



*Basingstoke
and Deane*



Urban Character Study for Basingstoke



September 2008

Introducing Characterisation

Importance of Character

Basingstoke has been subject to major developments in recent years, both in the town centre and in the residential suburb areas beyond, and it is likely that further redevelopment will occur in the future. Pressures for housing result in many of these areas become subject to infill development and intensification, which may result in a local area losing its special character or distinctiveness. These features which contribute towards the local character of the area can include landscape, use, architecture and development patterns, all of which combine to make a place which is distinct from the surrounding areas.

“The importance of understanding, and responding to, the context is a fundamental message of urban design guidance.”

Places to Live, para 4.1 page 8

Both national and local planning policy has been designed to protect the character of local areas. PPS1 encourages any new development to respond to the local context, and to reinforce local distinctiveness. PPS3 supports this, and states that new development which is inappropriate to the surrounding area, and which fails to take advantage of the opportunities available for improving the character and quality of an area should not be approvedⁱ. Local planning policy states that “all development proposals should... respond to the local context of the buildings in terms of design, siting, density and spacing, reinforce attractive qualities of local distinctiveness and enhance areas of poor design...”(Policy E1). Identifying what elements contribute towards the character is of a particular area is therefore of importance in analysing the appropriateness of a development proposal.

“...the most successful approach to planning, executing and managing change in our suburbs is one based on a sound understanding of local character...”

Suburbs and the Historic Environment,

Purpose of the Urban Characterisation Study

The Urban Characterisation Study (UCS) seeks to identify areas within Basingstoke which have a similar character or special quality, and ascertain the key features which contribute towards the overall character. This method of characterisation should provide a good understanding of local character. It is intended that in identifying the features which make a place special, decisions can be made on how much change, and what types of change, a specific area can accommodate, without losing its distinctivenessⁱⁱ. The information is impartial, providing evidence supported with factual descriptions used to identify the character areas, rather than being based upon subjective criticisms or acclamations.

Role within the Planning Process

The UCS is a material consideration in determining planning applications. The document does not seek to identify which features positively (or negatively) impact upon the character area – the decision on which local characteristics should be retained or removed is kept to the responsibility of the planning officer in the development process. It is designed to be a flexible tool within the decision-making process, and will not stifle appropriate innovative design.

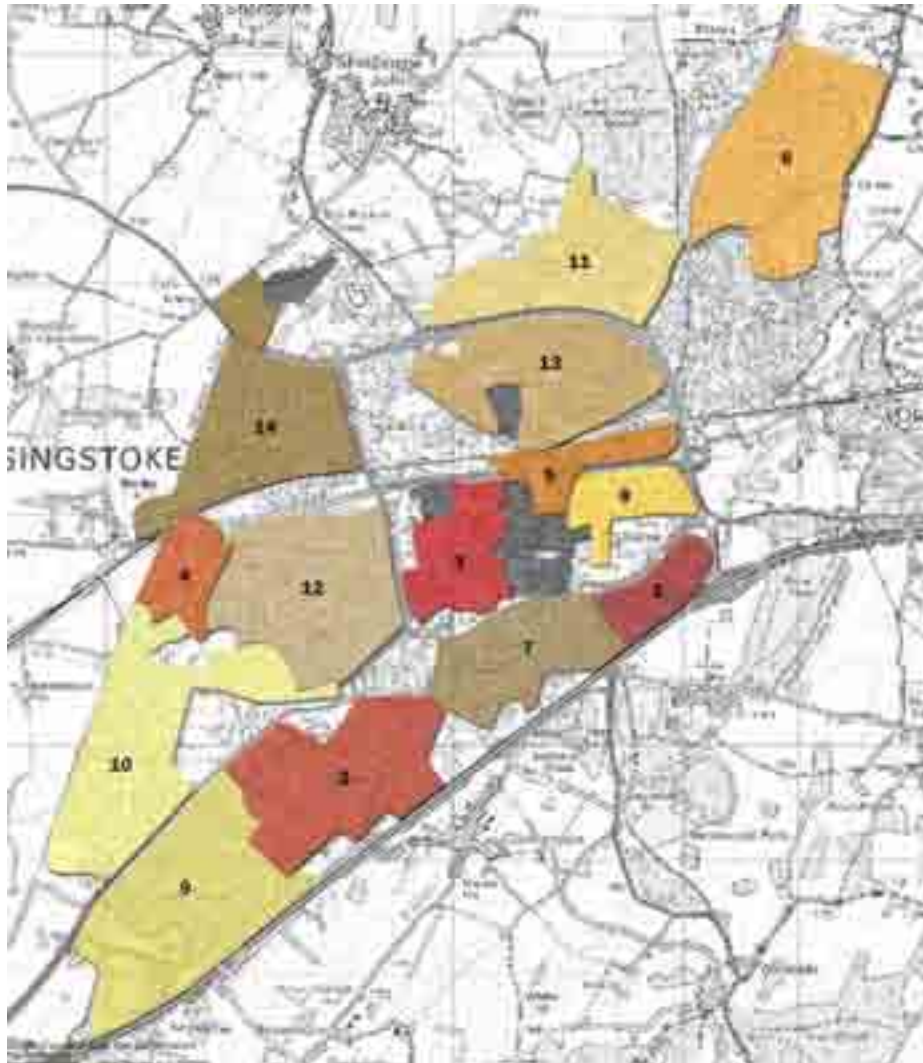
The UCS should be specifically referred to within Design and Access Statements, to illustrate how the contextual surroundings of a site has informed the design of a development.

Methodology

The study examines the residential areas in Basingstoke. The study is comprehensive, with no residential areas being unclassified in a character area, which avoids any selectivity and elevating one area above another. The study does not include information for conservation areas, given that a fully conservation area appraisal has already been adopted.

For ease of use, Basingstoke has been subdivided into subareas to enable the document to become more accessible. These subareas are loosely based on the district areas of Basingstoke.

Basingstoke Sub-Areas



Key:

1	Black Dam	8	Eastrop
2	Brighton Hill	9	Hatch Warren and Beggarwood Lane
3	Brookvale and Kings Furlong	10	Kempshott and Fiveways
4	Buckskin	11	Popley
5	Central Area	12	South Ham
6	Chineham	13	Southview and Oakridge
7	Cranbourne	14	Winklebury and Rooksdown

The urban character study went through the following key stages:

1. Initial desk based study to gain an understanding of the main characteristics of each area, identifying key characteristics on plan and understanding of the form and character of the settlements, and allowed initial mapping of character area boundaries.
2. A period of field surveys to each character area, to gather detailed information and to confirm initial character area boundaries. Photographs and information was collated on building types, street pattern, building materials, landscape and vegetation. This allowed the original character areas to be refined and tested.
3. Combining the desk-based research and the information gathered on the field visits to form a written description of the character area, with plans and photographs supporting the text.
4. Consulting with internal units on the draft character areas, to identify any issues.

Each character appraisal examines the following issues:

- **Built Form** – examines the age and types of housing, scale, predominant building materials and architectural styles, plot widths and garden sizes.
- **Streetscape** – identifies the strength of the building line, frontages onto the road, parking accommodation, street layout, enclosure to the street and density.
- **Landscape** – highlights the role of any open space networks, pockets of landscaping and trees and planting.

The character appraisal then summarises the main features of the character area in the key issues section.

References

Planning Policy Statement 1: Delivering Sustainable Development, DCLG, Feb 2005
Planning Policy Statement 3: Housing, DCLG, Nov 2006
BDBC Local Plan
Conservation Bulletin, Issue 47: Winter 2004-5
Suburbs and the Historic Environment, English Heritage, March 2007
Places to Live – Urban Design Guidance for Residential Development, BDBC, April 2002
Basingstoke and Deane Landscape Assessment, Landscape Design Associates, 2001

ⁱ Planning Policy Statement 3: Housing, page 8, para 16)

ⁱⁱ Conservation Bulletin, Issue 47: Winter 2004-5, page 12.

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1. Black Dam



Key:

- 1.1 Black Dam Way North
- 1.2 Black Dam Way South
- 1.3 Chesterfield Road
- 1.4 Park Gardens

Introducing Black Dam

Black Dam is located on the eastern edge of Basingstoke, to the southeast of the town centre. The M3 motorway is situated directly to the south of the area, and the ring road is to the north. The A339 is to the west. The character area is predominantly residential, with a small parade of shops located along Rucstall Road. Rucstall Primary School and associated playing fields are situated centrally within the area. The land rises towards the northeast, peaking at Rucstall's Hill, and then declining to the north and east.

1.1 Black Dam Way North Character Area



Key Characteristics:

Size	13.1 ha
Land Use	Residential, with Rucstall Local Centre located to the west of Rebrandt Close.
House Type	1970's and 1980's two storey detached, semi-detached and terraced housing, with occasional two storey maisonettes and bungalows.
Architecture	Architectural features vary, although most houses have a pitched roof, lean-to porch and an integral garage. Little detailing with elevations being relatively simple.
Materials	Materials are consistent, with houses constructed from a red-orange brick with render and tile hanging used on the first floor elevations.
Building Form	Gaps between buildings are generally kept to a minimum, which creates a close-knit frontage onto the road.
Building Line	Staggered setback of buildings around cul-de-sacs creates steady building line.
Plots	Front gardens are generally between 6m and 12m in length, with rear gardens range between 8m and 16m
Layout	Series of cul-de-sacs and shared drives which branch off from Black Dam Way. Inward-facing development, with houses having a positive frontage onto the cul-de-sacs, with little frontage onto Black Dam Way.
Enclosure	Open streetscape due to setback of houses.
Parking	Resident parking is provided in garages and driveways, with some on-street parking.
Landscaping	The character area has a central space at the peak of the hill. This space is grassed with a small wooded area, and is accessed by footpaths from the cul-de-sacs. No houses are aligned to face onto the space. There are also several small grassed pockets of space, which enhances the open character of the area.
Density	29 dph
Other	Situated on a hill, which peaks at the open space at Rucstall's Hill. Traffic calming measures integral within design of highway.



1.2 Black Dam Way South Character Area



Key Characteristics:

Size	13.4ha
Land Use	Predominantly residential, with Rucstall Primary School and the local shopping centre being located to the north of the area.
House Type	Rows of two-storey terraced houses.
Architecture	1970's houses are similar throughout. Features include shallow pitched roofs, cladding on the elevations, and often include a flat roofed porch to the front.
Materials	Consistent palette of materials, and include a pale brick, with tile hanging often used on the front elevation, and concrete tiles on the roof.
Building Form	Regular rhythm of houses, with plot widths of 7m
Building Line	Rows of houses create strong building lines
Plots	Regular house plots, with rear gardens being between 7m and 10m in length
Layout	Radburn layout, segregating cars from pedestrians. Housing is arranged in linear rows of terraces around garage courts, open spaces and footpaths.
Enclosure	Streets are open, with wide verges and setbacks of houses. Roads are generally enclosed by houses, rear garden walls and garages.
Parking	Most parking provided in garages with some on-street parking.
Landscaping	The character area is relatively open, with a central wedge of open space and series of smaller spaces fronted onto by the rows of housing. Mature trees create a green backdrop to the area.
Density	25 dph
Other	Land gradually rises to the northeast



1.3 Chesterfield Road Character Area



Key Characteristics:

Size	7.2ha
Land Use	Residential, with one small local store along Hackwood Road
House Type	Dwelling types consist generally of 1950's two-storey semi-detached houses, with occasional blocks of three or four houses forming a small terrace. Hackwood Cottages are located to the south, which are setback from Hackwood Road to form a small cluster on 1950's chalet-style bungalows.
Architecture	Similar architectural detailing throughout – the flat fronted houses have a small lean-to porches. Most houses have a hipped roof and chimneys, with end-terrace house having a projecting hip feature.
Materials	Consistent palette of materials, with most houses being constructed from a dark brick or rendering, with clay or concrete roof tiles.
Building Form	Regular gaps between buildings create a steady rhythm of buildings along the street.
Building Line	Small staggers create minor variations in a steady building line
Plots	Large plots sizes, with generous garden spaces.
Layout	Perimeter block layout, with buildings aligned towards the road creating a positive frontage.
Enclosure	Enclosure varies throughout the character area. Grove Road is open, due to the width of the highway, generous verges and length of front gardens. Chesterfield Road and Westfield Road are more enclosed due to the narrow highway and smaller front gardens.
Parking	Resident parking is provided in garages and on driveways.
Landscaping	A wooded area located along northern boundary of character provides a visual screen from the ring road. The avenue of trees along Grove Road creates a green backdrop to the character area.
Density	23 dph
Other	None



1.4 Park Gardens Character Area



Key Characteristics:

Size	2 ha
Land Use	Residential
House Type	Modern two-storey semi-detached houses, apartment blocks and bungalows.
Architecture	Most buildings have a pitched roof and lean-to porch. Houses often have a garage located to the side elevation.
Materials	Materials are consistent throughout the area, with dwellings constructed from a red brick, with a paler brick used in the detailing. The roofs are constructed using clay or slate roof tiles.
Building Form	Range in house scale and type creates an irregular and informal building pattern along the road
Building Line	Varies –the houses have a staggered building line, whereas the apartment blocks are informally placed around the trees and landscaping
Plots	Plot sizes range in size. Rear gardens tend to be between 8m and 12m long, but the varied building line often creates large front gardens, ranging between 6m and 16m long.
Layout	Linear layout to housing, with apartment blocks situated irregularly amongst the landscaping. Housing aligned to face onto the road.
Enclosure	Enclosure varies – there is an open character to the south due to the setbacks of the buildings. The road becomes more enclosed to the north due to the reduced building setbacks and increasingly mature landscaping.
Parking	Car parking provided on driveways, garages, and parking courts for the apartments.
Landscaping	Mature landscaping creates a green backdrop to the houses, and soften the built form.
Density	36 dph
Other	Traffic calming measures are integral to the scheme, which reduces the dominance of vehicles in the character area.



1 - Black Dam

1 - Black Dam

2. Brighton Hill



Key:

- 2.1 Cumberland Avenue
- 2.2 Sullivan Road
- 2.3 Berkeley Drive
- 2.4 Chopin Road
- 2.5 Stanfor Road
- 2.6 Beecham Berry
- 2.7 Ellington Drive

Introducing Brighton Hill

Black Dam is located to the southwest of Basingstoke town centre. The M3 motorway is located to the southeast of the character area, the A30 is to the northwest, and Viables is to the east. The area is predominantly residential, but also includes several schools and shopping precincts. There is also a large supermarket located along Brighton Hill Way. The topography is undulating, and there are several areas of large open spaces, which define the extent of the residential areas and enhance the openness of the area.

2.1 Cumberland Avenue Character Area



Key Characteristics:

Size	6 ha
Land Use	Residential
House Type	Predominantly 1950's semi-detached housing, with a cluster of 1970's housing at the southern end of Cumberland Avenue.
Architecture	Architectural features vary between the two housing types. The 1950's housing has hipped roof, flat roofed garage to the side and bay windows on the front elevation. The 1970's housing also have a hipped roof and a garage to the side of the house.
Materials	Materials are consistent, with the older housing constructed from a painted render and concrete roof tile. The 1970's housing is constructed from a red-orange brick with occasional tile hanging detailing.
Building Form	Gaps between buildings are generally kept to a minimum – any spacing between buildings is generally at first floor level above the single-storey garage. This creates a close-knit frontage onto the road. Plot widths are regular at around 9m.
Building Line	Strong building line along the road, which is set back around 8 metres from the road.
Plots	Gardens for the 1950's housing tend to be large, with rear gardens being around 42m in length. The houses to the south have smaller rear gardens of around 15m.
Layout	Linear form of development with houses having a strong presence along the road.
Enclosure	Open streetscape due to setback of houses and visual dominance of a wide road.
Parking	Resident parking is provided in garages and driveways, with some on-street parking.
Landscaping	The character area does not include any areas of open space. However, trees located in rear gardens create a green backdrop to the character area, and planting in front gardens soften the visual impact of the buildings upon the streetscene.
Density	17 dph
Other	A footpath provides pedestrian access from Cumberland Road to Sullivan Road.



