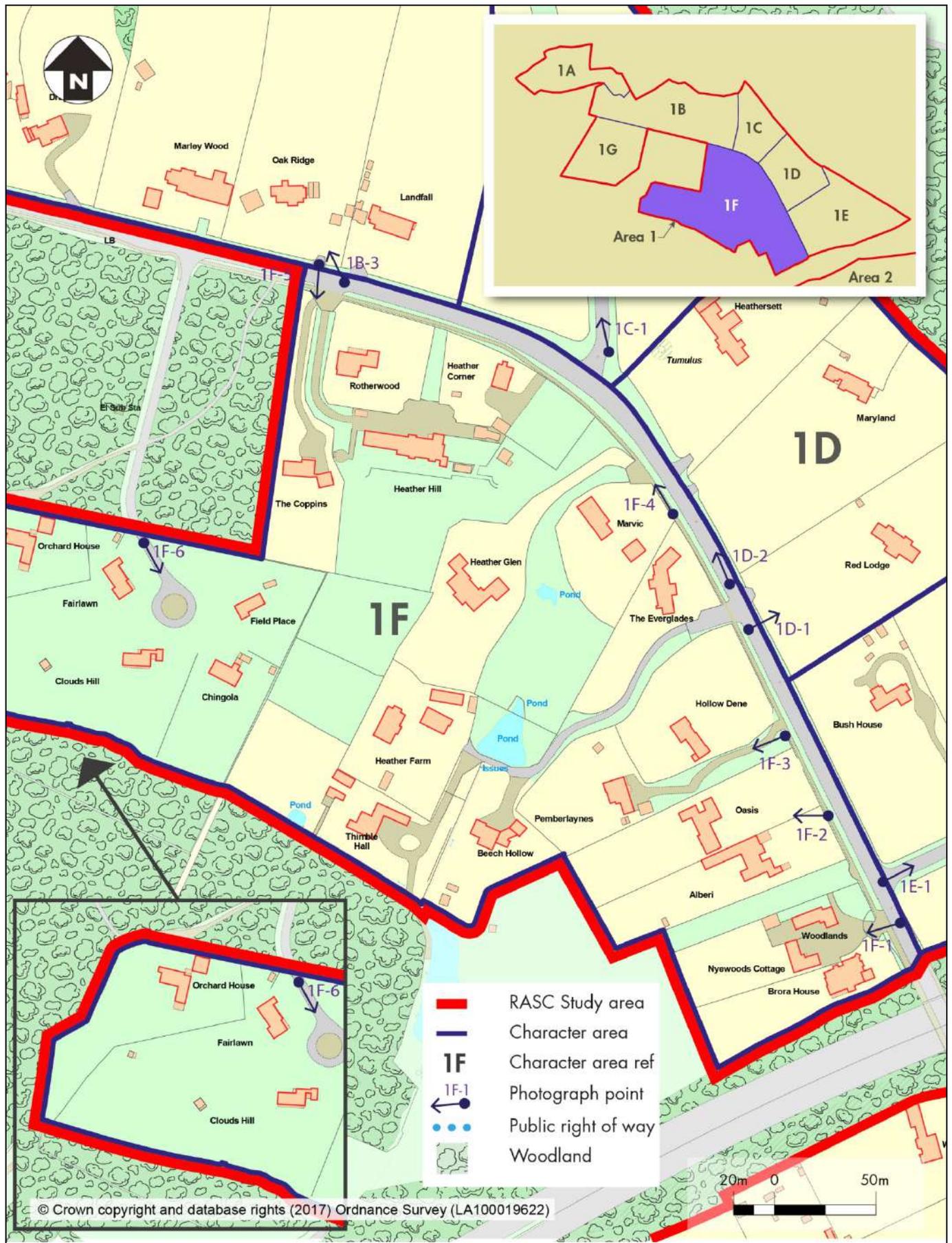
Figure 1E-2 View of eastern end of Green lane



Figure 1E-3 View east mid-point along Green lane

PHOTOGRAPHS

CHARACTER AREA: Chilworth 1F, Chilworth Road, Multiple Gated Entrances off Main Road	
NEIGHBOURHOOD	
Character Type	Type N/A Condition: Good
Landform	Part of gently rising ridge which extends beyond immediate area. Local slope perceived to south west from the main road
STREETS/SQUARES	
Form	Mainly multiple gated entrances from main road
Trees	Mainly in individual plots, some adjoining motorway, wooded setting to south
Non-residential uses	None
Access, connectivity	Not strongly connected to main settlement Footway (and cycleway in part) on south side of main road No footways on multiple private drives
Spatial enclosure	>5:1
Special features	No
Nodes/Landmarks/Views	Some open views from the main road to the south west
Parking	No
PLOTS	
Relation to public realm	Limited views through gates/vegetation
Plot characteristics	Average plot size 0.36ha
Building lines	None
Position of building within plot	Deep setbacks, skewed in relation to the frontage, access in different orientations
Plot boundaries	Evergreen hedges with trees form main frontage, broken and inconsistent in places with brick walls and extensive timber fences Adjoining motorway to the south east with tree planted buffer
Planting	Oak with pine and other conifers and large ornamentals
Parking	Within plots
BUILDINGS	
Period/type	Interwar to present
Storey height	1.5-2 floors
Façade/roof form	Regular facades, dormers/gables/hipped/half hipped
Facing materials	Brick walls, painted masonry and render Tiled roofs
OTHER FEATURES	
<p>Strength of character: Moderate. Inconsistent boundary treatment, multiple access points onto main road and varied layout. The capacity of this character area to support large mature trees may be compromised by the extensive sub division of plots.</p>	
GUIDANCE	
<ul style="list-style-type: none"> • Maintain the hedge frontage treatment above the fence line • Maintain generous separation distances between existing dwellings • Retain the grass verge on the main road frontage • Retain tree cover within plots • Avoid extensive, exposed, unplanted fence lines and walls as seen from the main road and public realm • Avoid further vehicular access points through front boundary hedges and further extensive fences or masonry structures on the frontage 	



CHARACTER AREA MAP: 1F



Figure 1F-1 Driveway to Brora House, Nyewood Cottage & Woodlands



Figure 1F-2 Entrance to Oasis from Chilworth Road



Figure 1F-3 Driveway leading to Pemberlaynes



Figure 1F-4 Grass verge along Chilworth Road



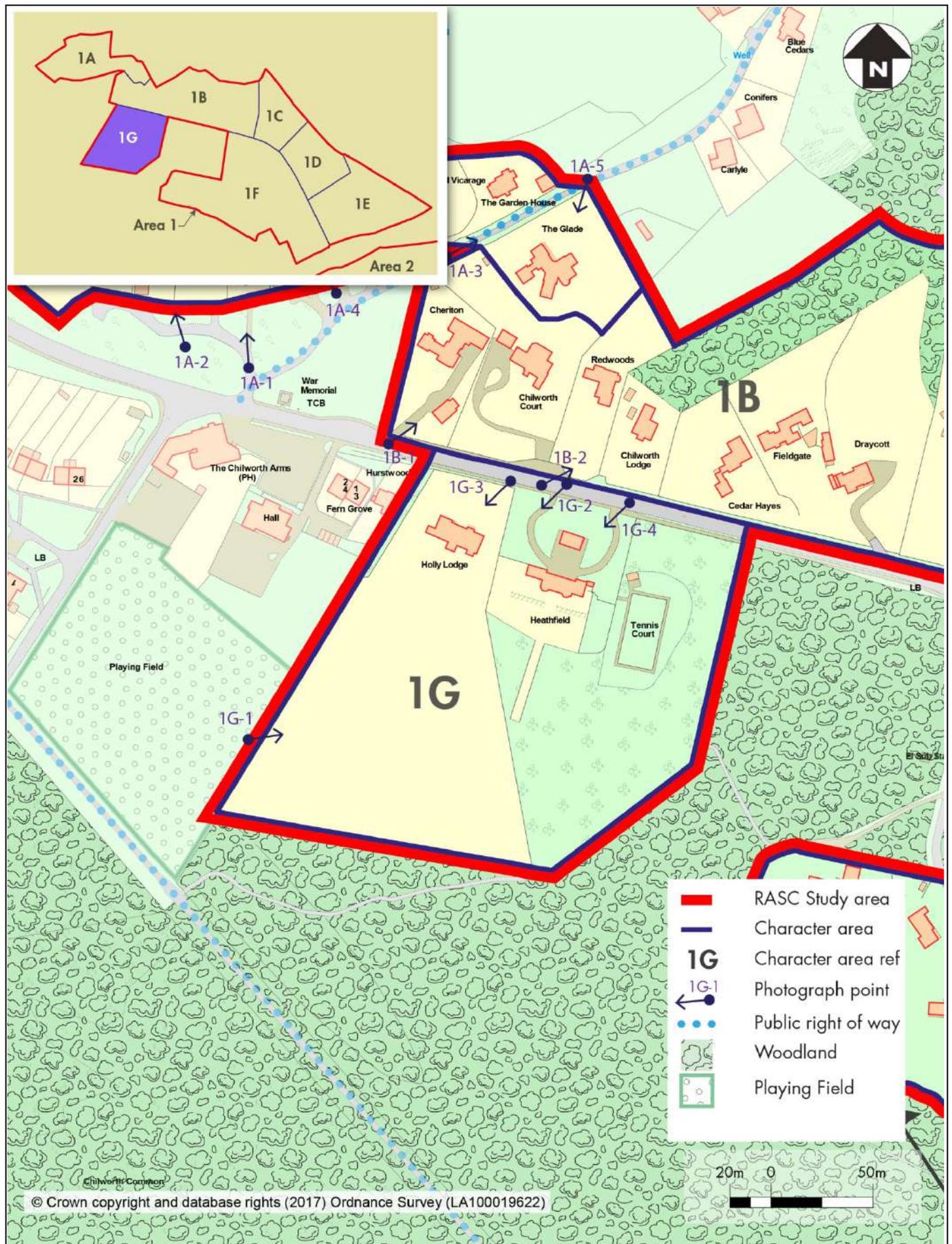
Figure 1F-5 Entrances to The Coppins, Rotherwood & Heather Hill



Figure 1F-6 Turning circle at end of The Orchard

PHOTOGRAPHS

CHARACTER AREA: Chilworth 1G, Chilworth Road, (south side) Main Road	
NEIGHBOURHOOD	
Character Type	Type N/A Condition: Good
Landform	Part of gently rising ridge which extends beyond immediate area
STREETS/SQUARES	
Form	Individual gated entrances from main road
Trees	Mainly in plots, with wooded setting beyond open ground to south
Non-residential uses	None
Access, connectivity	Not strongly connected to main settlement Footway on south side of main road
Spatial enclosure	>5:1
Special features	No
Nodes/Landmarks/Views	Views towards rear of plots from adjoining playing fields across open foreground
Parking	No
PLOTS	
Relation to public realm	Glimpsed through gates/vegetation and from playing fields
Plot characteristics	Average plot size 1.45ha
Building lines	No
Position of building within plot	Deep setbacks, facing main road
Plot boundaries	Evergreen hedges and timber fences form main frontage, partly without trees
Planting	Oak with pine and other conifers, wooded setting to rear
Parking	Within plots
BUILDINGS	
Period/type	Interwar to present
Storey height	1.5-2 floors
Façade/roof form	Regular facades, dormers/gables/hipped/flat
Facing materials	Brick walls Tiled roofs/other materials
OTHER FEATURES	
<p>Strength of character: Moderate. Inconsistent boundary treatment on the main road frontage and lack of boundary tree planting in part. The perceived open character of the land to the south as seen from the adjoining playing fields is significant.</p>	
GUIDANCE	
<ul style="list-style-type: none"> • Establish hedge frontage treatment above the fence line • Maintain generous separation distances between existing dwellings • Retain the grass verge on the main road frontage • Retain tree cover within plots • Encourage supplementary tree planting on the frontage in gaps • Avoid extensive, exposed, unplanted fence lines and walls as seen from the main road and public realm • Avoid further vehicular access points through front and further extensive fences or masonry structures on the frontage • Keep the open character of the land to the south visible from the adjoining public space 	