2 - Brighton Hill

2.2 Sullivan Road Character Area



Key Characteristics:

Size	40.3 ha
Land Use	Predominantly residential, with a local school and playing fields located centrally within the area. A supermarket is situated to the west of the site.
House Type	1970's rows of two-storey semi-detached and terraced housing. A small cluster of modern housing is included along Tallis Gardens.
Architecture	Buildings have a simple architectural design, with relatively plain facades. Most houses have a pitched roof and a lean-to porch. Most houses have a garage, either to the front or side of the building, or within garage courtyards.
Materials	Houses are constructed from brick, and generally have tile hanging or cladding on the front first floor elevation. Roofs are pitched with concrete tiling.
Building Form	Regular rhythm of houses, with plot widths of 7m
Building Line	Rows of houses create strong building lines which are often staggered around the roads and footpaths.
Plots	Front gardens are generally between 5m and 8m in lengths. Rear gardens are regular in shape, and can be between 10m and 17m long.
Layout	Series of cul-de-sacs branching from a main distributor road. Houses have a relatively regimented layout. A series of open spaces and footpaths connect the groups of housing together.
Enclosure	The set back of the houses and wide verges create a relatively open streetscape.
Parking	Parking is provided in garage and parking courts, with some on-street parking.
Landscaping	The network of open spaces consists of expanses of grass, which are enclosed by houses, boundaries to the rear gardens, or roads. These spaces enhance the openness of the area. Smaller and more intimate spaces are also fronted on by small clusters of housing.
Density	24 dph
Other	The topography forms a peak centrally within the character area.



2 - Brighton Hill

2.3 Berkeley Drive Character Area



Key Characteristics:

Size	10.5 ha
Land Use	Residential
House Type	Two storey detached, semi-detached and terrace houses with some flats.
Architecture	Architectural features vary within the character area, despite all buildings being constructed during the 1980's. Roofs are generally pitched, constructed using concrete roof tiles.
Materials	Materials also range throughout the character area, despite the houses being of a similar age. Rendering, cladding and tiles are often used on the front elevations.
Building Form	Plot widths vary, which creates an irregular and informal layout to the housing.
Building Line	No overarching building line, with houses being staggered around the road.
Plots	Modest plot sizes, with rear gardens ranging between 10m and 18m in length.
Layout	Series of cul-de-sacs and shared drives which branch out from Berkeley Drive and Stravinsky Road. Informal layout of buildings creates positive frontage onto cul-de-sacs, but little frontage is created along Hatch Warren Lane.
Enclosure	Enclosure to the road varies within the character area due to variations in the setback of the houses.
Parking	Car parking provided on driveways and in garages
Landscaping	A key 'wedge' of open space subdivides the character area into two main areas. The smaller pockets of open space and the trees around the edge of the residential area soften the impact of the built form.
Density	32 dph
Other	The character area is situated on a small hill, which peaks towards the centre, close to its eastern boundary. Speed measures such as pinch points and narrowings in the road reduce the visual dominance of the road in the area.



2 - Brighton Hill

2.4 Chopin Road Character Area



Key Characteristics:

Size	64.5 ha
Land Use	Predominantly residential, but includes two schools and a community centre.
House Type	Generally consists of 1970's two-storey terraced housing, with occasional bungalows and maisonettes.
Architecture	Buildings are similar throughout, with simple architectural detailing. Features include flat-fronted façade and shallow pitched roofs.
Materials	Buildings are constructed from a variety of brick types, with cladding and tile hanging used on the front and rear elevations.
Building Form	Regular rhythm of houses, with plot widths of 6m
Building Line	Individual rows of houses create strong building lines
Plots	Plots are generally regular in size, with front gardens being around 5m in length, and rear gardens being between 8m and 12m.
Layout	Radburn layout, with housing positioned away from access roads. Houses are arranged in distinctive 'U' shaped blocks which enclose a parking court..
Enclosure	Roads are generally enclosed by garages, rear garden boundaries or the small scale houses, which, along with the wide verges, creates an open street environment.
Parking	Most parking is provided in garage and parking courts, with some on-street parking.
Landscaping	Large open spaces are integral to the character area, creating an open setting for the dwellings. The open spaces are intersected with a number of footpaths, and include children's play facilities. Houses also enclose a series of smaller pockets of open spaces. Mature trees create a green backdrop to the area.
Density	32 dph
Other	None



2 - Brighton Hill

2.5 Beecham Berry



Key Characteristics:

Size	10.5 ha
Land Use	Residential
House Type	Two-storey semi-detached and terraced houses and maisonettes constructed in the 1990's.
Architecture	Similar architectural features throughout. Buildings have a relatively simple architectural detailing. Roofs are generally pitched, and most houses have a porch although these vary in size and design..
Materials	Materials are relatively consistent, and include brick and render.
Building Form	Gaps between houses and plot widths vary, creating an informal rhythm and layout to the buildings.
Building Line	No overarching building line, which enforces the informal character of the area.
Plots	Modest plot sizes – rear gardens are between 8m and 15m in length.
Layout	Series of cul-de-sacs and shared drives which branch off from Beecham Berry. Houses are aligned towards the cul-de-sacs, with little frontage onto Stanford Way.
Enclosure	Enclosure varies within the character area. The heavily landscaped cul-de-sacs are more enclosed, whereas the houses close to the green space are more open.
Parking	Resident parking is provided on drives and in shared driveways.
Landscaping	The open space creates an open setting for the character area. Trees and planting in the public and private realm creates the well-landscaped and green character.
Density	41 dph
Other	None



2 - Brighton Hill

2.6 Stanford Road Character Area



Key Characteristics:

Size	20.6 ha
Land Use	Predominantly residential, with several small shops and a doctor's surgery located along Stanford Road
House Type	1970's two storey terraced housing, with occasional blocks of flats, bungalows and end-terrace maisonettes.
Architecture	Buildings have a simple architectural design. Houses tend to have a pitched lean-to porch on the front elevation.
Materials	Houses are constructed from brick with concrete rooftiles. Some buildings have tile cladding on the first floor elevations.
Building Form	Regular rhythm of houses, with plot widths of 7m
Building Line	Rows of houses create strong building lines, although these are sometimes gently staggered around the direction of the road.
Plots	Front gardens range in size considerably, from 1m to 7m in length. Rear gardens tend to be around 10 metres.
Layout	Series of cul-de-sacs branching from a main distributor road. Houses have a relatively regimented layout. A series of open spaces and footpaths connect the groups of housing together.
Enclosure	Enclosure varies due to the range in the setback of the buildings.
Parking	Parking is provided in garages, parking courts, and on the roads.
Landscaping	The character area has a number of open spaces which subdivide the housing areas. These generally consist of a grassed area of open space with some trees and planting, which create a green backdrop and softens the visual impact of the built form.
Density	39 dph
Other	None



2 - Brighton Hill

2.7 Ellington Drive Character Area



Key Characteristics:

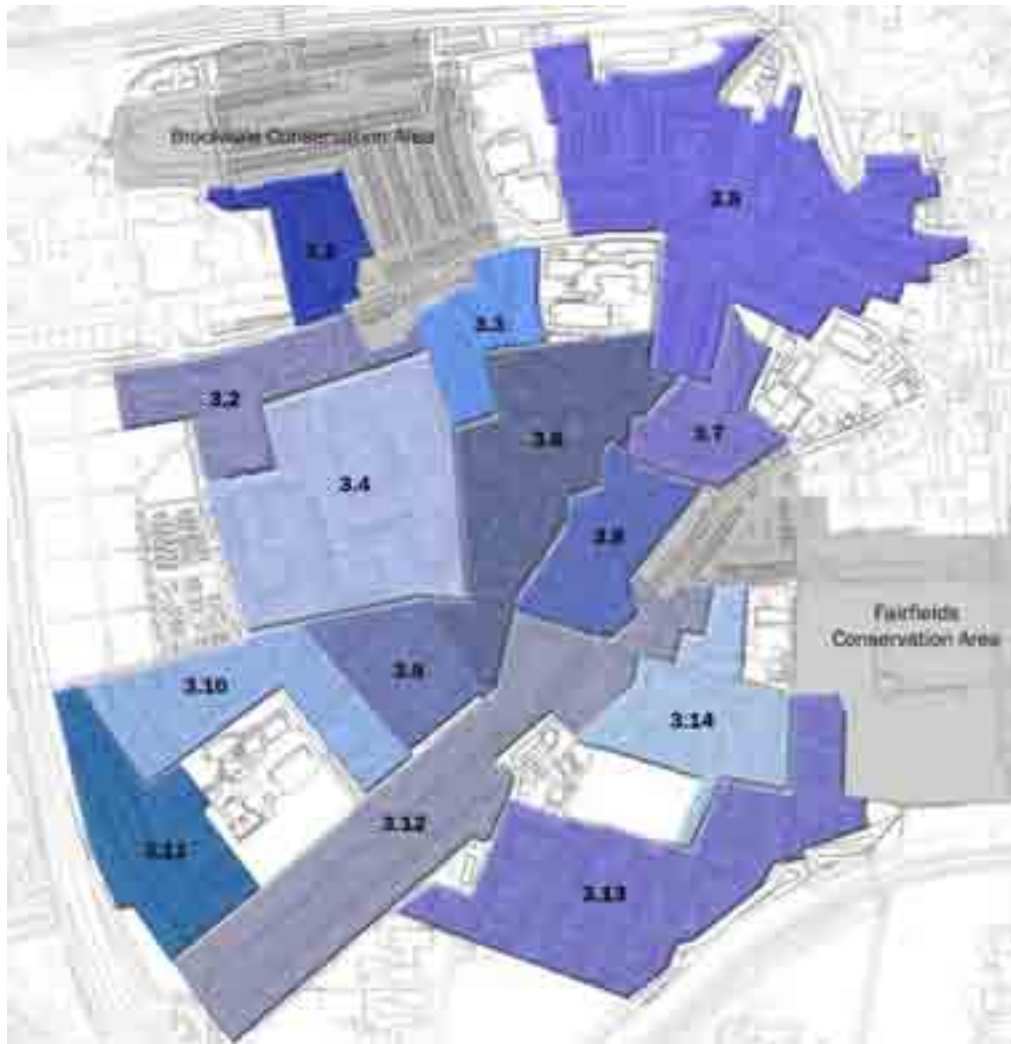
Size	6.6 ha
Land Use	Residential
House Type	1980's two storey semi-detached and terraced housing.
Architecture	Simple architectural detailing on the houses. Most buildings have a lean-to porch, and often have garages on the side elevation. Roofs are generally pitched, constructed using clay tiles.
Materials	Materials are consistent throughout the character area - buildings are constructed from a red-orange brick, with occasional rendering on the first floor elevations
Building Form	Plot widths are generally around 7m, although the terraces can have smaller plot widths of around 4m.
Building Line	Houses to have a building line, which is often staggered around the road.
Plots	Front gardens range in size considerably, from 5m to 15m in length. Rear gardens tend to be between 10m and 20m.
Layout	Series of cul-de-sacs which branch off from Gershwin Road. Buildings are positioned along the road and around footpaths, and create a positive frontage within the character area. However, there is little building presence along Gershwin Road.
Enclosure	Open street environment due to the large setbacks of the houses.
Parking	Car parking provided on driveways, in garages, and in designated on-street parking areas for the houses located along footpaths.
Landscaping	The main open space is provided to the southwest of the character area, although there are further smaller pockets of space provided by entrances into the area. These, along with the playing fields to the south, create an open setting to the character area.
Density	33 dph
Other	Land rises slightly to the southwest



2 - Brighton Hill

2 - Brighton Hill

3. Brookvale and Kings Furlong



Key:

- | | | | |
|------------|-----------------|-------------|---------------------|
| 3.1 | Deep Lane | 3.8 | Devonshire Place |
| 3.2 | Worting Road | 3.9 | Packenham Road East |
| 3.3 | Downsland Road | 3.10 | Packenham Road West |
| 3.4 | Knight Street | 3.11 | Portacre Rise |
| 3.5 | Brookvale North | 3.12 | Winchester Road |
| 3.6 | Stukeley Road | 3.13 | Culver Road |
| 3.7 | Brambleys Drive | 3.14 | Cordale Road |

Introducing Brookvale and Kings Furlong

Brookvale and Kings Furlong are located to the west of Basingstoke town centre. Worting Road is to the north and Winchester Road is to the south – both roads are established routes into the town centre. Brookvale Conservation Area and Fairfields Conservation Area are located within the sub-area. The topography varies through the area, and generally rises centrally within Brookvale. The land use is predominantly residential, with several schools and local shops serving the residents.

3.1 Deep Lane Character Area



Key Characteristics:

Size	1.6 ha
Land Use	Residential
House Type	1930's-50's detached and semi-detached two-storey dwellings, with older housing closer to Worthing Road
Architecture	Range in architectural detailing due to variety of aged houses.
Materials	Materials are relatively consistent given range in building age. Materials include red-orange brick and clay tile roofs, with occasional use of white render and brickwork detailing.
Building Form	Plot widths are similar throughout, establishing regular gaps between the buildings. This creates a regular pattern of the development.
Building Line	Steady building line
Plots	Regular setbacks of houses create front gardens of around 6m. Rear gardens range in length, but tend to average at around 15m long.
Layout	Linear development branching off from Worthing Road, with houses aligned to face the street.
Enclosure	Despite the building setback and verge along Deep Lane, there is a sense of enclosure to the roads, which is formed by the mature trees and hedging along the western edge of Deep Lane.
Parking	Parking is generally provided on the drives, with additional on-street parking available.
Landscaping	Small areas of landscaping and glimpses of King George V Playing Fields create a sense of openness to the north of Deep Lane. Grassed verges soften the visual impact of the road, and mature trees enhance the green and enclosed character.
Density	23 dph
Other	Brookvale West Conservation Area is located directly to the north and east of the area. Topography declines to the north.



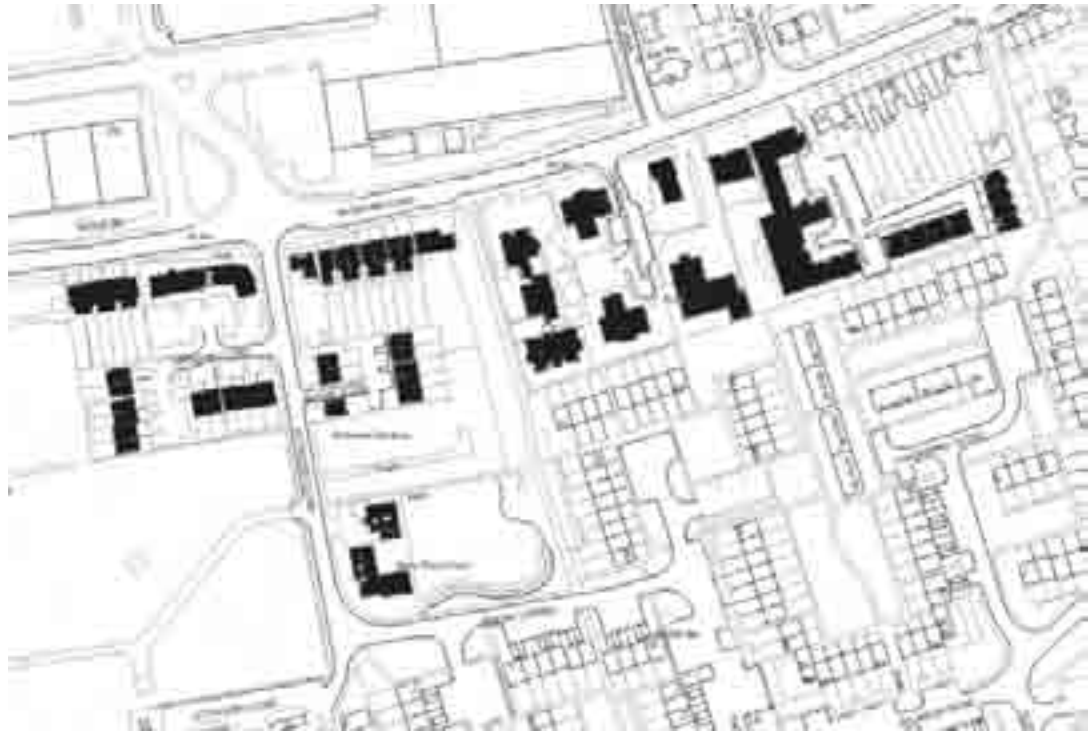
3 - Brookvale and Kings Furlong

3.2 Worting Road Character Area



Key Characteristics:

Size	3.2ha
Land Use	Residential
House Type	Range of house types, from Victorian terraces, semi-detached maisonettes and modern apartment buildings.
Architecture	Range in architectural detailing due to different building ages.
Materials	Materials vary due to range of building types, although most buildings are constructed from an orange brick.
Building Form	Plot widths vary between the buildings. The Victorian terraces have a narrow plot width, whereas the apartments have a larger footprint set in landscaping.
Building Line	Steady building line along Worting Road, but the building line is less evident in the backland development
Plots	Rear gardens range between 10m and 35m in length
Layout	Linear form of development, with backland housing, along an established route into the town centre. Buildings along Worting Road aligned towards the highway to create a positive street frontage.
Enclosure	Enclosure to the street increases towards the east. Trees to the north provide additional enclosure along the road.
Parking	Parking is provided along Worting Road and in parking courts
Landscaping	The character becomes less 'urban' the greater the distance from the town centre, with verges and mature trees becoming common features along the road. Allotment gardens and cemetery create an open setting to the south.
Density	46 dph
Other	Basingstoke Cemetery is located directly to the west, and Brookvale West Conservation Area is to the east.



3 - Brookvale and Kings Furlong

3.3 Downsland Road Character Area



Key Characteristics:

Size	1.5 ha
Land Use	Residential, with local shops at Downsland Parade along Worting Road
House Type	Two storey detached and semi-detached houses constructed between the 1930's and 1970's.
Architecture	Range of architectural styles, ranging from large detached dwellings with a hipped roof and detached garage, to smaller chalet-style dwellings with flat-roofed extensions.
Materials	Materials are relatively consistent, and include a dark orange brick, often with tile hanging on the elevations, and clay or concrete tiled roof.
Building Form	Regular plot widths create a steady rhythm of built form.
Building Line	Strong building line
Plots	Gardens range in length, but most are around 15m long. Gardens along Roundmead Road can have a length of up to 35m. Front gardens tend to be around 4m long.
Layout	Linear development branching off from Worting Road, with houses aligned to face the street. Roundmead Road has a more informal appearance than Downsland Road, being a private drive with no designated pavement.
Enclosure	Open character to the street
Parking	Parking is provided in garages and on the drives, with some on-street parking.
Landscaping	The character area has one small area of open space which includes a number of mature trees. Front gardens contain shrubs which softens the built frontage.
Density	18 dph
Other	Brookvale West Conservation Area is to the north east and BCOT is located directly to the east of the character area. The topography rises gently to the south.



3 - Brookvale and Kings Furlong

3.4 Knight Street Character Area



Key Characteristics:

Size	7.5 ha
Land Use	Residential
House Type	Predominantly 1970's two-storey terraced housing, with bungalows and flats along Townsend Close
Architecture	Buildings have simple architectural detailing, with a lean-to porch and a pitched roof. Most houses have a flat roofed garage to the front of the house or in garage courtyards
Materials	Materials are consistent throughout. Buildings are constructed using a pale brick, and occasionally have white cladding on the front elevation to break up the brickwork.
Building Form	Regular rhythm of houses, with plot widths of 6m
Building Line	Individual rows of houses create strong building lines
Plots	Plots are very regular throughout. Rear gardens are generally between 6m to 12m in length, but tend to be around 10m long..
Layout	Radburn layout creating a strong rectilinear layout, with housing positioned around a network of open spaces and footpaths, with a separate access road leading to the parking areas.
Enclosure	Wide verges, small scale housing and parking areas located alongside the road create an open streetscape.
Parking	Parking is provided in garage and parking courts.
Landscaping	The character area includes small pockets of open space which is fronted on to by the housing. Grass verges align the road, which softens the visual impact of the urban form, and mature trees create a green backdrop.
Density	37 dph
Other	The topography is relatively flat, as the character area is located at the peak of a small hill.



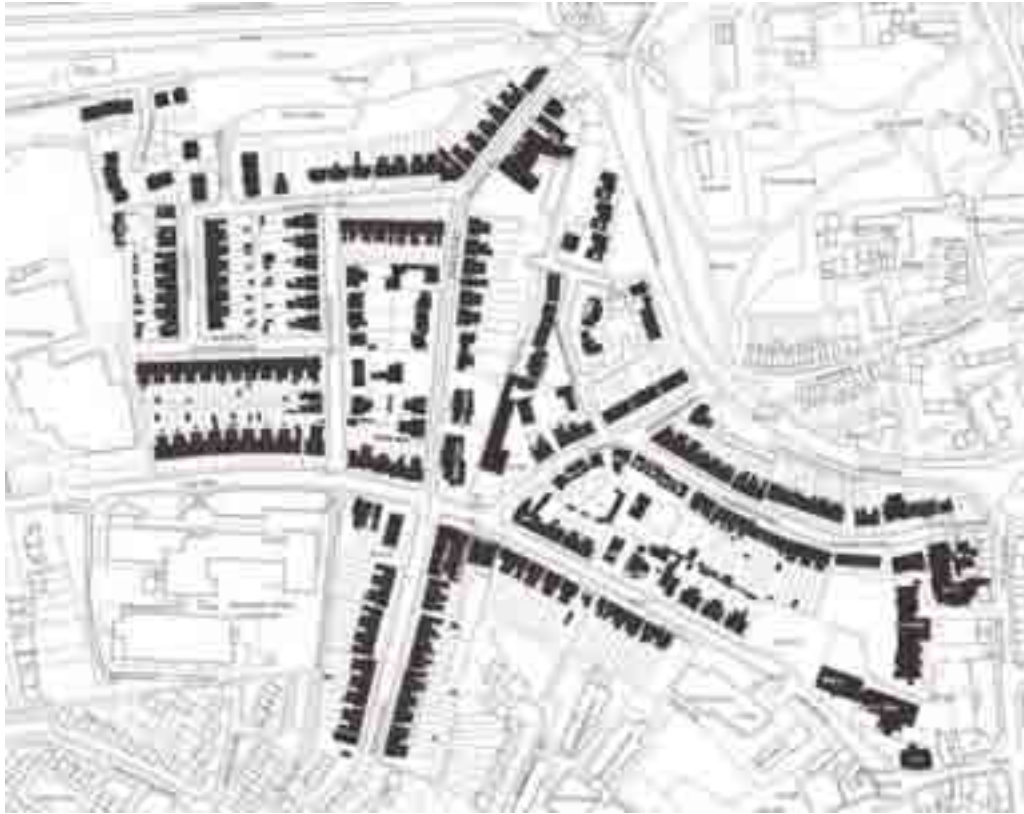
3 - Brookvale and Kings Furlong

3.5 Brookvale North Character Area



Key Characteristics:

Size	12.6ha
Land Use	Residential, with a public house, offices, garages and a TA Centre
House Type	Range of house types – most buildings consist of Victorian terraces, with more recent infill developments which include 1950's semi-detached housing, 1970's dwellings, and modern terraces and flats.
Architecture	Range of architectural styles due to range in age of buildings.
Materials	Materials are consistent throughout the character area. Most buildings are constructed using an orange brick, with occasional use of render and paint.
Building Form	Plot widths vary greatly between the different building types. The Victorian terraces have a fine grain, and a regular plot width of around 4m and 6m, which creates a steady rhythm to the built form along the street scene. This regularity is interrupted by the buildings with larger footprints, which tend to have a wider plot ranging between 12m and 35m.
Building Line	The rows of Victorian terraces form a strong building line through the character area, which, in most cases, is respected in the more modern developments.
Plots	Plot size varies due to range on house types.
Layout	Close-knit perimeter block layout, with most buildings aligned to face the roads to create a positive street frontage.
Enclosure	Enclosure varies within the character area, from being relatively open along Southend Road, to becoming more enclosed along Flaxfield Road due to narrower road and reduced set-back of buildings from the street.
Parking	Parking is provided on drives and on the street. Modern developments have designated parking areas.
Landscaping	Victory Park creates a green and open back drop to the area. Shrubs and trees contained within gardens soften the visual impact of the built form on the streetscape.
Density	58 dph
Other	The topography rises towards the north, which creates views of Victory



3 - Brookvale and Kings Furlong

3.6 Stukeley Road Character Area



Key Characteristics:

Size	5.4ha
Land Use	Residential
House Type	1970's semi-detached and terraced houses
Architecture	Consistent architectural features throughout, with pitched roofs and flat roofed porches on the front elevation.
Materials	Materials are consistent, with houses constructed from brick with tile or white cladding. Roofs are constructed using concrete tiling.
Building Form	The plot width is uniform at 6m, which forms a steady rhythm of built form along the street
Building Line	Although staggered in places, the rows of houses form strong building lines
Plots	Rear gardens tend to be around 10m in length, but can be up to 20m.
Layout	Series of cul-de-sacs which branch off from Winchcombe Road and Stukeley Road. Houses are arranged around the roads and a series of open spaces. The houses are inward-facing, and often have rear boundaries adjacent to Penrith Road.
Enclosure	Houses are set back from the road, creating an open streetscape. Variations in the set back create several small open spaces.
Parking	Parking is provided in garage courts, with some on-street parking areas.
Landscaping	Small open spaces are fronted on to by houses, which creates an open character. Verges also enhance the openness of the area and reduce the visual impact of the road.
Density	39 dph
Other	Topography slopes down towards the south



3 - Brookvale and Kings Furlong

3.7 Bramblys Drive Character Area



Key Characteristics:

Size	2.1 ha
Land Use	Residential, with a school and health facilities to the east.
House Type	1930's semi-detached two-storey dwellings
Architecture	Common architectural features throughout, and include two-storey bay windows on the front elevation, a lean-to porch, hipped roof and chimney.
Materials	Materials are consistent, and include brick, tile hanging and rendering at first floor level, and clay roof tiles.
Building Form	Plot widths are similar throughout, establishing regular gaps between the buildings. This creates a steady pattern of the development.
Building Line	Strong building line
Plots	Regular setbacks of houses create front gardens of around 8m, often accommodating a steep change in levels. Rear gardens range between 15m and 28m in length.
Layout	Linear development branching off from Winchester Road, with houses aligned to face the street.
Enclosure	Although the houses are set back from the road, the elevated position of the southern and eastern houses from the road increases street enclosure.
Parking	Parking is provided in garages and on the drives, with restricted on-street parking.
Landscaping	Grassed verges are located alongside the road and pavement, which softens the visual impact of the highway. Mature trees are also planted in the gardens of the house, which creates a green backdrop to the area.
Density	26 dph
Other	The topography changes from being relatively flat to the north-west, to rising sharply towards the east. Fairfields Conservation Area is located to the southeast.



3 - Brookvale and Kings Furlong

3.8 Devonshire Place Character Area



Key Characteristics:

Size	2.7ha
Land Use	Residential
House Type	Two storey semi-detached maisonettes
Architecture	Architectural detailing is consistent throughout. Bay windows and faux-Classical door casing are used in all buildings, and the gable-ends of the roof are constructed using white cladding.
Materials	Materials are consistent, with buildings constructed from brick and white cladding
Building Form	Regular plot widths and gaps between buildings, creating a steady rhythm of built form along the street
Building Line	Although staggered in places, the buildings form strong building lines
Plots	Rear gardens are subdivided into two, to provide amenity space for both units within the maisonette. Two entrances are also provided, to give independent access into the building.
Layout	Buildings form loose-knit perimeter blocks around the road.
Enclosure	Houses are set back from the road, creating an open streetscape.
Parking	Parking is provided in parking and garage courts, with some on-street parking areas.
Landscaping	Small open spaces are provided at road junctions, which increase the openness of the area. Verges align the road, and soften the visual appearance of the area.
Density	34 dph
Other	None



3 - Brookvale and Kings Furlong

3.9 Pakenham Road East Character Area



Key Characteristics:

Size	2.3 ha
Land Use	Residential
House Type	1970's two-storey terraced housing
Architecture	Buildings have simple architectural detailing, with flat roofs and vertical strips of cladding which incorporate the fenestration.
Materials	Materials are consistent throughout, and include a grey brick with white cladding.
Building Form	Regular rhythm of houses, with plot widths of around 6m
Building Line	Individual rows of houses create strong building lines
Plots	Plots are very regular throughout. Rear gardens are generally about 9m long, and front around 3m long.
Layout	Radburn layout creating a strong rectilinear layout, with housing positioned around a network of open spaces and footpaths, with a separate access road.
Enclosure	Wide verges and garage courts situated alongside the road, which creates an open street environment.
Parking	Parking is provided in garage and parking courts.
Landscaping	The character area includes small pockets of open space which is fronted on to by the housing. Planters are positioned close to the parking courts to separate the housing areas from the road.
Density	27 dph
Other	The topography slopes down towards the southeast, where it flattens outside of the character area



3 - Brookvale and Kings Furlong

3.10 Pakenham Road West Character Area



Key Characteristics:

Size	3.6ha
Land Use	Residential
House Type	1970's two-storey semi-detached, terrace and detached houses with a block of flats.
Architecture	Consistent architectural features. Most houses have a lean-to porch and a garage on the front elevation. The cluster of detached houses to the west all have flat roofs, whereas the semi-detached and terraced houses have pitched roofs.
Materials	Materials are consistent, with houses constructed from brick, with tile hanging or white cladding used to break up the elevations.
Building Form	Plot widths tend to be around 6m, which forms a steady rhythm of built form along the street. The detached houses have a slightly wider plot width of 8m.
Building Line	Although staggered in places, rows of houses form strong building lines around the road.
Plots	Rear gardens tend to be around 12m in length, but can range between 9m and 26m.
Layout	Series of small cul-de-sacs which branch off from Pakenham Road. Houses aligned towards the road and occasionally around open spaces.
Enclosure	Houses are set back around 6m from the road, which creates a relatively open streetscape.
Parking	Parking is provided in private garages and drives, and in garage courts to the rear of the housing. On-street parking is also provided.
Landscaping	Small open spaces are located alongside the road, which enhances the open character and create a softer setting to the houses. A small playground is located to the north of the character area.
Density	30 dph
Other	Topography slopes down towards the south