CHARACTER AREA MAP: 1G



Figure 1G-1 View from playing field behind Holly Lodge



Figure 1G-2 Driveway entrance to Heathfield



Figure 1G-3 Driveway entrance to Holly Lodge



Figure 1G-4 Driveway entrance to Heathfield

PHOTOGRAPHS

Chilworth Character Areas 2A-2H

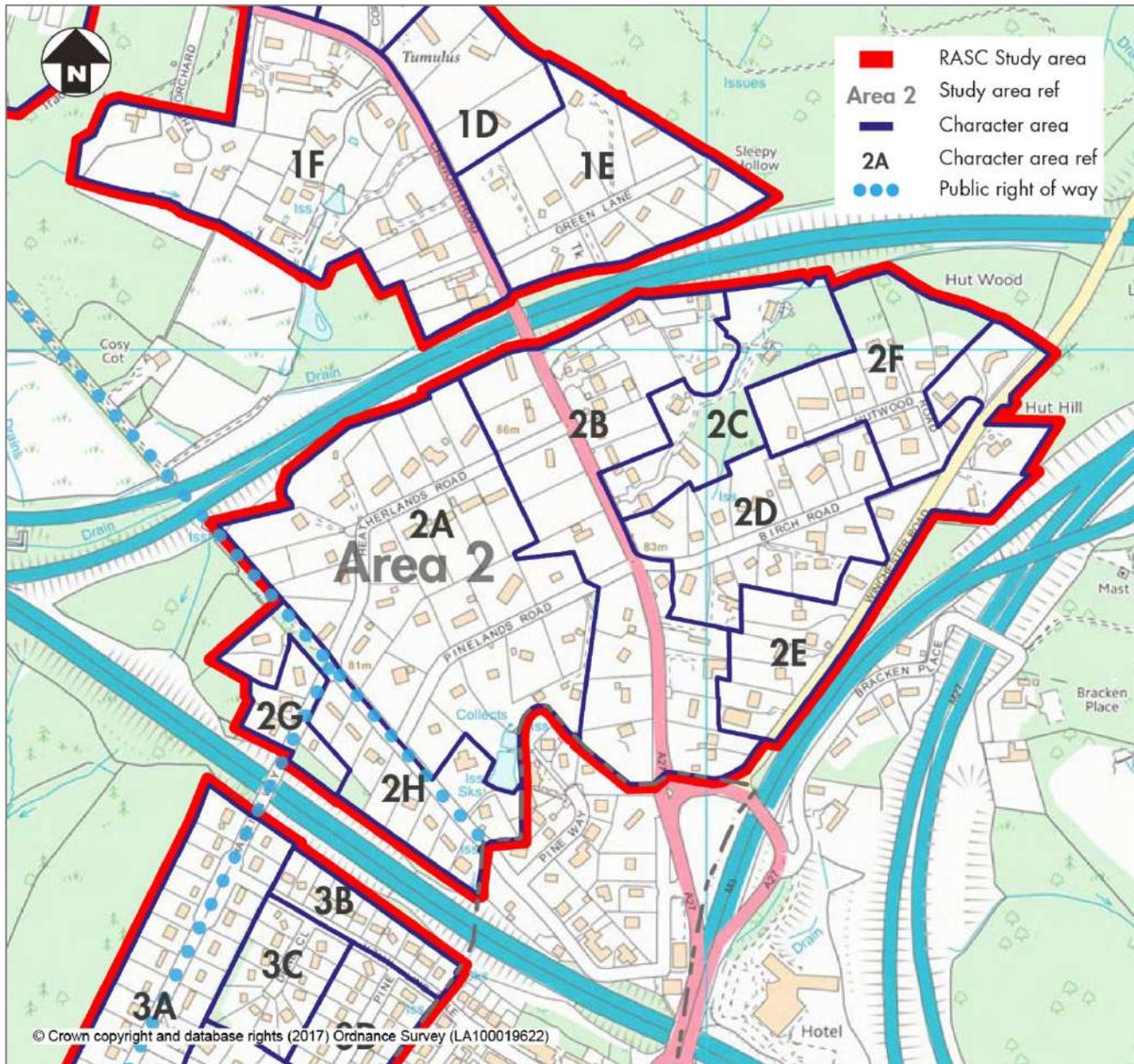
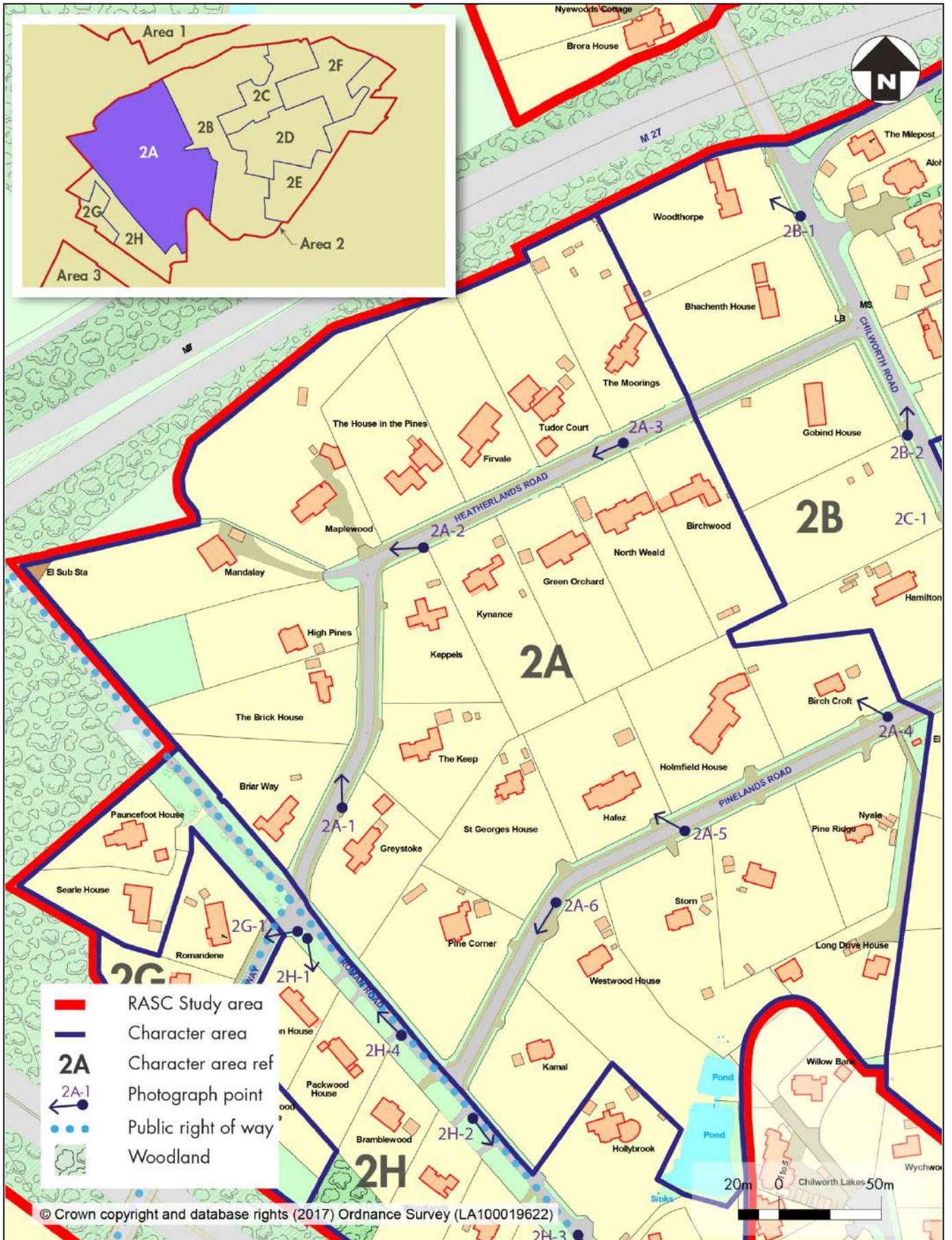


Figure 4 - Chilworth Area 2

CHARACTER AREA: Chilworth 2A, Heatherlands Road, Pinelands Road, Side Roads	
NEIGHBOURHOOD	
Character Type	Type N/A Condition: Good
Landform	Part of gently rising ridge which extends beyond immediate area
STREETS/SQUARES	
Form	Mainly individual gated entrances from side streets
Trees	Mainly in plots
Non-residential uses	None
Access, connectivity	Not strongly connected to main settlement Footway on both sides of side street
Spatial enclosure	>5:1
Special features	No
Nodes/Landmarks/Views	No
Parking	No
PLOTS	
Relation to public realm	Glimpsed through gates/vegetation
Plot characteristics	Average plot size 0.35ha
Building lines	No
Position of building within plot	Deep setbacks, mainly skewed in relation to frontage, facing side street, little subdivision of plots
Plot boundaries	Clipped intermittent evergreen hedges, some close board fencing and brick walls with intermittent tree planting
Planting	Various tree species , dominated by pine on the frontage with large woodland trees to the rear
Parking	Within plots
BUILDINGS	
Period/type	Interwar to present
Storey height	2-2.5 floors
Façade/roof form	Regular facades, dormers/gables/hipped
Facing materials	Brick walls, some render with timber framing Tile and slate roofs
OTHER FEATURES	
Strength of character: Moderate. Some inconsistent boundary treatment (walls, hedges) and varied building style.	
GUIDANCE	
<ul style="list-style-type: none"> • Maintain separation distances between existing dwellings • Retain tree cover within plots • Encourage supplementary hedge planting on the frontage in gaps • Avoid extensive, exposed, unplanted fence lines and walls as seen from the public realm • Avoid further vehicular access points through front and extensive fences or masonry structures on the frontage 	