3 - Brookvale and Kings Furlong

3.11 Portacre Rise Character Area



Key Characteristics:

Size	3.8ha
Land Use	Residential
House Type	Predominantly 1960's and 1970's two-storey detached houses.
Architecture	Range of architectural features due to range in building age. Includes large detached houses to smaller scale chalet-bungalows. Most houses have an integral garage.
Materials	Materials are relatively consistent, with houses constructed from a similar orange brick. There is also use of tile hanging and render.
Building Form	The regular plot width of around 12m and steady gaps between buildings form a steady rhythm of built form along the street.
Building Line	Strong building line
Plots	Rear gardens tend to be around 20m in length, but can range between 12m and 40m.
Layout	Linear form of development, with Portacre Rise serving as a link between Packenham Road and Winchester Road.
Enclosure	Houses are set back around 10m from the road, which creates an open streetscape.
Parking	Parking is provided in private garages and drives.
Landscaping	The entrance to Portacre Rise from Winchester Road is framed by two areas of open space with trees alongside the road forming a boulevard affect. The soft character of the area is also enhanced by mature trees in rear gardens, which form a green backdrop.
Density	13 dph
Other	Topography slopes down towards Winchester Road to the south

3.11.2 Built Form



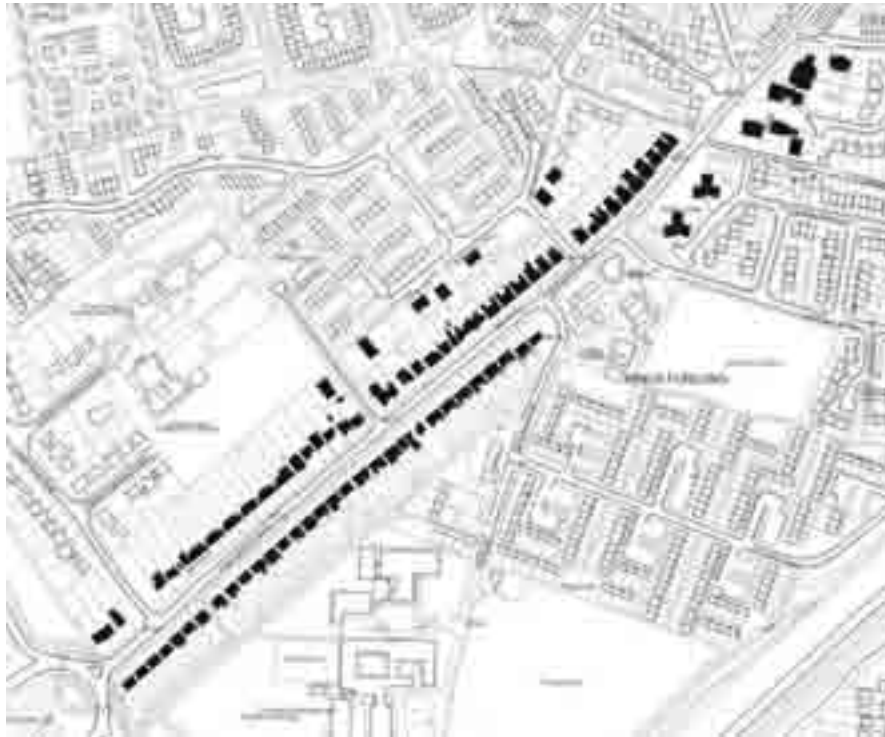
3 - Brookvale and Kings Furlong

3.12 Winchester Road Character Area



Key Characteristics:

Size	8.4ha
Land Use	Residential
House Type	Range of house types, from modern and 1970's apartment buildings located closest to the town centre, to two and three storey semi-detached Edwardian houses, to 1930's-1950's semi-detached houses to the southwest. Two storey flats have also been constructed to the rear of Winchester Road, at Kingsdale Court and Queensvale Court
Architecture	Range in architectural detailing due to different building ages, although many of the Edwardian and 1930's housing have bay windows on the front elevations.
Materials	Materials vary and include brick, render, pebbledash and wooden cladding
Building Form	Plot widths tend to around 6m to the northeast, but increase to 7m further away from the town centre. The regular plot widths and even gaps between buildings form a steady rhythm of built form along the street.
Building Line	Strong building line
Plots	Rear gardens tend to be between 15m and 40m in length.
Layout	Linear form of development along an established route into the town centre
Enclosure	Houses are set back between 6m and 8m from the road, which creates an increasingly open streetscape further to the southwest.
Parking	Parking is provided on drives
Landscaping	Verges and small pockets of landscaping are located along the south-western section of the road, which increases the openness of the street. Mature trees enclose the road to the northeast, and obscure several of the apartment blocks from view.
Density	21 dph
Other	Topography rises to the northeast of the character area, with a steep incline gradually forming to the east of the road. Fairfields Conservation Area is located immediately to the north of the character area.



3 - Brookvale and Kings Furlong

3.13 Culver Road Character Area



Key Characteristics:

Size	7.5 ha
Land Use	Predominantly residential, with a church to the west of the area.
House Type	1970's two-storey terraced housing, with blocks of three-storey flats to the north.
Architecture	Buildings have simple architectural detailing. Many houses have an off-centred pitched roof pitch, with one pitch at a sharper angle than the other. Houses are generally flat fronted with a small lean-to porch.
Materials	Materials are consistent throughout, and include a pale brick and concrete rooftiles.
Building Form	Regular rhythm of houses, with plot widths of 6m
Building Line	Individual rows of houses create strong building lines
Plots	Plots have a regular shape. Rear gardens are generally about 10m long, and front gardens range between 1.5m to 6m long.
Layout	Radburn layout creating a strong rectilinear layout, with housing positioned around a network of footpaths separate to the access roads.
Enclosure	Roads are generally enclosed by garages, rear garden boundaries and the small scale houses, which, along with the wide verges, create an open street environment.
Parking	Most parking is provided in garage and parking courts, with some on-street parking.
Landscaping	Playing fields surround the area to the east and south, which creates an open setting to the area. Smaller pockets of open space within the layout also enhance the openness. Mature trees give the area additional enclosure.
Density	37 dph
Other	Fairfields Conservation Area is to the northeast of the character area. The topography rises up gently towards the east and to the north.



3 - Brookvale and Kings Furlong

3.14 Cordale Road Character Area



Key Characteristics:

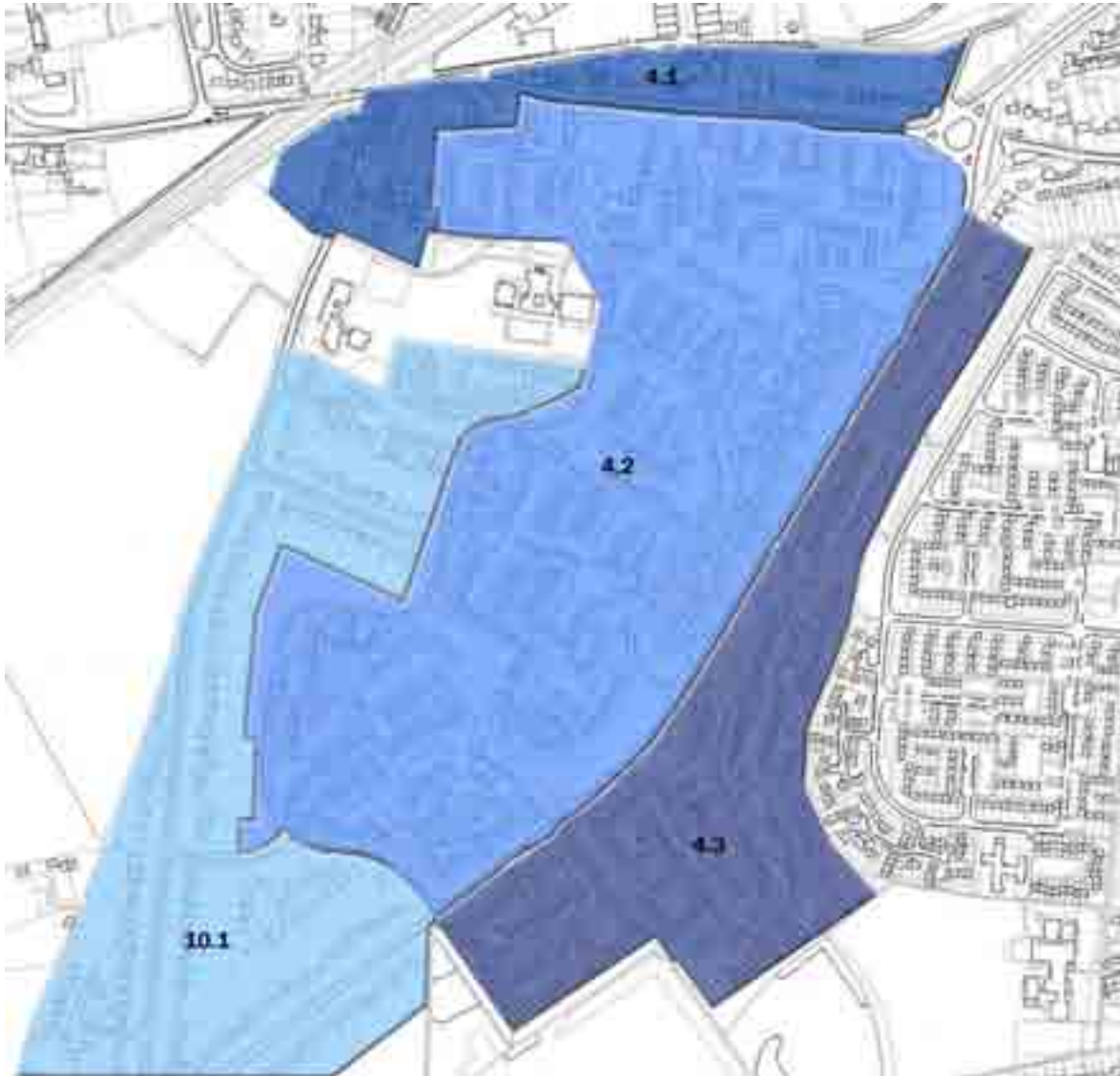
Size	3.5ha
Land Use	Residential
House Type	1970's two storey detached semi-detached and terraced houses, with modern semi-detached bungalows located to the south along Charles Richard's Close
Architecture	The houses have white cladding on some of the external elevations and an integral garage and lean-to porch on the front elevation. Then bungalows have a hipped roof and a projecting hip on the front elevation.
Materials	Both the houses and the bungalows are constructed using a similar brick types. The houses have additional tile hanging and white cladding on the front elevation.
Building Form	Regular plot width for houses at 6m. Bungalows have wider plots of around 9m.
Building Line	Although staggered in places, the rows of houses form strong building lines
Plots	Rear gardens range between 8m and 20m in length
Layout	Series of cul-de-sacs which branch off from Cordale Road
Enclosure	Cul-de-sacs are generally open due to setbacks of building and width of highway. Mature trees along Cordale Road creating some additional enclosure.
Parking	Parking is provided on drives and in garages. Some on-street parking is also permitted
Landscaping	Wide verges and trees along Cordale Road soften the visual impact of the buildings. Allotments to the south create an open setting to the area.
Density	33 dph
Other	Topography steadily slopes down towards the south



3 - Brookvale and Kings Furlong

3 - Brookvale and Kings Furlong

4. Buckskin



Key:

- 4.1 Worting Road West
- 4.2 Chiltern Way
- 4.3 Cambrian Way
- 10.1 Fiveways (see Kempshott Sub Area)

Introducing Buckskin

Buckskin is located on the western edge of Basingstoke. Worting Road (B3400) is located to the north of Buckskin, which is an established route leading to the town centre, and an old roman road is located along the western boundary. The land use is predominantly residential, with two schools and several shops serving the local residents. The levels rise away from Buckskin lane, creating an undulating land form.

4.1 Worting Road West Character Area



Key Characteristics:

Size	6.5ha
Land Use	Predominantly residential, with workshops, two public houses and a petrol station located along Worting Road
House Type	Range of building types, from late eighteenth century thatched cottage, Victorian terraces, 1970's detached dwellings and modern flatted accommodation.
Architecture	Range in architectural detailing due to different building ages.
Materials	Materials vary due to range of building types, and include brick, render, tile hanging and stone or wooden cladding
Building Form	Plot widths vary between the different house types, which creates a varied rhythm of built form along the street. Victorian terraces have a plot width of around 4m; whereas the 1970's detached dwellings have a plot width of up to 12m. Varied footprint and scales of buildings enhance this varied street frontage.
Building Line	Strength of the building line varies – some groups of houses are informally staggered back from the road with no overarching building line, whereas others have a regular setback from the road.
Plots	Varied size of plots, with rear gardens ranging between 9m and 45m in length.
Layout	Linear form of development along an established route into the town centre. Recent backland development has take place behind the main building frontage.
Enclosure	Enclosure varies along Worting Road, largely depending on building setbacks
Parking	Parking is provided in driveways, parking courts (for the modern development) and in designated spaces along the road.
Landscaping	Views along Worting Road are softened by planting in private gardens. Mature trees along the railway create a green backdrop to the area. Where provided, small grassed spaces along the road enhance the openness of the street.
Density	17 dph
Other	Character area is generally visually dominated by Worting Road.