CHARACTER AREA MAP: 2A



Figure 2A-1 Heatherlands Road, north



Figure 2A-2 Heatherlands Road, west



Figure 2A-3 Heatherlands Road, south west



Figure 2A-4 Pinelands Road, Birch Craft



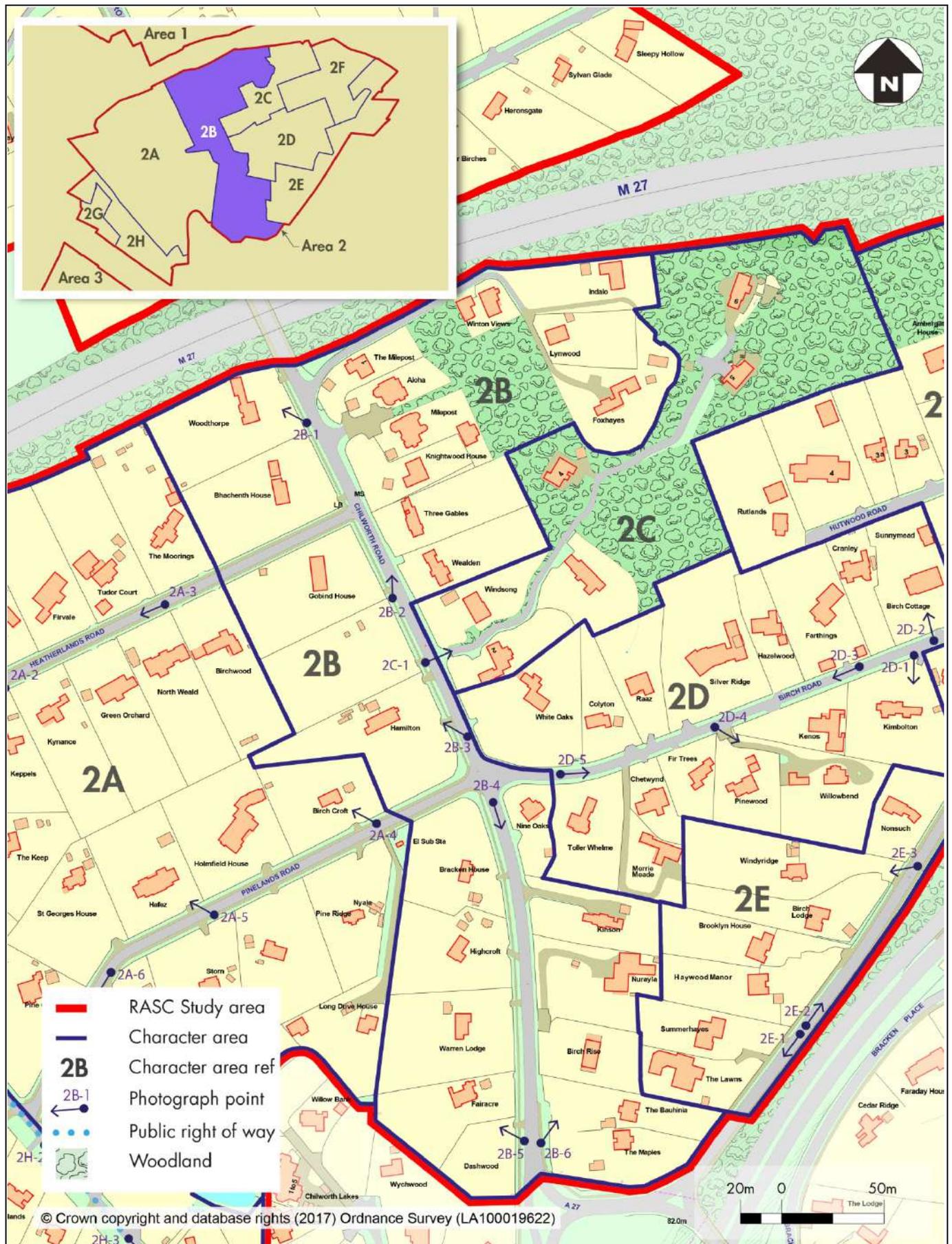
Figure 2A-5 Pinelands Road, Hafez



Figure 2A-6 Pinelands Road, south west

PHOTOGRAPHS

CHARACTER AREA: Chilworth 2B, Chilworth Road, (both sides), Main Road	
NEIGHBOURHOOD	
Character Type	Type N/A Condition: Good
Landform	Part of gently rising ridge which extends beyond immediate area
STREETS/SQUARES	
Form	Individual and shared gated entrances from main road with some backland development served by long drives
Trees	Mainly in plots
Non-residential uses	None
Access, connectivity	Not strongly connected to main settlement Footway on south side of main road
Spatial enclosure	>5:1
Special features	No
Nodes/Landmarks/Views	No
Parking	No
PLOTS	
Relation to public realm	Glimpsed through gates and entrance drives
Plot characteristics	Average plot size 0.27ha
Building lines	No
Position of building within plot	Deep setbacks, facing main road, slightly skewed in relation to frontage , some subdivision of plots to the north
Plot boundaries	Evergreen hedges and timber fences form main frontage, with some brick walls
Planting	Oak with pine and other conifers
Parking	Within plots
BUILDINGS	
Period/type	Interwar to present
Storey height	2-2.5floors
Façade/roof form	Regular facades, dormers/gables/hipped
Facing materials	Brick walls, some render/painted masonry Tiled roofs
OTHER FEATURES	
Strength of character: Moderate. Some inconsistent boundary treatment, walls, fences breaking the hedge frontage in places.	
GUIDANCE	
<ul style="list-style-type: none"> • Maintain separation distances between existing dwellings • Retain the grass verges on the main road frontage • Retain tree cover within plots • Avoid further vehicular access points through front and further extensive fences or masonry structures on the frontage • Maintain the hedge frontage treatment above the fence line 	



CHARACTER AREA MAP: 2B



Figure 2B-1 Chilworth Road, Woodthorpe



Figure 2B-2 Chilworth Road, south east, shared entrance



Figure 2B-3 Chilworth Road, Hamilton



Figure 2B-4 Chilworth Road, south



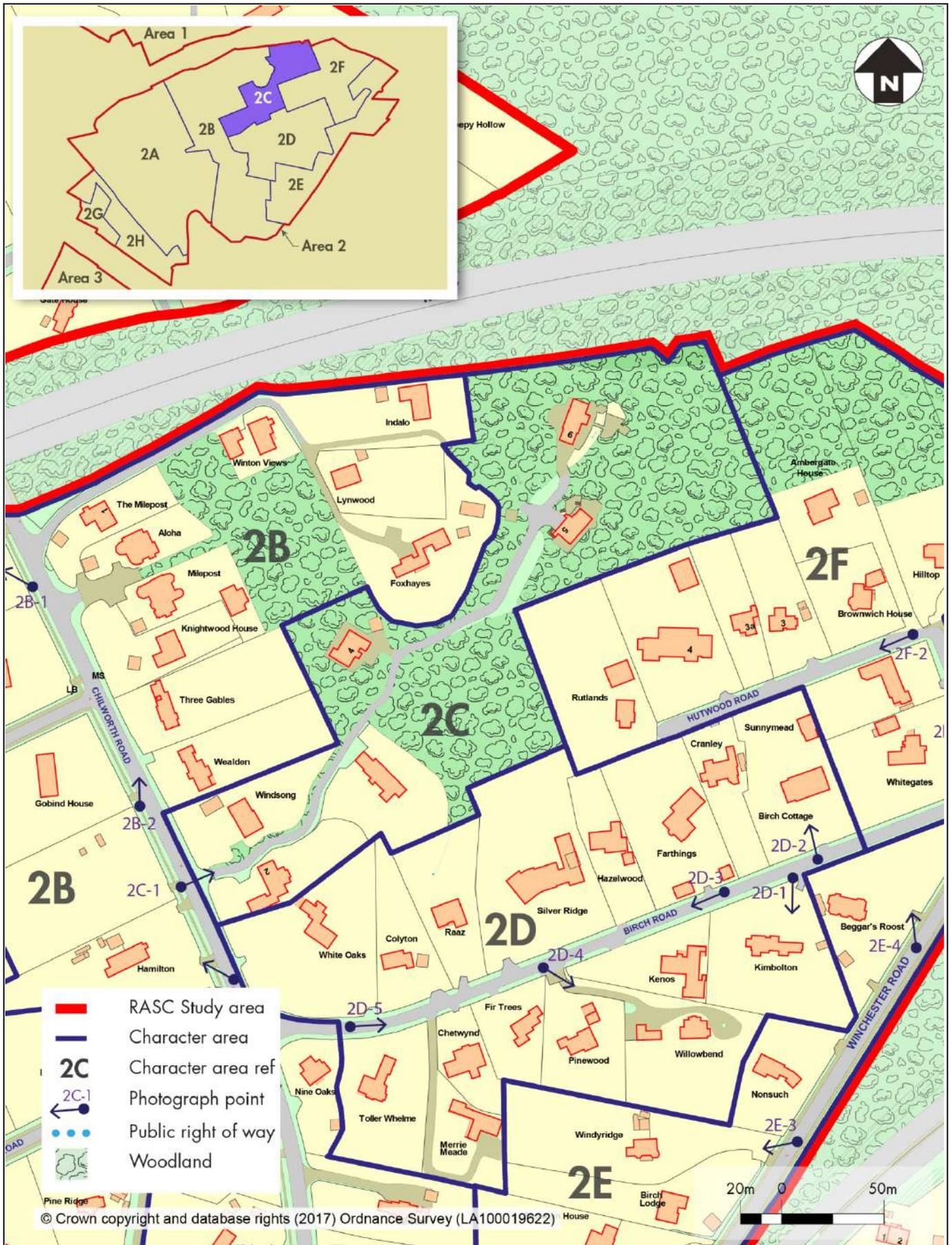
Figure 2B-5 Chilworth Road, Fairacre



Figure 2B-6 Chilworth Road, north east

PHOTOGRAPHS

CHARACTER AREA: Chilworth 2C, Chilworth Grange, Gated Culs-de-Sac off Main Road	
NEIGHBOURHOOD	
Character Type	Type N/A Condition: Good
Landform	Part of gently rising ridge which extends beyond immediate area
STREETS/SQUARES	
Form	Gated estate with single access from main road
Trees	Mainly in plots, with large conifers at entrance, woodland trees to northwest
Non-residential uses	None
Access, connectivity	Access from private culs-de-sac. Not strongly connected to main settlement
Spatial enclosure	>5:1
Special features	No
Nodes/Landmarks/Views	No
Parking	No
PLOTS	
Relation to public realm	Glimpsed through gates
Plot characteristics	Average plot size 0.46ha
Building lines	No
Position of building within plot	Variable setbacks, skewed in relation to frontage
Plot boundaries	Masonry and railings from public realm
Planting	Large conifers, wooded setting to rear
Parking	Within plots
BUILDINGS	
Period/type	Post war
Storey height	1.5-2 floors
Façade/roof form	Regular facades, dormers/ hipped
Facing materials	Brick walls Tiled roofs/other materials
OTHER FEATURES	
Strength of character: Strong (frontage only) Regular, similarly proportioned pair of dwellings on either side of gates visible from public realm.	
GUIDANCE	
<ul style="list-style-type: none"> • Retain tree cover within plots • Retain oak dominated tree cover to rear of site 	

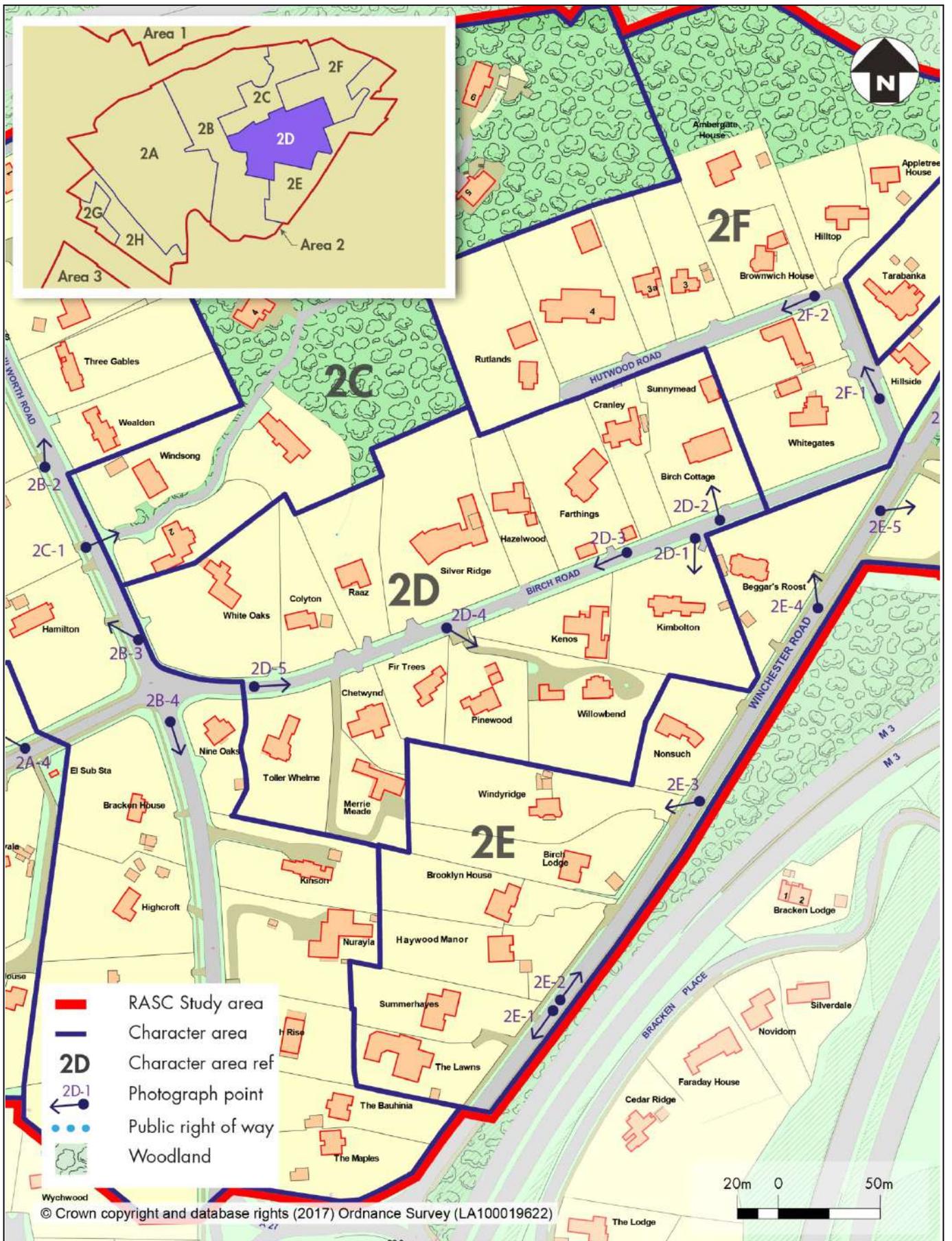


CHARACTER AREA MAP: 2C



Figure 2C-1 Chilworth Road, gated estate access

CHARACTER AREA: Chilworth 2D, Birch Road, Side Road	
NEIGHBOURHOOD	
Character Type	Type N/A Condition: Good
Landform	Part of gently rising ridge which extends beyond immediate area
STREETS/SQUARES	
Form	Individual gated entrances from side road
Trees	Mainly in plots
Non-residential uses	None
Access, connectivity	Not strongly connected to main settlement There are no footways on Birch Road
Spatial enclosure	>5:1
Special features	No
Nodes/Landmarks/Views	View to Winchester Road
Parking	No
PLOTS	
Relation to public realm	Glimpsed through gates/visible above clipped hedges
Plot characteristics	Average plot size 0.24
Building lines	No
Position of building within plot	Deep setbacks, facing main road, skewed in relation to frontage, some backland development
Plot boundaries	Mainly clipped evergreen hedges with some masonry walls at entrances.
Planting	Pine dominated
Parking	Within plots
BUILDINGS	
Period/type	Interwar to present
Storey height	1.5-2 floors
Façade/roof form	Regular facades, dormers/gables/hipped/flat
Facing materials	Brick walls Tiled roofs/other materials
OTHER FEATURES	
Strength of character: Moderate. Clipped laurel hedges reasonably consistent but varied frontage access, plot sizes and some back boundaries adjoining the street.	
GUIDANACE	
<ul style="list-style-type: none"> • Maintain separation distances between existing dwellings • Retain tree cover within plots • Avoid further vehicular access points through front and further extensive fences or masonry structures on the frontage • Maintain the hedge frontage treatment above the fence line 	



CHARACTER AREA MAP: 2D



Figure 2D-1 Birch Road, Kimbolton



Figure 2D-2 Birch Road, Bird Cottage



Figure 2D-3 Birch Road, south west



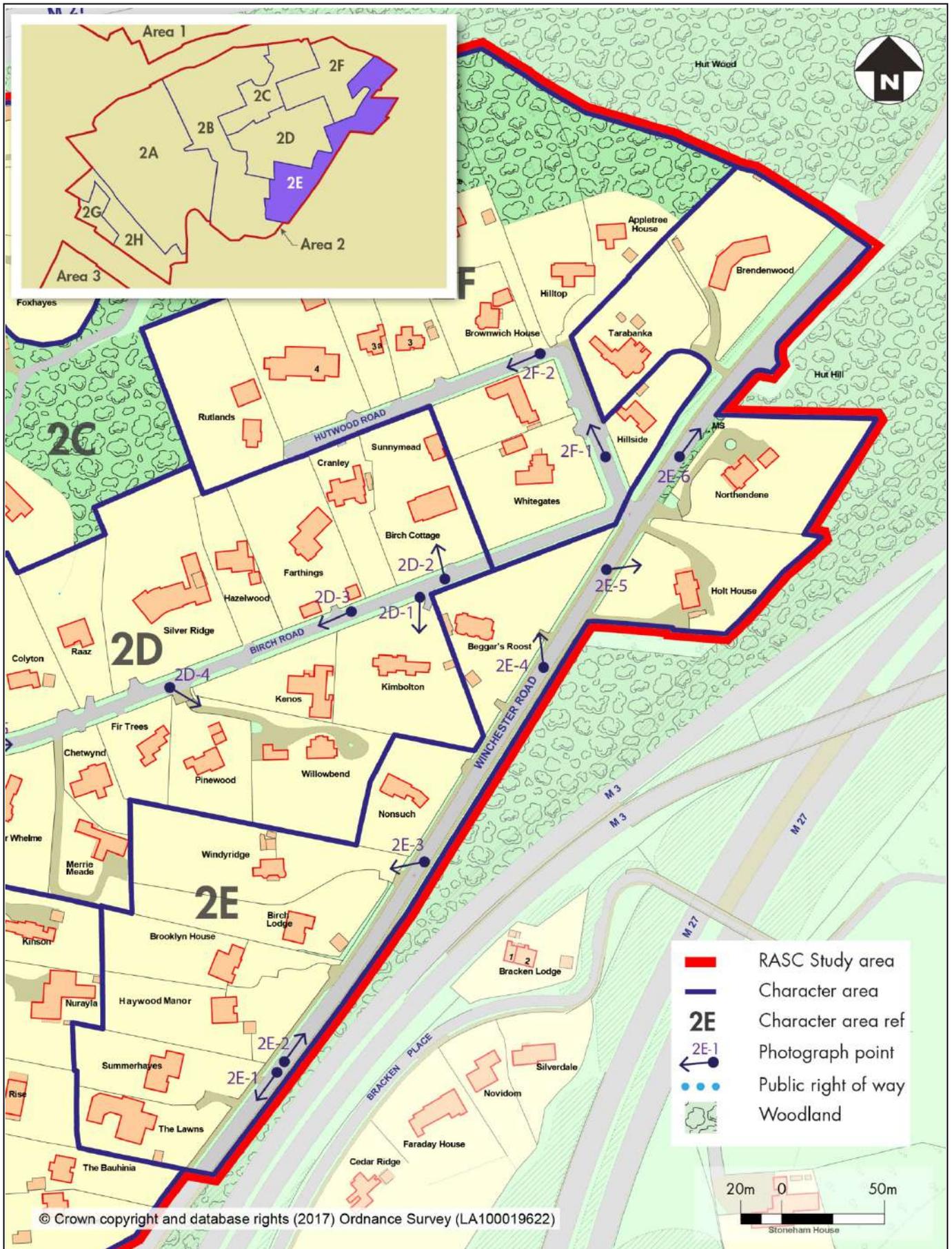
Figure 2D-4 Birch Road, shared entrance



Figure 2D-1 Birch Road, east

PHOTOGRAPHS

CHARACTER AREA: Chilworth 2E Winchester Road, Main Road	
NEIGHBOURHOOD	
Character Type	Type N/A Condition: Good
Landform	Part of gently rising ridge which extends beyond immediate area
STREETS/SQUARES	
Form	Individual gated entrances from main road, some plots subdivided
Trees	Mainly in plots, woodland adjoining site to north
Non-residential uses	None
Access, connectivity	Not strongly connected to main settlement Footway on both sides of main road, motorway on eastern side (noise)
Spatial enclosure	>5:1
Special features	No
Nodes/Landmarks/Views	Long views to countryside framed by trees, north and south
Parking	No
PLOTS	
Relation to public realm	Glimpsed through gates
Plot characteristics	Average plot size 0.32ha
Building lines	No
Position of building within plot	Deep setbacks, facing main road, skewed in relation to frontage.
Plot boundaries	Evergreen hedges and timber fences form main frontage, with some walls
Planting	Conifers dominate frontage
Parking	Within plots
BUILDINGS	
Period/type	Interwar to present
Storey height	1.5-2 floors
Façade/roof form	Regular facades, dormers/gables/hipped
Facing materials	Brick walls, some render with timber framing Tiled roofs
OTHER FEATURES	
<p>Strength of character: Moderate. Development predominantly on western side of road, inconsistent boundary treatment, broken by fences and walls in places. Inconsistent access pattern, some properties in adjoining areas backing onto Winchester Road, two properties on eastern side of Winchester Road.</p>	
GUIDANCE	
<ul style="list-style-type: none"> • Maintain separation distances between existing dwellings • Retain tree cover within plots • Encourage supplementary tree planting on the frontage in gaps • Avoid extensive, exposed, unplanted fence lines and walls as seen from the main road 	