4.2 Chiltern Way Character Area



Key Characteristics:

Size	26.6 ha
Land Use	Predominantly residential, with a shopping parade and public house at Buckskin Centre
House Type	1970's two and three storey terraces with a row of bungalows
Architecture	Houses have simple architectural detailing. Buildings are generally flat-fronted, with cladding below windows, which elongates the visual appearance of the fenestration. Houses have shallow pitched roofs and windows on side elevation of the terraces.
Materials	Materials are consistent throughout the character area – buildings are constructed from brick, with render or white and grey cladding on the first floor elevations.
Building Form	Regular rhythm of houses, with plot widths of 8m for the houses, and 4m for the three storey housing.
Building Line	Individual rows of houses create strong building lines
Plots	Plots are very regular throughout. Rear gardens are generally between 8m to 17m in length.
Layout	Radburn layout creating a strong rectilinear layout, with housing positioned around a network of open spaces and footpaths, with a separate access road leading to the parking areas.
Enclosure	Wide verges, small scale housing and parking areas located alongside the road create an open streetscape.
Parking	Parking is provided in garage and parking courts.
Landscaping	The character area includes small pockets of open space which is fronted on to by the housing, and larger spaces forming a green setting to the houses. Grass verges align the road, which softens the visual impact of the built form.
Density	30 dph
Other	Topography steadily rises to the west



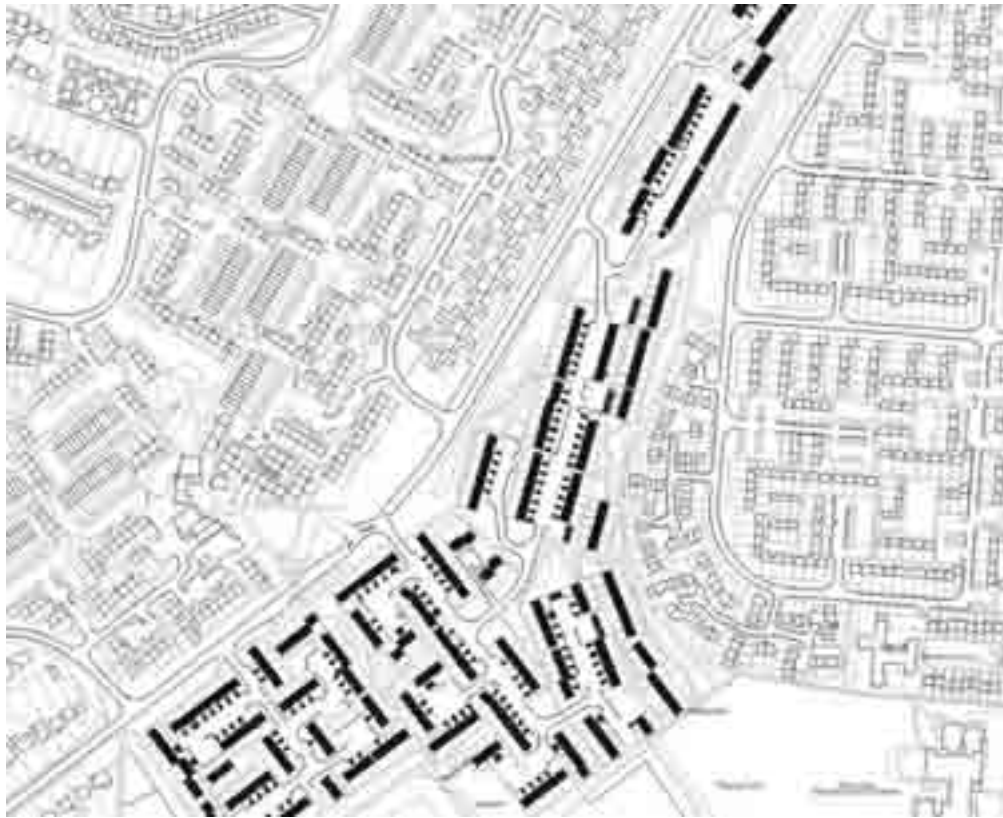
4 - Buckskin

4.3 Cambrian Way Character Area



Key Characteristics:

Size	10.6 ha
Land Use	Residential
House Type	1970's two and three storey terraces
Architecture	Houses have simple architectural detailing, with a shallow pitched roof and lean-to porch. Tile hanging is situated below windows, to break up the elevations.
Materials	Materials are consistent throughout the character area – buildings are constructed from brick, with white cladding or tile hanging
Building Form	Regular rhythm of houses, with plot widths of 7m
Building Line	Rows of houses create strong building lines
Plots	Plots are small and very regular throughout. Rear gardens are generally around 8m in length, and front gardens are around 7m.
Layout	Radburn layout aligned towards Buckskin Lane, which then leads into a strong rectilinear layout to the south. A separate access road leads to the parking areas, which is fronted on to by housing.
Enclosure	Roads are enclosed by the small scale garages, which generally creates an open streetscape
Parking	Parking is provided in drives, internal and external garages and in parking courts.
Landscaping	Open spaces and small pockets of landscaping are provided between the rows of houses, which softens the visual impact of the built form. Mature trees create a green setting to the area.
Density	33 dph
Other	Situated on small hill - the topography declines steeply to the west.



4 - Buckskin

5. Central Area



Key:

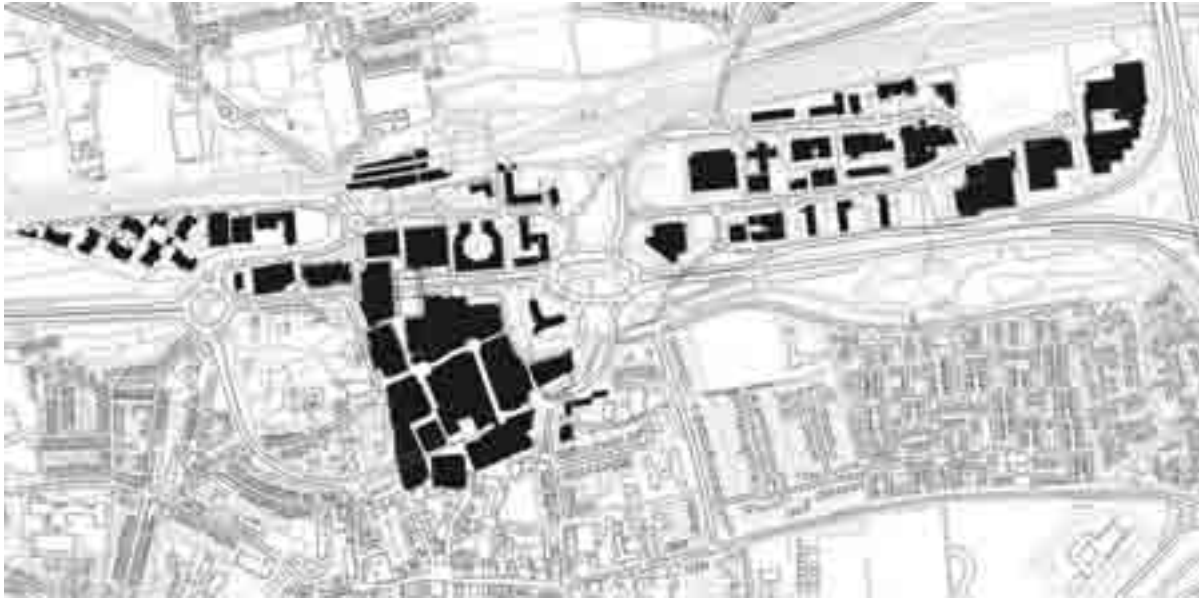
5.1 Central Area

Introducing the Central Area

The central area is the town centre. Churchill Way runs through the centre of the area, from Basing View in the east, to Victory Hill in the west. The centre of Basingstoke is situated in the small basin between South View to the north, and the Top of Town area in the south. The central area is located close to three conservation areas – South View Conservation Area to the north, and Fairfields Conservation Area and Basingstoke Town Conservation Area to the south.

5.1 Central Area Character Area



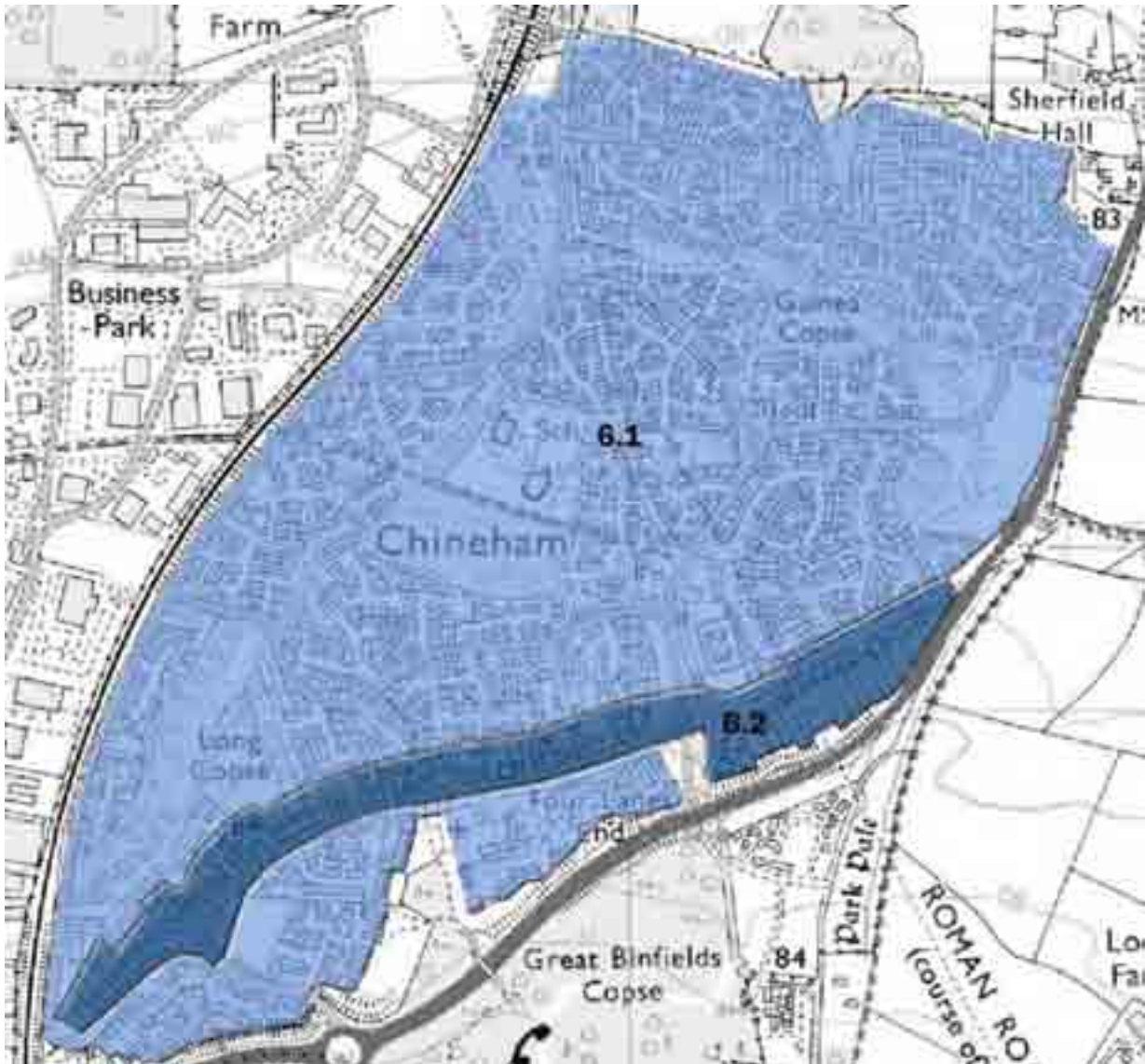


Key Characteristics:

Size	51.7ha
Land Use	Mixed use
House Type	Residential buildings take the form of apartment blocks, which vary in scale and height.
Architecture	There is no single architectural style used within the Central Area Character Area, although most buildings have been constructed using the contemporary style of its day.
Materials	Range in building materials, including brick, glass, render, wooden cladding etc
Building Form	Buildings tend to have a large footprint, and are medium to high rise buildings reaching up to 17 storeys.
Building Line	No overarching building line
Plots	Large plots of land to create space for the scale of the buildings.
Layout	Grid road layout, with building footprint accommodating the majority of the plot. Visually dominated by the highway network.
Enclosure	Roads are well-enclosed by the large-scale buildings. The public routes which lead around the shopping centres generally lack natural surveillance, as many of the buildings have a poor relationship with the public realm.
Parking	Undercroft or basement parking provided for residents
Landscaping	Glebe Gardens and Eastrop Park provide important open spaces and areas of landscape and amenity value, set within the built fabric of the town centre. Churchill Way West and East are lined with wide structural landscaping belts and trees providing vistas - these are punctuated by additional landscaping on Thornycroft, Victory and Eastrop Roundabouts. Many of the town centre buildings appear to rise up behind structural landscaping. Significant sites adjacent to roundabouts have large areas of soft landscape providing a visual grounding and foil to the buildings which relates to the structural landscaping on verges and roundabouts
Density	-
Other	Situated in a basin, with topography rising to the north and to the south

5 – Central Area

6. Chineham



Key:

- 6.1 Chineham
- 6.2 Reading Road

Introducing Chineham

The parish of Chineham is located to the north of Basingstoke. The A33 is to the south of the area, and Hampshire International Business Park is to the west. Open countryside lies to the north, which separates Chineham from Sherfield-on-Loddon. The land use is predominantly residential, with schools, nurseries and other local facilities provided to serve the residents. Chineham originally grew as a linear development along Reading Road, and was extended in the late 1970's and 1980's.

6.1 Chineham Character Area



Key Characteristics:

Size	139 ha
Land Use	Residential, with a school, public house, dental surgery and a nursery for local residents
House Type	Late 1970's and 1980's detached, semi-detached and terraced housing, with occasional blocks of maisonettes
Architecture	Architectural features vary between pockets of housing. Most dwellings are two storeys with a pitched roof.
Materials	Materials vary between the different phases of development, and there is a wide palette of materials which include brick, cladding, wood and tile hangings, and render.
Building Form	Gaps between houses and plot widths vary, creating an informal rhythm and layout to the buildings.
Building Line	Staggered setback of buildings around cul-de-sacs and shared drives does not create an overarching building line
Plots	Range of plot sizes – rear gardens are between 10m and 18m in length, and can be irregular in shape.
Layout	Series of cul-de-sacs and shared drives which branch off from a distributor road. Houses are aligned towards the cul-de-sacs, with little frontage onto Black Dam Way.
Enclosure	Enclosure varies within the character area. The cul-de-sacs are more enclosed, whereas the distributor road is open due to the set back of the buildings.
Parking	Resident parking is provided in garages and driveways, with some on-street parking.
Landscaping	Open spaces divide the area into pockets of development, and are important in creating a spacious setting for the houses. There are also small areas of woodland, which create a green setting to the houses.
Density	30 dph
Other	None

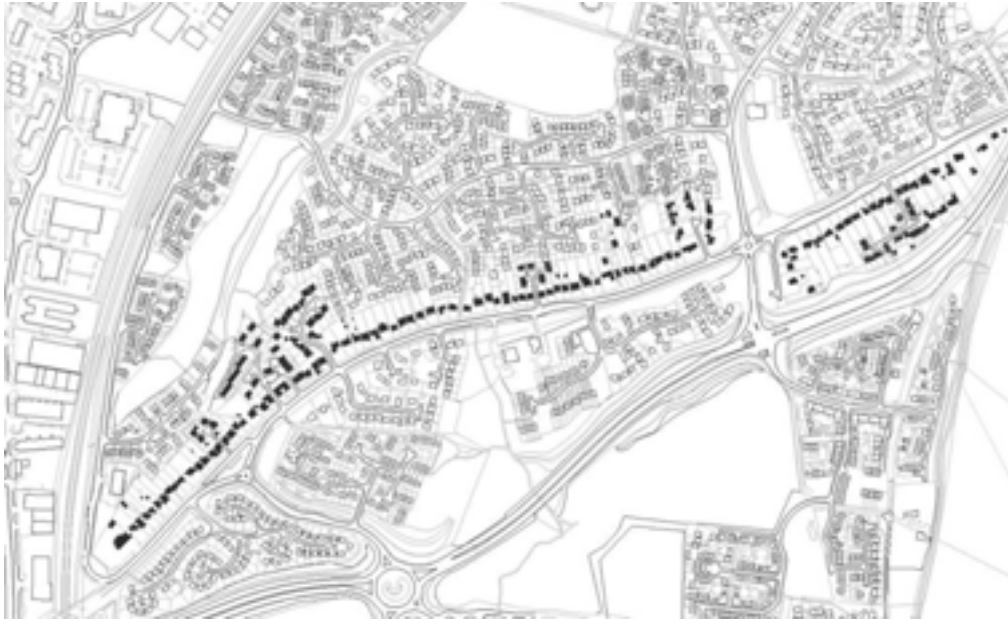


6.2 Reading Road Character Area



Key Characteristics:

Size	14ha
Land Use	Predominantly residential, with a restaurant and shops located on the southern tip of Reading Road
House Type	Range in house types, from 1950's bungalows to modern detached houses. The more modern housing tends to be backland development.
Architecture	Range in architectural detailing due to different building ages.
Materials	Materials vary due to range of building age.
Building Form	Plot widths vary between 5m and 35m. The older housing along Reading Road tends to have larger gaps between buildings and wider plots than the modern backland developments.
Building Line	Steady building line along Reading Road, but the building line is less evident in the backland development
Plots	Rear gardens for the houses along Reading Road range between 30m and 65m in length. Backland houses have smaller rear gardens, tending to be around 15m.
Layout	Linear form of development, with backland housing, along a previous route into the town centre.
Enclosure	Width of road and set back of houses creates an open streetscape – any enclosure tends to be formed by mature trees.
Parking	Parking is provided on drives and in garages
Landscaping	An open and spacious character is created by wide verges, large front gardens, and small areas of open space. Mature trees in gardens create a soft green backdrop to the area.
Density	14 dph
Other	Scale of buildings vary from small bungalows to large two-storey houses



6 - Chineham

7. Cranbourne



Key:

- 7.1 Cranbourne Lane
- 7.2 Loveridge Close
- 7.3 Sheppard Road
- 7.4 Kingsmill Road
- 7.5 Cliddesden Court
- 7.6 Foyle Park
- 7.7 Coombehurst Drive
- 7.8 Cliddesden Road
- 7.9 Neville Close
- 7.10 Cambrose Way
- 7.11 Skippetts Lane

Introducing Cranbourne

Cranbourne is located to the south of Basingstoke town centre. The ring road (A30) is located to the north of the area, and Hackwood Road (A339) is to the east. The land use is predominantly residential, with several schools and local shops which serve the local residents. Queen Mary's College is located to the north of the area. Cranbourne Industrial Works and Brighton Hill Retail Park are located to the west. The topography steadily rises to the north.