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CHARACTER AREA MAP: 2E



Figure 2E-1 Winchester Road, south



Figure 2E-2 Winchester Road, north



Figure 2E-3 Winchester Road, Windy Ridge



Figure 2E-4 Winchester Road, north



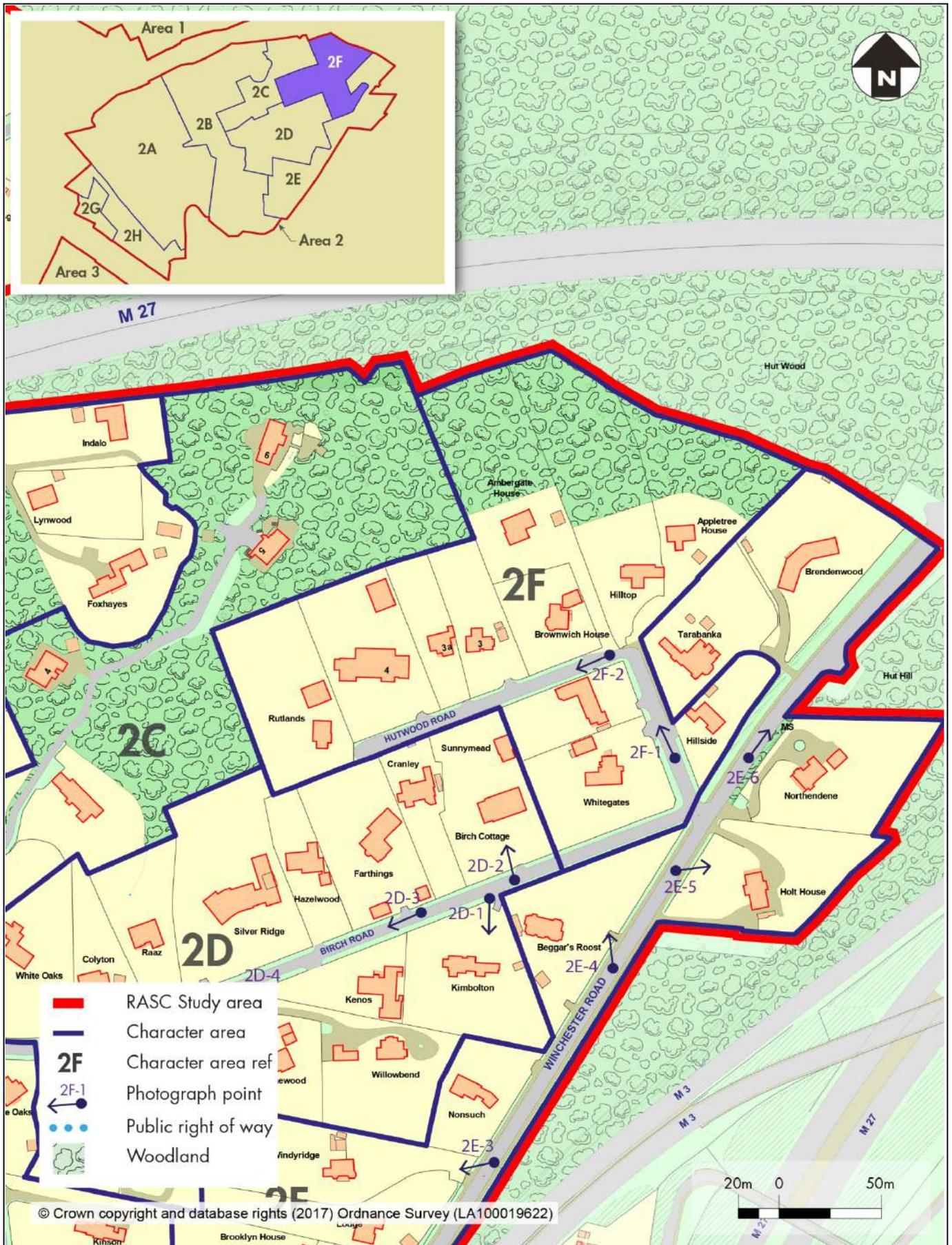
Figure 2E-5 Winchester Road, entrances on east side



Figure 2E-6 Winchester Road, north towards Hut Hill

PHOTOGRAPHS

CHARACTER AREA: Chilworth 2F, Hutwood Road,Culs-de-Sac	
NEIGHBOURHOOD	
Character Type	Type N/A Condition: Good
Landform	Part of gently rising ridge which extends beyond immediate area
STREETS/SQUARES	
Form	Individual gated entrances from culs de sac
Trees	Mainly in plots
Non-residential uses	None
Access, connectivity	Not strongly connected to main settlement No footways, narrow verges
Spatial enclosure	>5:1
Special features	No
Nodes/Landmarks/Views	No
Parking	No
PLOTS	
Relation to public realm	Glimpsed through gates and above hedges
Plot characteristics	Average plot size 0.3ha
Building lines	No
Position of building within plot	Deep setbacks, facing road , mainly skewed in relation to frontage
Plot boundaries	Evergreen hedges and some timber fences form main frontage
Planting	Conifers and various deciduous species
Parking	Within plots
BUILDINGS	
Period/type	Interwar to present
Storey height	1.5-2 floors
Façade/roof form	Regular facades, dormers/gables/hipped
Facing materials	Brick walls Tiled roofs
OTHER FEATURES	
Strength of character: Moderate. Road predominantly enclosed by hedges, with other boundary treatment in places. Some unclear access arrangements to properties in places.	
GUIDANCE	
<ul style="list-style-type: none"> • Maintain separation distances between existing dwellings • Retain the grass verges • Retain tree cover within plots • Avoid extensive, exposed, unplanted fence lines and walls as seen from the road • Avoid further vehicular access points through front and further extensive fences or masonry structures on the frontage 	



CHARACTER AREA MAP: 2F



Figure 2F-1 Hutwood Road, north



Figure 2F-2 Hutwood Road, south west

PHOTOGRAPHS

CHARACTER AREA: Chilworth 2G, Hadrian Road, Side Road	
NEIGHBOURHOOD	
Character Type	Type N/A Condition: Good
Landform	Part of gently rising ridge which extends beyond immediate area
STREETS/SQUARES	
Form	Individual entrances from side road
Trees	Mainly in plots, woodland to west
Non-residential uses	None
Access, connectivity	Not strongly connected to main settlement Footway on both sides of road, with narrow verge on one side
Spatial enclosure	>5:1
Special features	No
Nodes/Landmarks/Views	No
Parking	No
PLOTS	
Relation to public realm	Through gates, over boundaries
Plot characteristics	Average plot size 0.27
Building lines	No
Position of building within plot	Deep setbacks, facing main road, partly skewed in relation to frontage
Plot boundaries	Hedges ,timber fences, walls of varying height
Planting	Various species
Parking	Within plots
BUILDINGS	
Period/type	Interwar to present
Storey height	1.5-2 floors
Façade/roof form	Regular facades, dormers/gables/hipped
Facing materials	Brick walls, timber cladding Tiled roofs
OTHER FEATURES	
Strength of character: Moderate. Small area with limited enclosure from boundaries and little visible continuity in the use of building materials.	
GUIDANCE	
<ul style="list-style-type: none"> • Maintain separation distances between existing dwellings • Retain the grass verge on the road frontage • Encourage supplementary tree planting on the frontage • Avoid further vehicular access points through front • Encourage strengthening the hedge frontage treatment above the fence/wall 	



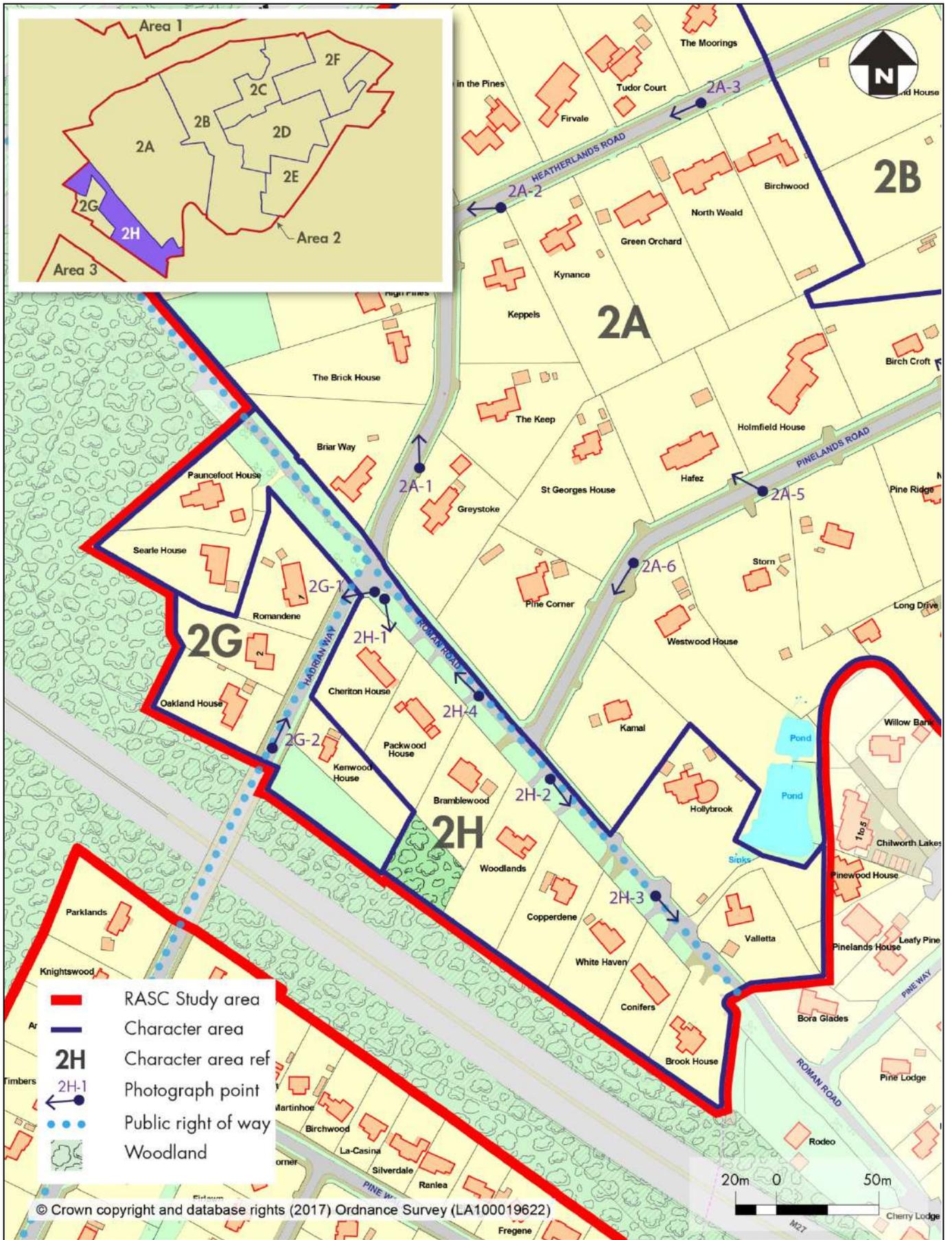
Figure 2G-1 Hadrian Way, Romandene



Figure 2G-2 Hadrian Way, north

PHOTOGRAPHS

CHARACTER AREA: Chilworth 2H, Roman Road,Lane	
NEIGHBOURHOOD	
Character Type	Type N/A Condition: Good
Landform	Part of gently rising ridge which extends beyond immediate area
STREETS/SQUARES	
Form	Individual entrances from lane mostly on south west side
Trees	Densely wooded frontage
Non-residential uses	None
Access, connectivity	Not strongly connected to main settlement Unmade track, no footpath, some gravel
Spatial enclosure	>5:1 , but trees create tight enclosure in places
Special features	Unique semi-public realm created by frontage tree belt
Nodes/Landmarks/Views	No
Parking	Limited
PLOTS	
Relation to public realm	Filtered through mature tree cover
Plot characteristics	Average plot size 0.2ha
Building lines	No firm line
Position of building within plot	Deep setbacks, facing lane, some slightly skewed
Plot boundaries	Hedges and fences in places, few gates, mainly defined by irregular tree belt
Planting	Oak dominated
Parking	Mainly within plots
BUILDINGS	
Period/type	Interwar to present
Storey height	1.5-2 floors
Façade/roof form	Regular facades, dormers/gables/hipped
Facing materials	Brick walls, some painted/rendered Tiled roofs
OTHER FEATURES	
Strength of character: Strong. Distinctive character, enclosure created by the tree cover in front of the houses and the similar size of plots	
GUIDANCE	
<ul style="list-style-type: none"> • Maintain separation distances between existing dwellings • Establish management plan for long term retention of frontage tree belt • Avoid further vehicular access points through front • Conceal low fences and walls with appropriate hedge planting 	



CHARACTER AREA MAP: 2H



Figure 2H-1 Roman Road, south east



Figure 2H-2 Roman Road, south east



Figure 2H-3 Roman Road, south east



Figure 2H-4 Roman Road, north west

PHOTOGRAPHS

Chilworth Character Areas 3A-3F

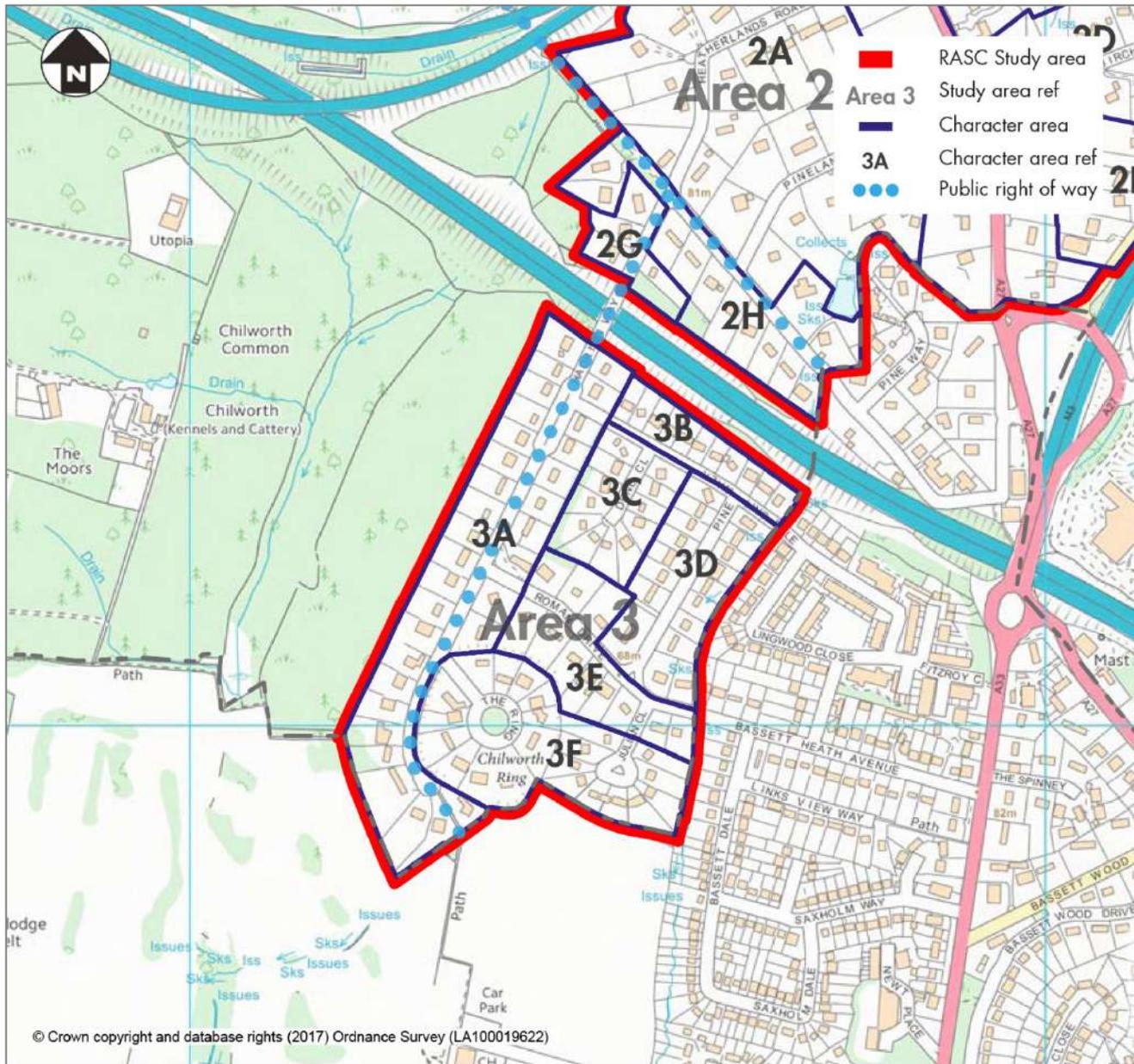
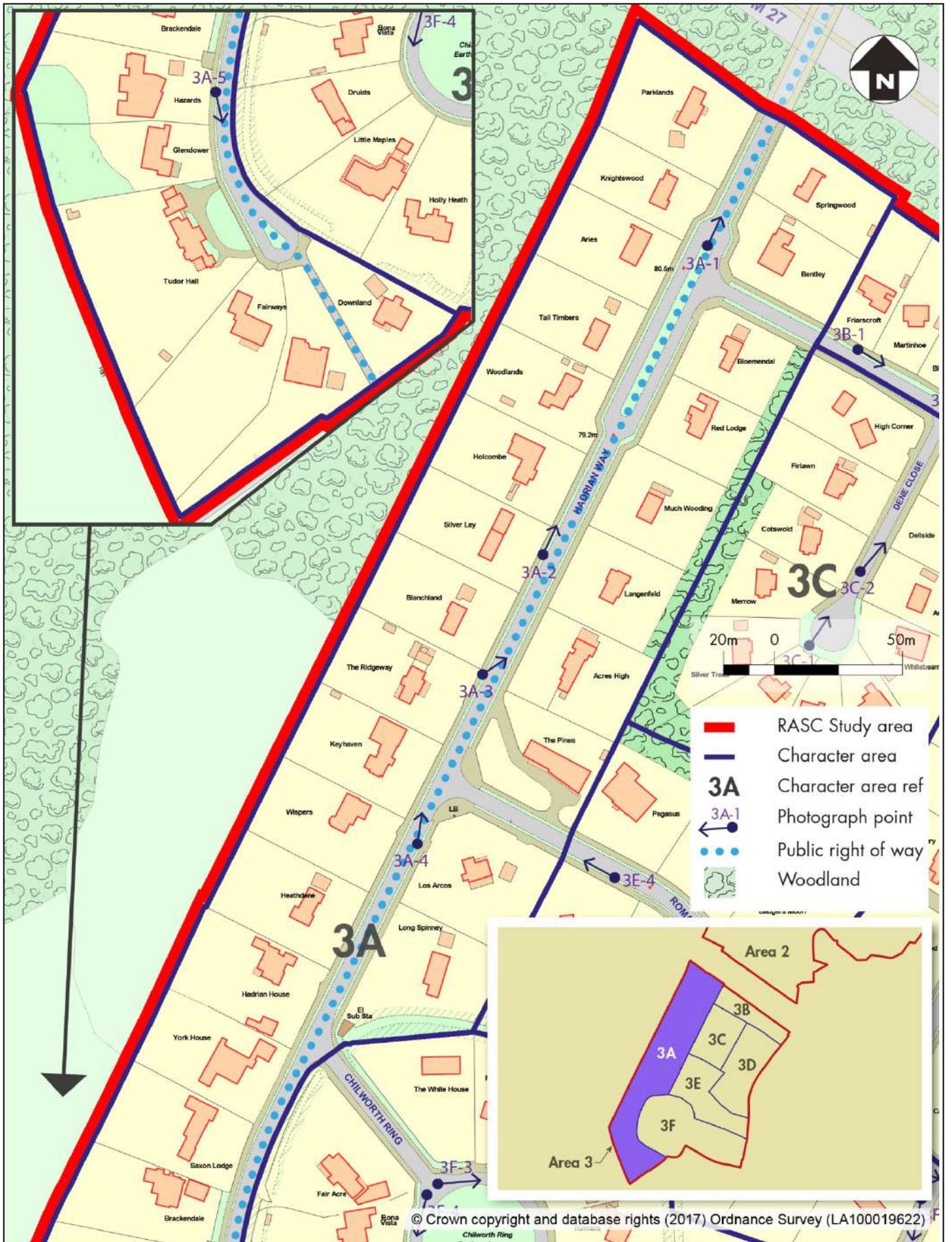


Figure 5 - Chilworth Area 3

CHARACTER AREA: Chilworth 3A, Hadrian Way, Side Road	
NEIGHBOURHOOD	
Character Type	Type N/A Condition: Good
Landform	Part of gently rising ridge which extends beyond immediate area
STREETS/SQUARES	
Form	Individual gated entrances from side road/culs de sac
Trees	Mainly in plots, with wooded setting to west
Non-residential uses	None
Access, connectivity	Not strongly connected to main settlement Footway on both sides with narrow verges
Spatial enclosure	>5:1
Special features	No
Nodes/Landmarks/Views	Glimpses of countryside between plots to south
Parking	No
PLOTS	
Relation to public realm	Glimpsed through gates/vegetation
Plot characteristics	Average plot size 0.18ha
Building lines	Yes
Position of building within plot	Deep setbacks, facing main road ,some plots on western side drop below carriageway
Plot boundaries	Evergreen hedges, timber fences, some low walls form main frontage
Planting	Pine and other conifers, some birch, oak, wooded setting to rear (west)
Parking	Mainly within plots
BUILDINGS	
Period/type	Mainly post war
Storey height	1.5-2 floors
Façade/roof form	Regular facades, dormers/gables/hipped/flat
Facing materials	Brick walls, some render Tiled roofs
OTHER FEATURES	
<p>Strength of character: Strong. Clear building line, similar plot spacing and generally consistent plot sizes. The frontage treatment is less consistent.</p>	
GUIDANCE	
<ul style="list-style-type: none"> • Maintain separation distances between existing dwellings and the building line • Retain the grass verges on the side road frontage • Retain tree cover within plots • Avoid further vehicular access points through frontage • Soften low fences and walls with appropriate hedge planting 	



CHARACTER AREA MAP: 3A



Figure 3A-1 Hadrian Way, north



Figure 3A-2 Hadrian Way, north



Figure 3A-3 Hadrian Way, entrance to Acres High



Figure 3A-4 Hadrian Way, north



Figure 3A-5 Turning circle at south end of Hadrian Way

PHOTOGRAPHS

CHARACTER AREA: Chilworth 3B Pine Walk, Ling Dale, Side Road	
NEIGHBOURHOOD	
Character Type	Type N/A Condition: Good
Landform	Part of gently rising ridge which extends beyond immediate area
STREETS/SQUARES	
Form	Individual entrances from side road, motorway adjoins to north
Trees	Some small street trees but mainly in plots, with wooded setting alongside motorway
Non-residential uses	None
Access, connectivity	Not strongly connected to main settlement Footway on both sides of road, verge on one side
Spatial enclosure	>5:1
Special features	No
Nodes/Landmarks/Views	No
Parking	Limited
PLOTS	
Relation to public realm	From entrances ,over frontage boundaries
Plot characteristics	Average plot size 0.1ha
Building lines	Weak
Position of building within plot	Deep setbacks, facing main road , slightly skewed in relation to frontage
Plot boundaries	Evergreen hedges, timber fences, some low walls form main frontage
Planting	Mixed evergreen and deciduous
Parking	Mainly within plots
BUILDINGS	
Period/type	Mainly post war
Storey height	1.5-2 floors
Façade/roof form	Regular facades, gables
Facing materials	Brick walls, render, tile hanging Tiled roofs
OTHER FEATURES	
<p>Strength of character: Moderate. Generally consistent plot sizes and a discernible building line. The frontage treatment is much less consistent.</p>	
OTHER FEATURES	
<ul style="list-style-type: none"> • Maintain separation distances between existing dwellings • Maintain the building line • Retain the grass verges on the side road frontage • Retain tree cover within plots • Avoid further vehicular access points through frontage • Soften low fences and walls with appropriate hedge planting 	