7.1 Cranbourne Lane Character Area



Key Characteristics:

Size	8.1ha
Land Use	Predominantly residential, with local shops located along Cranbourne Lane
House Type	Two storey terraces and semi-detached houses and maisonettes, with a three storey block of flats with retail on the ground floor.
Architecture	Simple architectural detailing, although features vary throughout. Roofs tend to be pitched or flat, and most houses have a lean-to porch.
Materials	Consistent palette of materials, with most houses being constructed from brick, with render or tile hanging breaking up the elevations.
Building Form	Regular rhythm of houses, with plot widths of around 10m
Building Line	Individual rows of houses create strong building lines
Plots	Modest land plots, with rear gardens being around 12m to 15m in length
Layout	Regimented linear layout with houses arranged around a series of cul-de-sacs.
Enclosure	Streets are open, with wide verges and setback of buildings being between 5m – 10m. Strips of open space along Cranbourne Lane increase the openness along this road in comparison to the smaller cul-de-sacs.
Parking	Most parking provided on driveways, in garages and parking areas along the road, and in garage courts behind the houses.
Landscaping	A series of small grassed open spaces are located alongside Cranbourne Lane, which enhances the openness of the area. The area also includes several mature trees which creates a soft and established setting.
Density	29 dph
Other	Topography gently slopes down towards the south.



7.2 Loveridge Road Character Area



Key Characteristics:

Size	1.9ha
Land Use	Residential
House Type	1970's two storey semi-detached houses.
Architecture	Simple architectural detailing, with most houses having a pitched roof and lean-to porch.
Materials	Consistent palette of materials, with most houses being constructed from a yellow or orange brick.
Building Form	Regular rhythm of houses, with plot widths of between 7m – 9m in width. Gaps between houses vary, as several dwellings have garages or two-storey extensions to the side.
Building Line	Steady building line throughout
Plots	Modest land plots, with rear gardens being around 10m - 15m in length
Layout	Buildings aligned to face a series of cul-de-sacs which branch off from Halliday Close.
Enclosure	Houses are set back between 4m – 6m from the pavement. However, the width of the road and pavement create a relatively open street environment. The entrance to Midlane Close is enclosed by side boundary walls.
Parking	Most parking provided on driveways and in garages.
Landscaping	The character area does not include any areas of open space, and there is little planting, which creates a hard character. A large open space is directly to the north.
Density	31 dph
Other	None



7 - Cranbourne

7.3 Sheppard Road Character Area



Key Characteristics:

Size	20ha
Land Use	Residential
House Type	1950's two-storey semi-detached houses, with detached bungalows to the east of Sheppard Road, and detached housing along Ferguson Close.
Architecture	Architectural detailing is similar throughout, with houses having a bay window on the front elevation and a concrete tiled hipped roof. Many houses have detached flat roofed garages set back from the house in the rear garden. Several houses have also had loft conversions, with dormer windows added to the roofs.
Materials	Consistent palette of materials, with most houses being constructed from a red brick with tile hanging and render, with clay or concrete roof tiles.
Building Form	Regular plot widths and gaps between buildings create a steady rhythm of buildings along the street.
Building Line	Strong building line
Plots	Large plots sizes, with gardens between 15m and 40m in length.
Layout	Perimeter block layout, with buildings aligned towards the road creating a positive frontage.
Enclosure	Houses are regularly set back 6m from the road, which, along with the verges, creates an open street environment.
Parking	Resident parking is provided in garages and on driveways.
Landscaping	Shepard Road has grassed verges with an avenue of trees aligning the highway, which softens the visual appearance of the road.
Density	20 dph
Other	Situated on a small hill, which peaks centrally within the character area.



7.4 Kingsmill Road Character Area



Key Characteristics:

Size	5.4ha
Land Use	Predominantly residential, with several small shops and take-away restaurants located along Anstey Close. St John's Church of England Primary School and playing fields is to the north of the character area.
House Type	Varieties of house types, and include 1950's detached chalet style bungalow, 1960's terraces, 1970's two-storey dwellings, and new dwellings along Schroeder Close.
Architecture	Range in architectural details due to variety of building ages.
Materials	Broad materials palette, and include pale, red and dark brown brick colours.
Building Form	Plot widths vary, creating varied building pattern
Building Line	Steady building line throughout
Plots	Modest land plots, with rear gardens being around 10m - 15m in length
Layout	Buildings aligned to face a series of cul-de-sacs which branch off from Kingsmill Road. Includes a small Radburn development along Anstey Close.
Enclosure	Houses are set back between 4m – 6m from the pavement. However, the width of the road and pavement create a relatively open street environment.
Parking	Most parking provided on driveways and in garages, with a garage court serving Anstey Close.
Landscaping	The character area includes several small open spaces, which create an open setting for the buildings. Kingsmill Road has a verge with an avenue of trees, which softens the visual appearance of the streetscape.
Density	22 dph
Other	Playing fields are located to the west of Kingsmill Road



7.5 Cliddesden Court Character Area



Key Characteristics:

Size	3.1ha
Land Use	Residential, with Queen Mary's College directly to the north
House Type	Large detached two-storey dwellings.
Architecture	Range in architectural details due to variety of building ages. Most houses are modern, although there are older buildings, such as Endesley House, included within the character area.
Materials	Most houses are constructed from a red-orange brick. Rendering and mock-Tudor cladding is also used on the elevations.
Building Form	Plot widths range between 14m and 44m, although the average is around 25m
Building Line	No overarching building line – buildings are staggered around the road.
Plots	Generous plot sizes
Layout	Buildings are informally arranged in clusters around shared driveways and Cliddesden Court
Enclosure	Variation in enclosure to the public realm – Cliddesden Court itself is well-enclosed by boundaries, buildings and vegetation, whereas the clusters of houses around shared drives are more open.
Parking	Parking is provided on driveways and in garages.
Landscaping	Mature trees have an important role in creating an established green setting for the character area. The trees enclose the character area from its surroundings, enabling it to become a secluded pocket of development.
Density	7.1 dph
Other	None

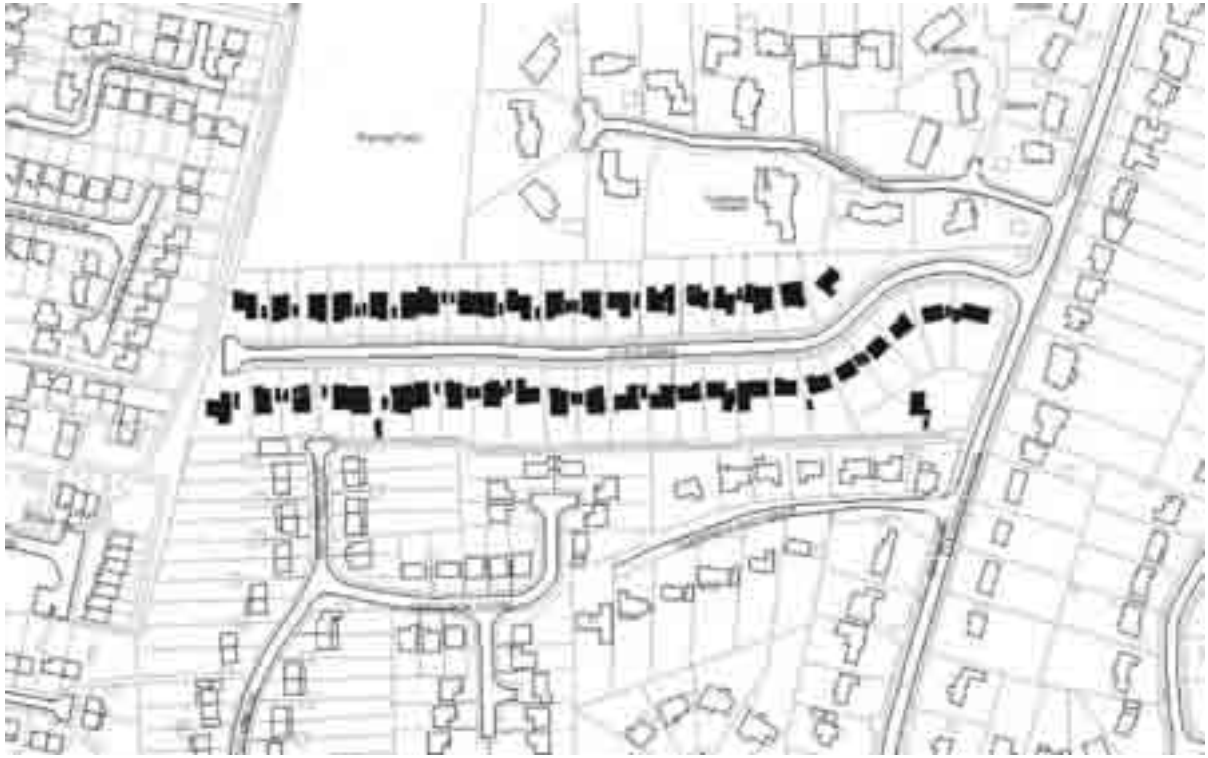


7.6 Foyle Park Character Area



Key Characteristics:

Size	2.7ha
Land Use	Residential
House Type	Predominantly detached bungalows with two-storey chalet-style dwellings located at the entrance to Foyle Park
Architecture	The bungalows have a similar architectural style, which incorporates a gable on the front elevation, which projects from the main hipped roof. Most dwellings have an integral garage to the side.
Materials	Dwellings are constructed from brick, with tile hanging and cladding used to break up section of brickwork. Roofs are constructed from concrete roof tiles.
Building Form	Regular plot widths of 11m create a steady rhythm of buildings along the street.
Building Line	Strong building line
Plots	Front gardens are 8 metres in length, and rear gardens average at around 15 metres in length.
Layout	Linear layout along the road, with buildings aligned towards the road creating a positive frontage.
Enclosure	Small scale dwellings and set back from road creates an open street environment.
Parking	Resident parking is provided in garages and on driveways.
Landscaping	Verges align the road, which soften the visual impact of the road. Mature trees surrounding the creates a green backdrop to the housing.
Density	16 dph
Other	Levels rise to the west



7.7 Coombehurst Drive Character Area



Key Characteristics:

Size	1.1ha
Land Use	Residential
House Type	1950's - 1970's two-storey detached dwellings
Architecture	Range in architectural detailing due to age range of houses.
Materials	Range in materials palette which includes brick and tile hanging
Building Form	Plot widths tend to be around 18m wide. However, the gaps between the buildings range between 10m and 15m, creating an irregular building pattern.
Building Line	Steady building line staggered around Coombehurst Drive, which is usually obscured by hedging and trees
Plots	Plots vary in size, varying between 7 metres and 33 metres.
Layout	Linear development
Enclosure	Coombehurst Drive is narrow and well-enclosed by the foliage of trees and hedges along the front boundaries of the houses. Road is gravelled, which reduces its visual prominence.
Parking	Resident parking is provided in garages and on driveways.
Landscaping	The trees and shrubs which enclose the road form an informal and secluded environment.
Density	13dph
Other	Levels rise to the west



7.8 Cliddesden Road Character Area



Key Characteristics:

Size	4.3ha
Land Use	Residential, with one building converted into a small hotel. Queen Mary's college is located to the west.
House Type	Housing range from three storey semi-detached Victorian townhouses to 1950's two-storey detached housing. There is also a row of modern housing adjacent to the collage.
Architecture	Range in architecture due to age range of houses.
Materials	Range in materials palette which includes brick, pebbledash, rendering, wooden cladding and render.
Building Form	Plot widths vary between 8m to 18m. The older housing tends to be more compact.
Building Line	Steady building line along the road, often softened by planting in front gardens
Plots	Large plots of land, with gardens reaching up to 50m in length.
Layout	Linear development based upon the established routes into the town.
Enclosure	Buildings are set back from the road by around 10m – this creates a green and spacious street character.
Parking	Parking is provided in garages and on driveways, with some on-street parking also available.
Landscaping	Buildings are softened by hedging and trees along the front boundary. The large rear gardens also create a spacious setting for the area.
Density	10dph
Other	Topography gently rises to the north of the character area.



7.9 Neville Close Character Area



Key Characteristics:

Size	8.1ha
Land Use	Residential
House Type	Two-storey detached houses constructed between 1930 and 1970.
Architecture	Architectural styles vary greatly within the character due to the range in ages of the houses.
Materials	Housing along Cliddesden Road, Lightfoot Grove and entrance to Neville Close is generally 1930's, constructed from a dark red brick with a clay tile roof. The remaining houses along Neville Close were constructed in the 1970's using a range of materials including brick, render, tile hanging and wooden cladding.
Building Form	Plot widths vary between 17m to 26m. Gaps between buildings also vary between 2m and 13m. This creates an irregular rhythm of buildings along the street.
Building Line	Strong building line
Plots	Large plots sizes, with gardens between 15m and 30m in length.
Layout	Linear layout, with buildings aligned towards the road creating a positive frontage.
Enclosure	Houses are regularly set back 10m from the road, which, along with the verges, creates an open and spacious street environment.
Parking	Resident parking is provided in garages and on driveways.
Landscaping	The verges (often planted with trees) and hedging in front gardens soften the visual impact of the built form. A landscaped buffer is located between Neville Close and Grove Road, which include an avenue of mature trees and create a green backdrop to the character area.
Density	9.8 dph
Other	Topography rises to the north of the character area.



7.10 Cambrose Way Character Area



Key Characteristics:

Size	12.6ha
Land Use	Residential, with a hotel located along Hackwood Road
House Type	1970's two storey detached houses and maisonettes, with bungalows and a single block of three storey flats to the north.
Architecture	Range of architectural detailing.
Materials	Range in materials, although most buildings are constructed with brick, with tile hanging or render detailing.
Building Form	Regular rhythm of houses, with plot widths around 10m
Building Line	Steady building line throughout, which is often staggered to accommodate the curvature of the road.
Plots	Variation in plot size, with rear gardens ranging between 14m and 35m in length
Layout	Buildings positioned around cul-de-sacs or along a series of footpaths which branch off from Cambrose Way.
Enclosure	Roads are generally open, due to the width of the highway and the setback of buildings from the road.
Parking	Most parking provided on driveways and in garages. Parking for the houses located along footpaths is provided in garages located along the road.
Landscaping	The character area includes small pockets of open space, which enhances the openness of the area, and trees located in gardens and landscaping strips creates a green backdrop to the character area.
Density	16 dph
Other	Topography rises to the north of the character area.