Figure 3B-1 Pine Walk, south east



Figure 3B-2 Pine Walk, entrance of Silverdale



Figure 3B-3 Pine Walk, south east towards Ling Dale

CHARACTER AREA: Chilworth 3C, Dene Close, Culs-de-Sac	
NEIGHBOURHOOD	
Character Type	Type N/A Condition: Good
Landform	Part of gently rising ridge which extends beyond immediate area
STREETS/SQUARES	
Form	Individual entrances from culs de sac
Trees	Mainly in plots.
Non-residential uses	None
Access, connectivity	Not strongly connected to main settlement Footway on both sides on part of culs de sac
Spatial enclosure	>5:1
Special features	No
Nodes/Landmarks/Views	No
Parking	No
PLOTS	
Relation to public realm	Over vegetation and from entrances
Plot characteristics	Average plot size 0.13ha
Building lines	Evident
Position of building within plot	Deep setbacks, facing main road , some slightly skewed in relation to frontage
Plot boundaries	Evergreen hedges and timber fences with some open plan grassed frontages
Planting	Mix of tree species
Parking	Within plots
BUILDINGS	
Period/type	Mainly post war
Storey height	2 floors
Façade/roof form	Regular facades, dormers/gables
Facing materials	Brick walls, render Tiled roofs
OTHER FEATURES	
<p>Strength of character: Moderate. Generally consistent plot sizes and a discernible building line. The frontage treatment is much less consistent.</p>	
GUIDANCE	
<ul style="list-style-type: none"> • Maintain separation distances between existing dwellings • Maintain the building line • Retain tree cover within plots • Avoid further vehicular access points through frontage • Soften frontages and reinforce enclosure with appropriate hedge planting 	

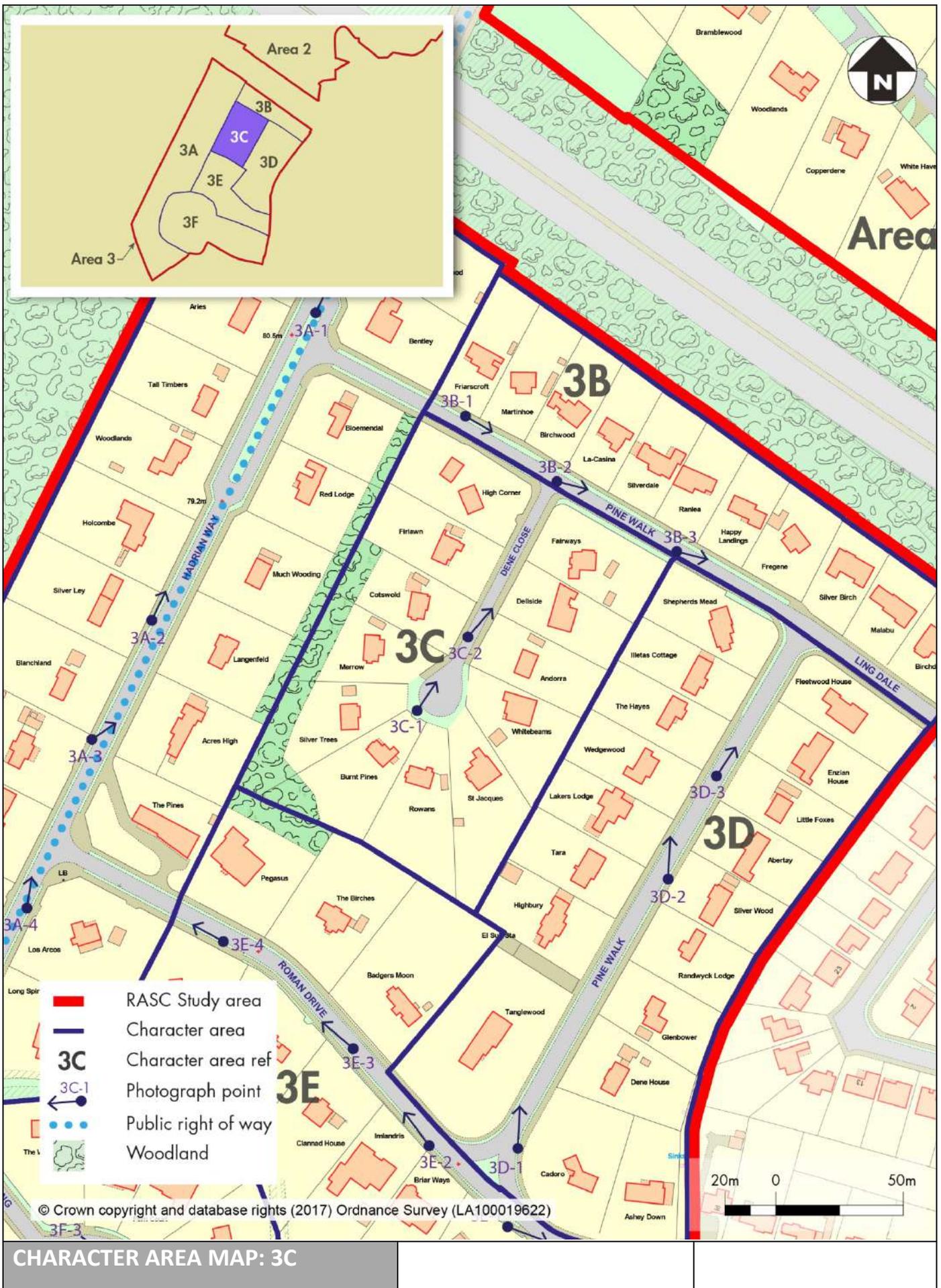




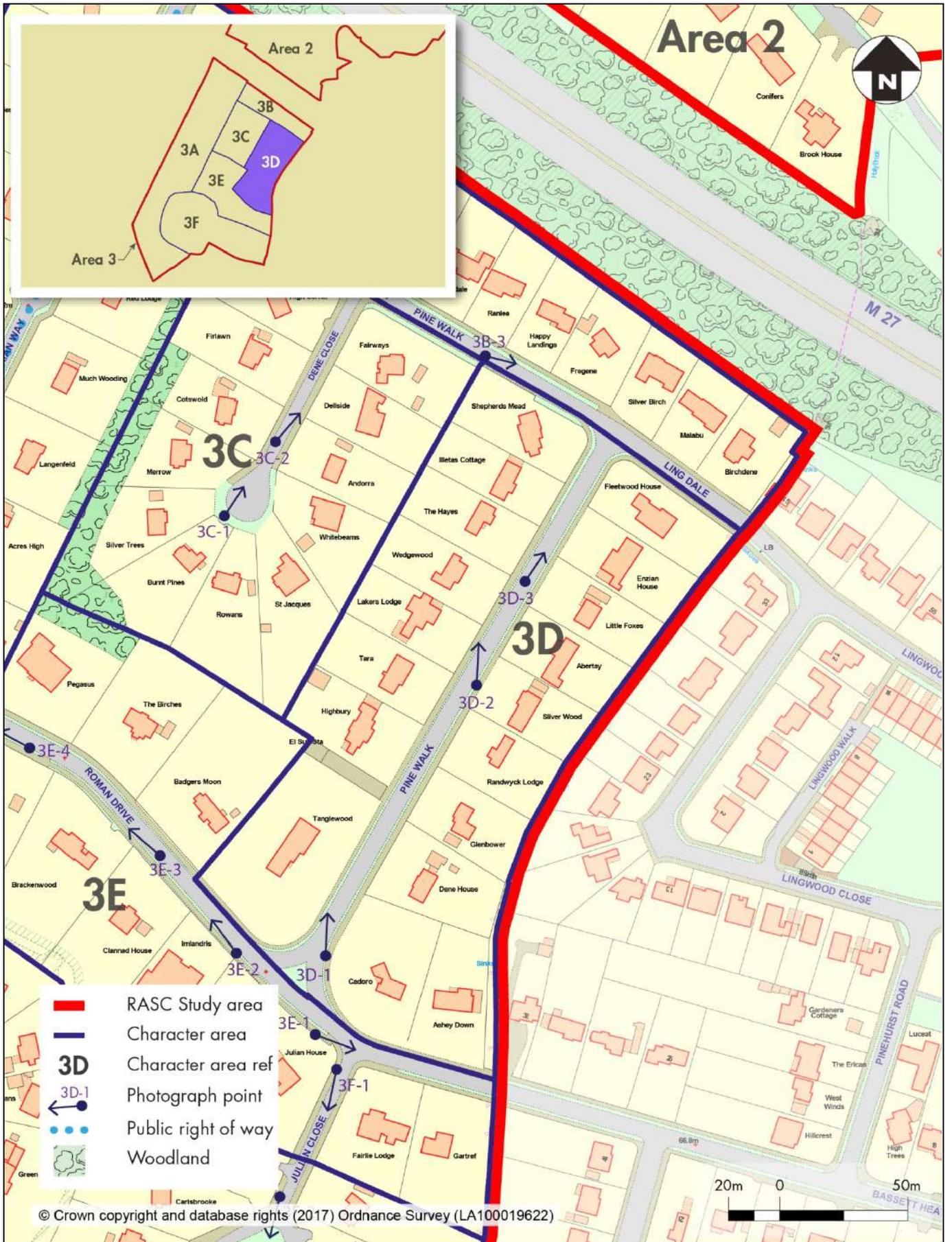
Figure 3C-1 Turning head on Dene Close



Figure 3C-2 Dene Close, towards Pine Walk

PHOTOGRAPHS

CHARACTER AREA: Chilworth 3D, Pine Walk, Side Road	
NEIGHBOURHOOD	
Character Type	Type N/A Condition: Good
Landform	Part of gently rising ridge which extends beyond immediate area
STREETS/SQUARES	
Form	Individual entrances from side road
Trees	Mainly in plots
Non-residential uses	None
Access, connectivity	Not strongly connected to main settlement Footway on south side of main road
Spatial enclosure	>5:1
Special features	No
Nodes/Landmarks/Views	No
Parking	Minimal
PLOTS	
Relation to public realm	Over vegetation and from entrances
Plot characteristics	Average plot size 0.13ha
Building lines	Evident
Position of building within plot	Deep setbacks, facing road
Plot boundaries	Evergreen hedges and timber fences with some open plan grassed
Planting	Birch and pine dominated frontage
Parking	Within plots
BUILDINGS	
Period/type	Mainly post war
Storey height	1.5-2 floors
Façade/roof form	Regular facades, dormers/gables/hipped
Facing materials	Brick walls, render Tiled roofs
OTHER FEATURES	
<p>Strength of character: Moderate. Identifiable building line and generally consistent plot sizes with some large frontage trees. Some inconsistent boundary treatment on the frontage</p>	
GUIDANCE	
<ul style="list-style-type: none"> • Maintain separation distances between existing dwellings • Maintain the building line • Retain tree cover within plots • Avoid further vehicular access points through frontage • Soften frontages and reinforce enclosure with appropriate hedge planting • Make provision for long term replacement tree planting on frontage 	



CHARACTER AREA MAP: 3D



Figure 3D-1 Pine Walk, north

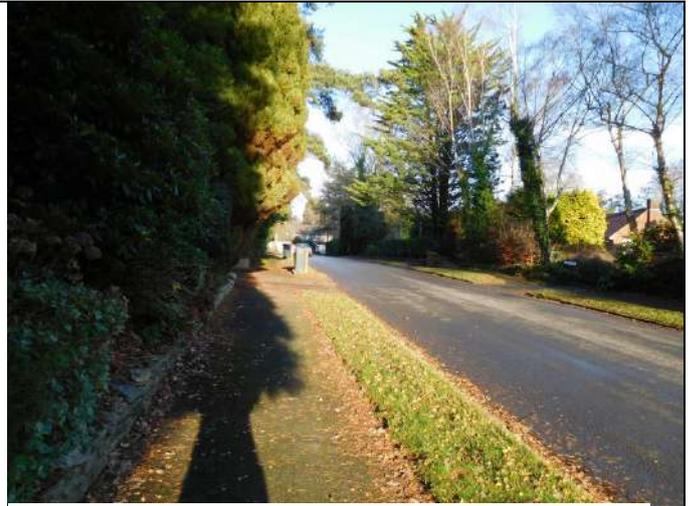


Figure 3D-2 Pine Walk, north



Figure 3D-3 Pine Walk towards junction with Ling Dale

PHOTOGRAPHS

CHARACTER AREA: Chilworth 3E, Roman Drive, Side Road	
NEIGHBOURHOOD	
Character Type	Type N/A Condition: Good
Landform	Part of gently rising ridge which extends beyond immediate area
STREETS/SQUARES	
Form	Individual entrances from side road
Trees	Mainly in plots
Non-residential uses	None
Access, connectivity	Not strongly connected to main settlement Footway on both sides of road with narrow verges
Spatial enclosure	>5:1
Special features	No
Nodes/Landmarks/Views	No
Parking	Minimal
PLOTS	
Relation to public realm	Over vegetation and from entrances
Plot characteristics	Average plot size 0.2ha
Building lines	No
Position of building within plot	Deep setbacks, facing main road, slightly skewed in relation to frontage
Plot boundaries	Evergreen hedges, individual trees and low walls with some open plan grassed frontages
Planting	Pine, birch and other species
Parking	Within plots
BUILDINGS	
Period/type	Mainly post war
Storey height	1.5-2 floors
Façade/roof form	Regular facades, dormers/gables/hipped
Facing materials	Brick walls, some render Tiled roofs
OTHER FEATURES	
<p>Strength of character: Moderate. Generally consistent plot sizes. Inconsistent boundary treatment on the frontage.</p>	
GUIDANCE	
<ul style="list-style-type: none"> • Maintain separation distances between existing dwellings • Retain tree cover within plots • Avoid further vehicular access points through frontage • Soften frontages and reinforce enclosure with appropriate hedge planting 	



Figure 3E-1 Roman Drive towards Bassett Heath Avenue



Figure 3E-2 Roman Drive, north west



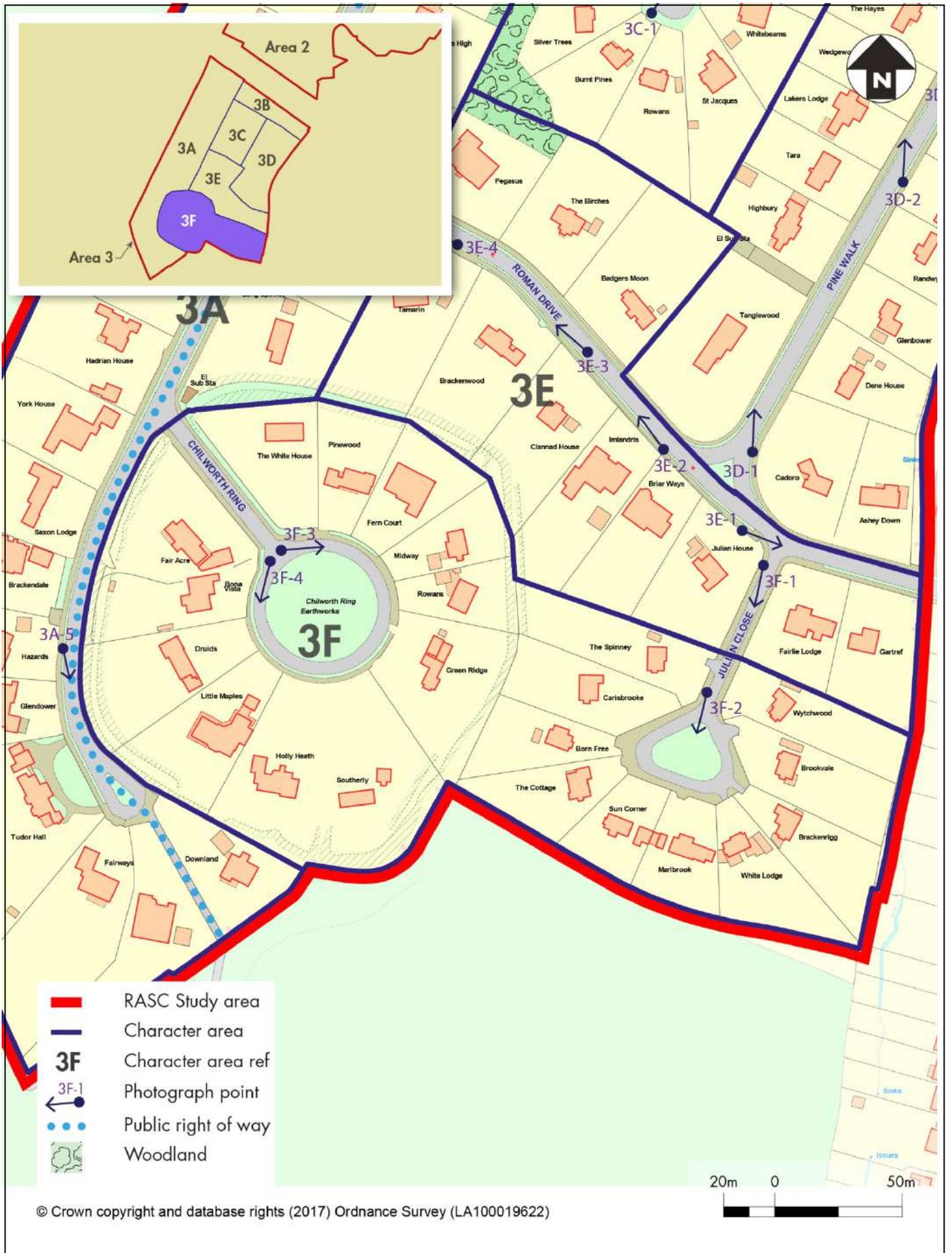
Figure 3E-3 Roman Drive, north west



Figure 3E-4 Roman Drive, towards Hadrian Way

PHOTOGRAPHS

CHARACTER AREA: Chilworth 3F, Chilworth Ring, Julian Close, Culs-de-Sacs	
NEIGHBOURHOOD	
Character Type	Type N/A Condition: Good
Landform	Part of gently rising ridge which extends beyond immediate area
STREETS/SQUARES	
Form	Individual entrances from culs de sac
Trees	Mainly in plot frontages and in central roundabout, mainly pine, birch, oak
Non-residential uses	None
Access, connectivity	Not strongly connected to main settlement Footway around roundabout and on one side of access road
Spatial enclosure	>5:1
Special features	No
Nodes/Landmarks/Views	Distinctive geometric planted roundabout
Parking	Evident in places
PLOTS	
Relation to public realm	Over vegetation and from entrances
Plot characteristics	Average plot size 0.16ha
Building lines	No
Position of building within plot	Deep setbacks, facing road
Plot boundaries	Evergreen hedges and low walls with some open plan grassed frontages , tree lined frontage in places
Planting	Pine, birch , oak and mix of other species
Parking	Within plots
BUILDINGS	
Period/type	Interwar to present
Storey height	1.5-2 floors
Façade/roof form	Regular facades, dormers/gables/hipped
Facing materials	Brick walls, render Tiled roofs/other materials
OTHER FEATURES	
<p>Strength of character: Strong. Generally consistent plot sizes and some mature trees in the public realm. Distinctive geometric turning areas. Some inconsistent boundary treatment on the frontages</p>	
GUIDANCE	
<ul style="list-style-type: none"> • Maintain separation distances between existing dwellings • Maintain the setbacks • Retain tree cover within plots • Avoid further vehicular access points through frontage • Soften frontages and reinforce enclosure with appropriate hedge planting • Make provision for long term replacement tree planting on frontage 	



CHARACTER AREA MAP: 3F



Figure 3F-1 Julian Close, south



Figure 3F-2 Julian Close turning circle



Figure 3F-3 Chilworth Ring, east



Figure 3F-4 Chilworth Ring, south

PHOTOGRAPHS

APPENDIX 1 – GLOSSARY

Arterial route	high-capacity road with many branch roads.
Backland development	development located behind existing buildings, usually on the ends of long back gardens.
Bay window	a window that projects out from the façade of a building forming a space in the interior.
Building line	the line created by the front edge of a series of adjacent buildings. Where there is public realm to the rear as well as the front of plots, the character area description will always refer to the building line along the frontage.
Building setback	the distance between the front edge of a building and the front boundary of its plot.
Context	the setting of a site or area, including factors such as traffic, activities and land uses as well as landscape and existing buildings.
Cul-de-sac	street with a single point providing both entrance and exit.
Dormer window	a window providing light to a roof space set within a structure with walls and a roof.
Gable end	the face of a building with a simple double or single pitched roof resulting in a triangular shape to the top of the wall.
Hipped roof	a roof in which the faces are pitched on all sides of the building from a common eaves line.
Landmark	A building or structure that stands out from its background by virtue of height, position, size or some other aspect of its design.
Node	a focal point or meeting place, often located at the intersection of key routes.
On plot	within the property boundary, generally used with reference to parking spaces.
Public realm	the areas of a settlement for the general use of the public such as streets, squares and parks, most frequently in the ownership and control of a public body.
Spatial enclosure	the clear and continuous definition of a street space or square by buildings or planting. Enclosure is principally determined by the relationship between the height (A) of adjacent buildings and the distance (B) between them. Enclosure can also be delivered through trees.



$$\text{Ratio of street enclosure} = \frac{B}{A}$$

This diagram illustrates how street enclosure (ratio of street width to building height) is measured. Building height is also described in the following ways (1) overall height in metres (2) height to eaves (3) height in relation to neighbours or height in storeys.

Topography

the three dimensional surface features of the ground surface, also referred to as land-form; also a description or representation of those features.

Route structure

the hierarchy of route types which define a movement network.

Document prepared for TVBC by Eastleigh Borough Council;

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