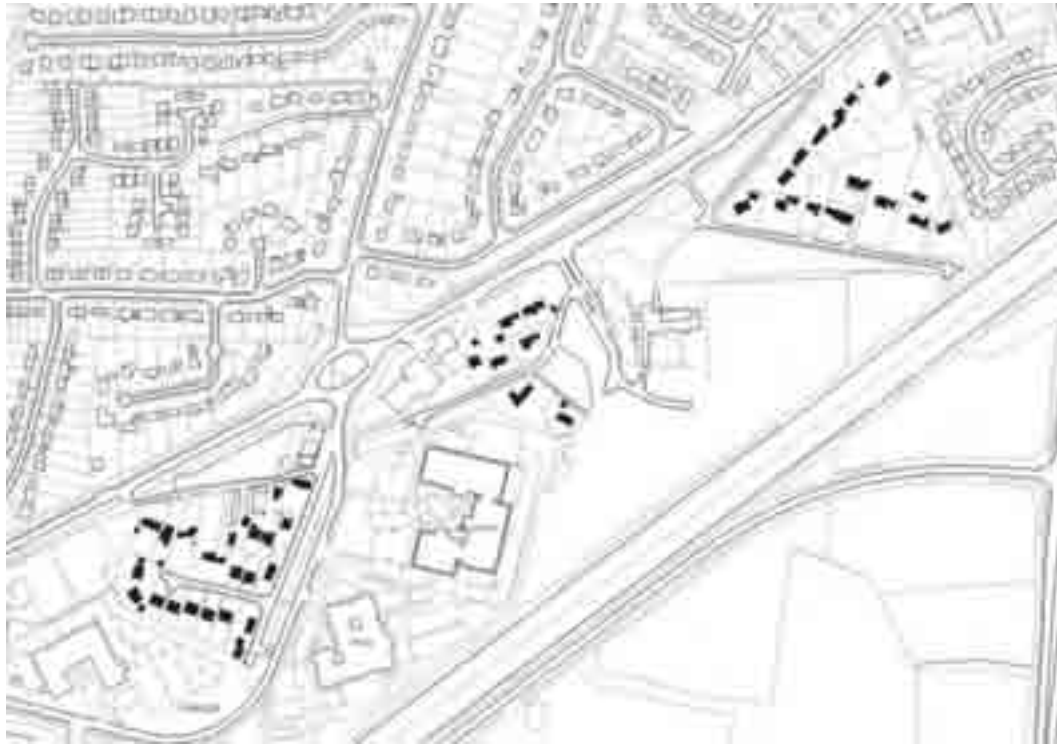


7.11 Skippets Lane Character Area



Key Characteristics:

Size	6.5ha
Land Use	Residential
House Type	1950's - 1970's two-storey detached dwellings
Architecture	Range in architectural detailing due to age range of houses.
Materials	Materials include brick, with tile hanging and render often used to break up the elevations
Building Form	Plot widths tend to be around 22m wide. Gaps between buildings vary, with large gaps between the houses to the east. Beverley Close tends to have a more compact form of development.
Building Line	No overarching building line, with building line
Plots	Generous plot sizes, with rear gardens having a length of 12m – 60m
Layout	Loose-knit layout around private drives and cul-de-sacs
Enclosure	Dwellings are set back between 15m to 20m from the road. However, despite this generous set-back, the roads are well-enclosed due to substantial tree and shrub growth.
Parking	Resident parking is provided in garages and on driveways.
Landscaping	Mature trees, shrubs and hedgerows are important in creating a green and spacious character to the area.
Density	9dph
Other	Includes one Grade II Listed Building at Old Jays Farmhouse.



7 - Cranbourne

8. Eastrop



Key:

- 8.1 Eastrop
- 8.2 Riverdene
- 8.3 The Ruses
- 8.4 Crossborough Hill

Introducing Eastrop

Eastrop is located to the east of the town centre. London Road is an established route into the town centre, and runs east-west through the area. Basingstoke Town Conservation Area is located immediately to the west of Eastrop. The area is located close to two parks – Eastrop Park to the north, and the War Memorial Park to the south. The land slopes away to the north, which gives the area dramatic views of Basing View. The land use is predominantly residential, with a public house along London Road and local store being located at The Ruses Character Area.

8.1 Eastrop Lane Character Area



Key Characteristics:

Size	11.2ha
Land Use	Residential
House Type	Two storey detached and semi-detached houses constructed between 1930 and 1980. Some houses along London Road have been replaced with larger scale three and four storey apartment blocks.
Architecture	Range in architectural detailing due to age range of houses.
Materials	Consistent palette of materials, with most houses being constructed from a red-orange brick and clay roof tiles, and occasional use of rendering.
Building Form	Regular spacings between buildings create a steady rhythm of buildings along the street.
Building Line	Steady building line along the road
Plots	Large plots sizes, with generous garden areas.
Layout	Perimeter block layout, with buildings aligned towards the road creating a positive frontage.
Enclosure	Setbacks of buildings range between the roads – Eastrop Lane is more open than Allnut Close and Eastrop Avenue, due to width of the road and greater setbacks of buildings
Parking	Resident parking is provided in garages and on driveways. There is also on-street parking provided.
Landscaping	Although there are no large expanses of public open spaces, the allotment gardens and the small pockets of landscaping contribute towards the open character. Mature trees and shrubs within the gardens form a green setting to the character area.
Density	19 dph
Other	Views of Basing View create a dramatic backdrop to the character of the area.



8.2 Riverdene Character Area



Key Characteristics:

Size	11.2ha
Land Use	Residential
House Type	Mainly rows of flat-roofed two storey terraces, with occasional groups of bungalows and flats with a flying freehold over entrances into parking courts
Architecture	Buildings are similar throughout, being typical 1960's/1970's housing. Windows, flat roofs and cladding detail create horizontal emphasis.
Materials	Consistent palette of materials, with most houses being constructed from an orange brick with white cladding or tile hanging breaking up the elevations.
Building Form	Houses are arranged in rows, with the bungalows positioned in small clusters
Building Line	Rows of houses create strong building lines
Plots	Small land plots, with rear gardens ranging between 3m-10m
Layout	Radburn layout, with rows of houses forming a strong rectilinear pattern
Enclosure	Streets are open, with wide verges and in most cases, no pavement. Roads are generally enclosed by rear garden walls and garage courts, which does not create a positive street frontage.
Parking	Most parking provided in garage courts, although there is some on-street parking.
Landscaping	Houses front onto small grassed open spaces, and wide verges soften the area. Eastrop Park is visible from the views in Riverdene.
Density	42 dph
Other	Views of Basing View create a dramatic backdrop to the character of the area.



8.3 The Rushes Character Area



Key Characteristics:

Size	7.2 ha
Land Use	Predominantly residential, with a community centre and a local shop to the north
House Type	Two storey semi-detached and terrace houses, with occasional three-storey apartment buildings
Architecture	Constructed during the 1990's, with relatively simple elevational detailing.
Materials	Materials are consistent throughout the character area, and include brick with cladding and render.
Building Form	Range in house type and spacing creates irregular rhythm of buildings along the road, which creates an informal character
Building Line	Varies – some sections of housing have a clearly defined building line, whereas other housing has a more informal layout
Plots	Plot sizes range in size due to variations in house size. Front gardens tend to be between 6 metres and 8 metres, and rear gardens tend to average at around 10 metres long.
Layout	Perimeter block layout, with buildings aligned towards the road creating a positive frontage.
Enclosure	Open roads due to setback of houses to incorporate a driveway
Parking	Car parking provided on driveways, parking courts, and designated on-street parking areas.
Landscaping	Deadman's Lane creates a green wedge through the character area, and creates an established landscaped setting for the built form. Eastrop Park also creates a green and open backdrop.
Density	36 dph
Other	Views of Basing View create a dramatic backdrop to the character of the area.



8.4 Crossborough Hill Character Area



Key Characteristics:

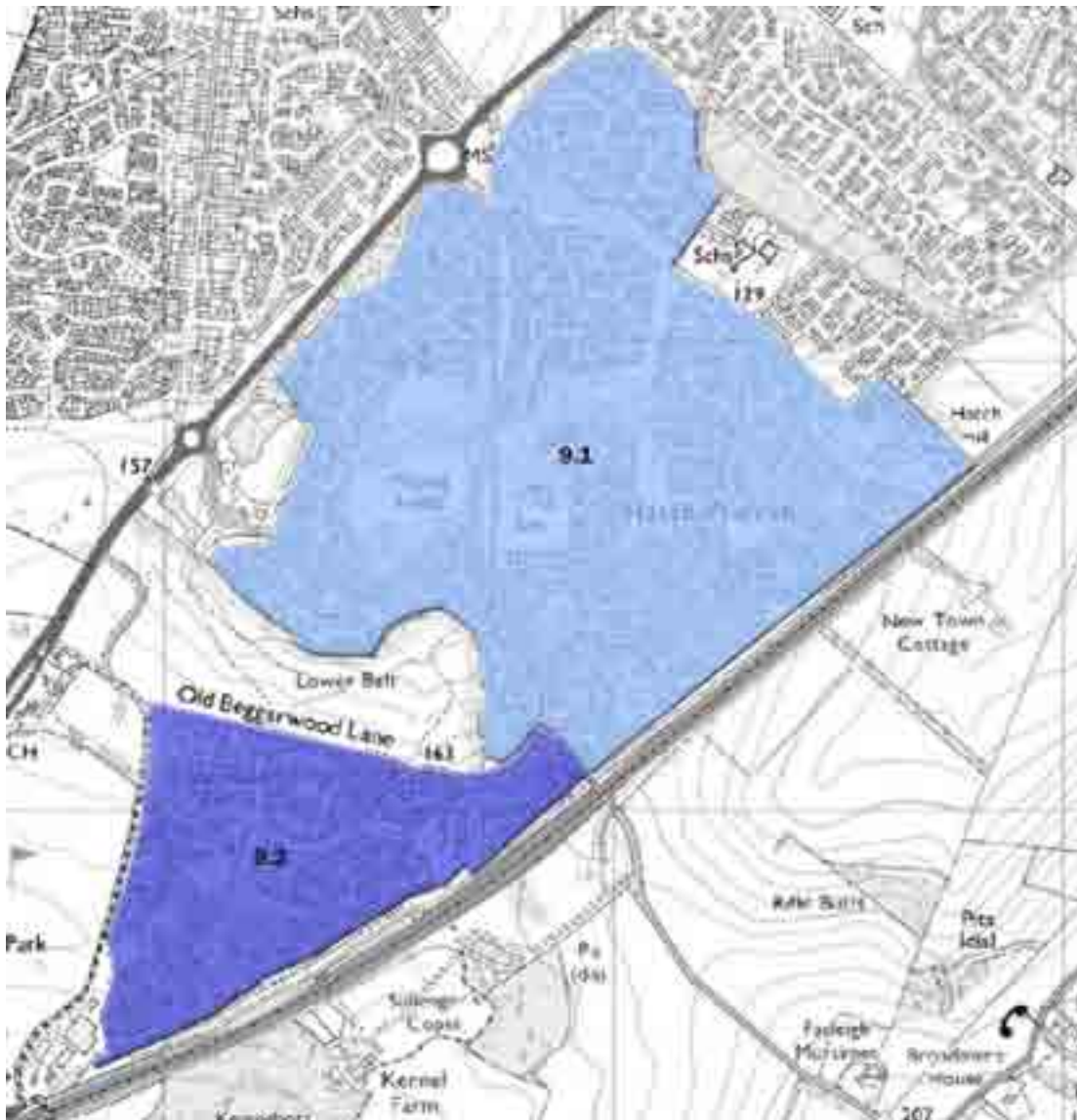
Size	3.4 ha
Land Use	Predominantly residential, with a sports hall and car park located opposite Harriet Costello School
House Type	Large detached dwellings built between 1940 and today
Architecture	Range in architectural detailing due to age range of houses.
Materials	Brick, with occasional use of render, cladding and tile hangings
Building Form	Mostly large detached dwellings with range in plot widths, which creates a varied rhythm of built form along the street frontage.
Building Line	Varied building line often obscured by hedging. Garages and building projections to the front also reduce the visibility of the building line.
Plots	Large spacious plots, with rear gardens being between 26 metres and 60 metres in length
Layout	Linear layout along the road
Enclosure	Planting encloses street, although the buildings are set back around 12m from street.
Parking	Car parking provided on driveways and in garages.
Landscaping	War Memorial Park creates spacious setting, and mature trees and shrubs in large gardens form mature landscaping to the character area.
Density	10 dph
Other	Glimpse views to War Memorial Park enhance the spacious and green character



8 - Eastrop

8 - Eastrop

9. Hatch Warren and Beggarwood Lane



Key:

- 9.1 Hatch Warren
- 9.2 Beggarwood Lane

Introducing Hatch Warren and Beggarwood Lane

Hatch Warren and Beggarwood Lane are located on the southwestern edge of Basingstoke. The M3 motorway runs to the south of the character area, making a clear boundary to the town. The old road to Winchester, the A30, runs to the northwest of the character area. The undulating landscape gradually rises to the south towards, which creates dramatic views of the town in the character area. The land use is predominantly residential, with several schools, community centres and local shops are included which support the residents of Hatch Warren and Beggarwood Lane.

9.1 Hatch Warren Character Area



Key Characteristics:

Size	141 ha
Land Use	Residential, with a school, public house, doctors surgery and a school
House Type	Late 1970's and 1980's two storey detached houses with occasional rows of terraces
Architecture	Architectural features vary between pockets of housing
Materials	Materials vary between the different phases of development, and include brick, render, mock-Tudor cladding with clay or concrete tiles on the roof
Building Form	Generally there are regular spacings between houses which create a steady rhythm of buildings along the street.
Building Line	Steady building line create by rows of houses along the cul-de-sacs
Plots	Modest plot sizes extending between 10m and 16m in length
Layout	Series of cul-de-sacs and shared drives which branch off from a distributor road. Houses are internally aligned towards the cul-de-sacs, with little frontage onto the distributor roads.
Enclosure	Enclosure varies within the character area. The cul-de-sacs are more enclosed, whereas the distributor road is open due to the set back of the buildings.
Parking	Parking is provided in garages and driveways, with some on-street parking.
Landscaping	The landscaping creates an open setting to the different housing developments. Large open spaces are provided along the distributor road between development phases, which are intersected with footpaths. Smaller open spaces are occasionally provided within the cul-de-sacs.
Density	30 dph
Other	Undulating topography that rises to the south



9 – Hatch Warren and Beggarwood Lane

9.2 Beggarwood Lane Character Area



Key Characteristics:

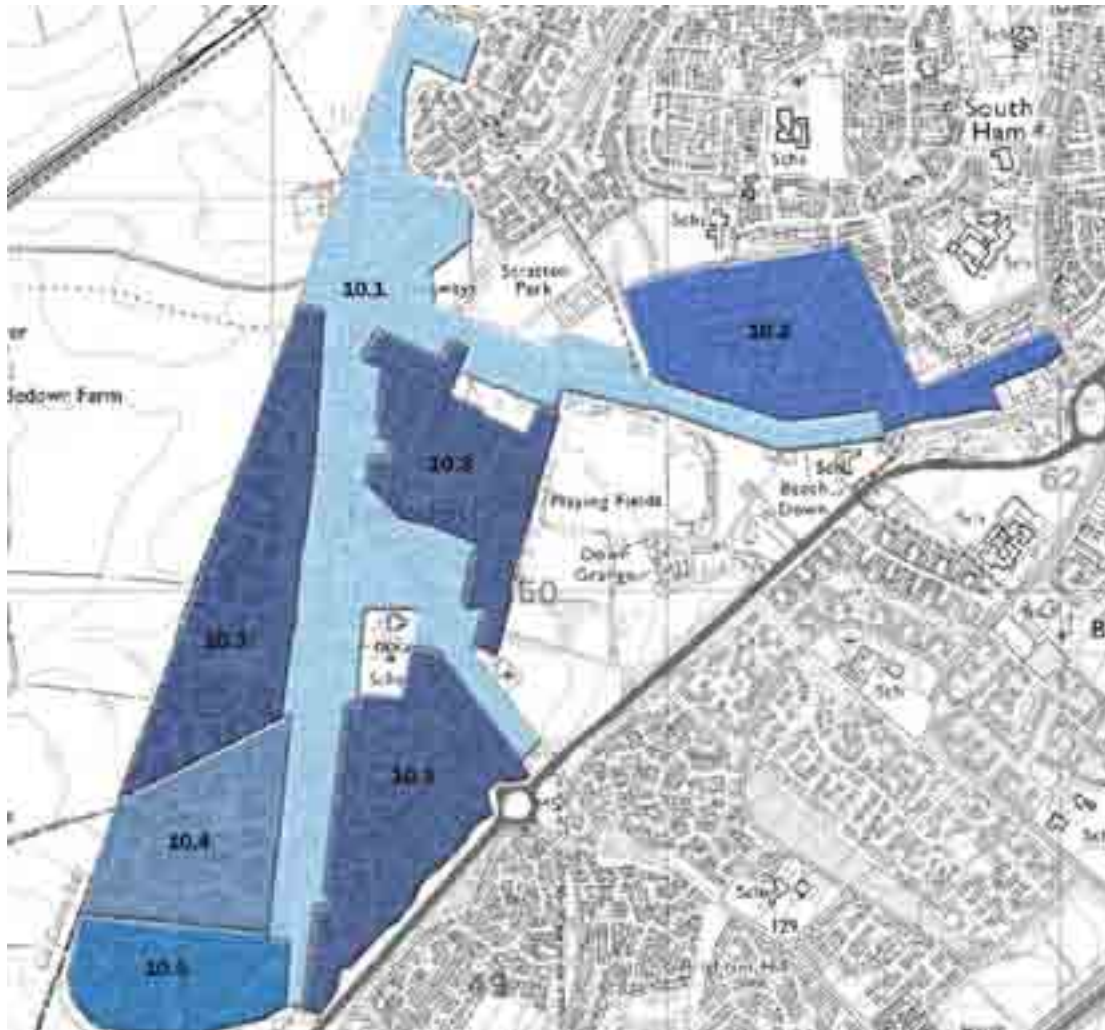
Size	44.8 ha
Land Use	Residential, with local shops, doctor's surgery and nursery
House Type	Modern two, three and four storey buildings, which includes detached, semi-detached and terraces and apartment blocks.
Architecture	The neighbourhood centre has a contemporary design which sets it apart from the surrounding residential area, which often has a mock-Georgian style of architectural detailing
Materials	Most buildings are constructed from brick, with rendering and tile hanging occasionally used to break up the elevations.
Building Form	Plot widths vary from between 5m to 15m. This generally creates an informal rhythm to the built form, with irregular gaps between buildings.
Building Line	No overarching building line
Plots	Modest plot sizes, with gardens being around 10m in length
Layout	Loose-knit perimeter blocks, with houses aligned towards the highway creating a positive frontage.
Enclosure	Enclosure varies within the character area. The residential roads are more enclosed, whereas Beggarwood Lane itself is open due to the set back of the buildings.
Parking	Parking is provided in parking courts and driveways, with some on-street parking.
Landscaping	The woodland park and tree belt running through the area creates a green backdrop to the area. Beggarwood Park to the north also creates an open setting, forming long-distance views of the town. Small areas of open spaces are also located within and between development phases.
Density	35 dph
Other	Undulating topography



9 – Hatch Warren and Beggarwood Lane

9 – Hatch Warren and Beggarwood Lane

10. Fiveways and Kempshott



Key:

- 10.1 Fiveways
- 10.2 Brackley Way
- 10.3 Kempshott
- 10.4 Gracemere Crescent
- 10.5 Bunting Mews

Introducing Fiveways and Kempshott

Fiveways and Kempshott are located to the south west of the town centre. The area originally began as a linear development extending out from the town along the main routes. Backland development then created further housing behind the main routes. The countryside is to the west, and Down Grange Playing Fields are to the east, both of which create an open setting to the area. The topography gradually rises to the south.

10.1 Fiveways Character Area



Key Characteristics:

Size	72.5 ha
Land Use	Predominantly residential, with some shops located along Pack Lane
House Type	Housing ranges from 1950's chalet-style bungalows to large modern two-storey properties. Modern backland development includes detached, semi-detached and terraced housing.
Architecture	Range in architectural detailing due to age range of houses.
Materials	Range in materials palette
Building Form	Plot widths vary along the main routes through the area, but most tend to be around 15m. This creates a steady spacious character. Backland development is more compact.
Building Line	Steady building line along the road, often obscured by hedging and trees.
Plots	Large plots of land, with smaller plots for backland development.
Layout	Linear development based upon the established routes into the town.
Enclosure	Roads are generally open, due to the setback of the buildings from the highway. Most of the enclosure along the road is provided by hedging and mature trees.
Parking	Resident parking is provided in garages and on driveways.
Landscaping	Although there are no large expanses of public open spaces, the small pockets of landscaping contribute towards the open character. Mature trees and shrubs within the gardens can often be glimpsed from the road, and form a green setting to the character area. Down Grange and countryside enhances openness of the area.
Density	10 dph along main road, 35 dph in backland areas
Other	Open countryside to the west is visible from some of the higher levels in the character area.



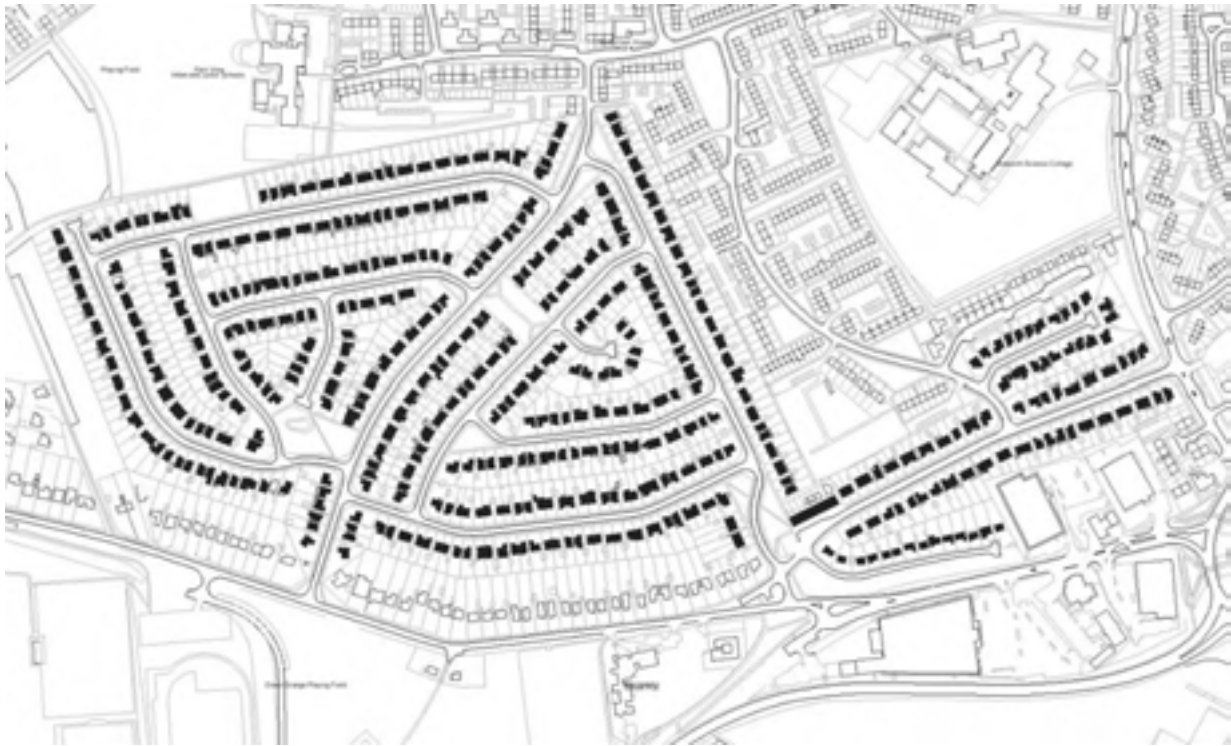
10 – Fiveways and Kempshott

10.2 Brackley Way Character Area



Key Characteristics:

Size	29.6 ha
Land Use	Predominantly residential, with a parade of shops located along Buckland Avenue
House Type	1970's detached and semi-detached bungalows
Architecture	Most dwellings have hipped roofs and chimneys. Many bungalows also have loft conversions with dormer windows added to the front roof elevation.
Materials	Consistent palette of materials, with most houses being constructed from a pale brick and concrete roof tiles.
Building Form	Regular plot widths of around 10m between buildings create a steady rhythm of buildings along the street.
Building Line	Strong building line along the road.
Plots	Rear gardens range between 12m and 25m in length
Layout	Perimeter block layout, with buildings aligned towards the road creating a positive frontage.
Enclosure	Buildings are set back around 9m from the road. Low building height creates an open street environment.
Parking	Resident parking is provided in garages, car ports and on driveways.
Landscaping	Several open spaces are located alongside the road and at road junctions. Roads have grassed verges enhancing openness of area. Front gardens often host planting and small trees which punctuate the views of the street, but most are kept open.
Density	17 dph
Other	Open, spacious character enhanced by low-rise dwellings.



10 – Fiveways and Kempshott

10.3 Kempshott Character Area



Key Characteristics:

Size	73.2 ha, with Kempshott Lane and Homestead Road intersecting the character area.
Land Use	Residential
House Type	1970's detached, semi-detached and terraced houses with some bungalows
Architecture	Consistent architectural features throughout, with pitched roofs and integral garages and porches on the front elevation.
Materials	Materials are consistent, with houses constructed from a pale brick with tile and wooden cladding. Roofs are constructed using concrete tiling.
Building Form	The plot width is relatively uniform at around 10 metres, which creates a regular pattern of development, and a steady rhythm of built form along the streets.
Building Line	Staggered setback of buildings creates steady building line along the road.
Plots	Rear gardens range between 12m and 28m in length
Layout	Series of cul-de-sacs which branch off from a winding distributor road. Relationship of houses with roads varies – in some areas there is a positive interaction, whereas other housing has been arranged independently of the road.
Enclosure	Houses set back around 10m from the road, creating relatively open streetscape.
Parking	Resident parking is provided in garages, car ports and on driveways, with some on-street parking areas.
Landscaping	Several open spaces are located alongside the road, which softens and disperses the residential areas.
Density	24 dph
Other	Undulating topography creates views of countryside to the west



10.4 Gracemere Crescent Character Area



Key Characteristics:

Size	18.8 ha
Land Use	Residential
House Type	1980's two storey detached, semi-detached and terraced housing.
Architecture	Architectural features vary, although most houses have a pitched roof and changes in material on the first floor elevations.
Materials	Materials are consistent, with houses constructed from a red-orange brick with render and tile hanging used on the first floor elevations.
Building Form	The plot widths vary according to house type, and range between 5m and 12m. However, most housing has a plot width of 10m, which creates a steady rhythm of built form along the streets.
Building Line	Staggered setback of buildings creates steady building line along the road.
Plots	Rear gardens range between 10m and 20m in length
Layout	Series of cul-de-sacs which branch off from a winding distributor road. Houses have a positive frontage onto the cul-de-sacs, but often there is little frontage onto Gracemere Crescent as the main distributor road.
Enclosure	Houses set back around 8m from the road, creating relatively open streetscape.
Parking	Resident parking is provided in garages, car ports and on driveways, with some on-street parking areas.
Landscaping	The character area includes several areas of open space, which create a spacious setting to the houses. A series of landscaped footpaths create linkages between the cul-de-sacs. Trees and shrubs soften the visual impact of the road and buildings.
Density	23 dph
Other	Undulating topography declines to the north, creating glimpse views of countryside.



10.5 Bunting Mews Character Area



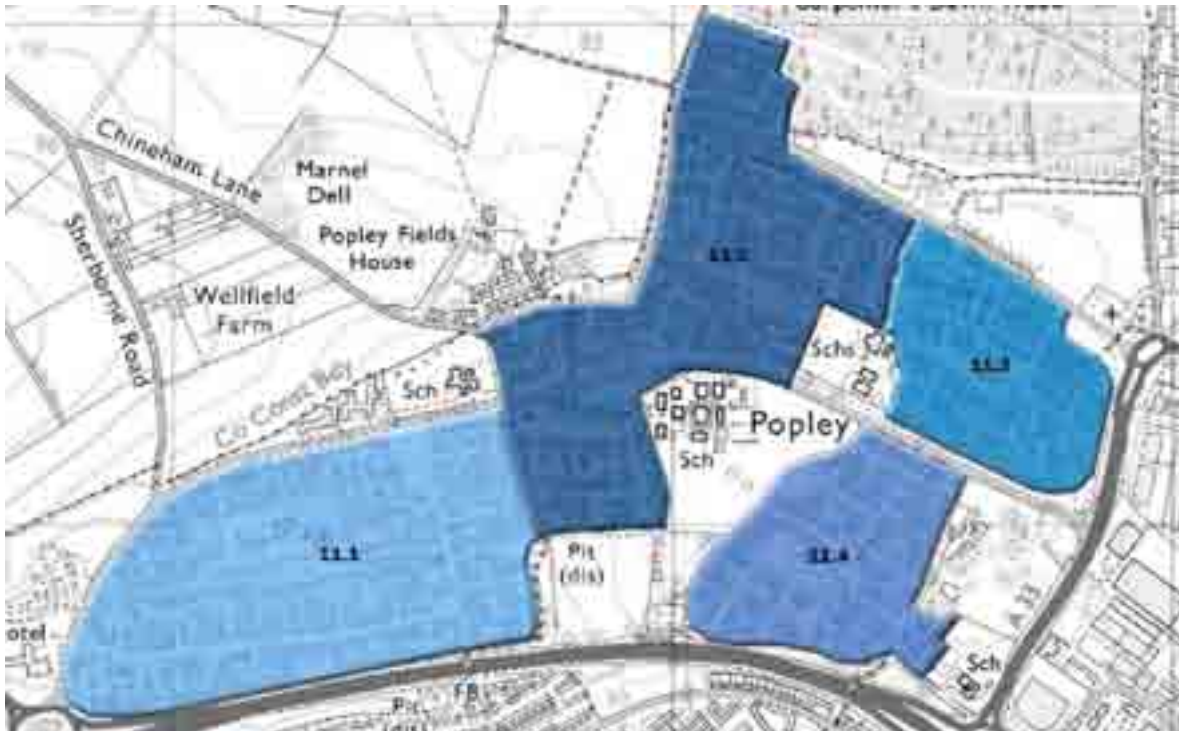
Key Characteristics:

Size	14.6 ha
Land Use	Residential
House Type	Two and two-and a half modern detached, semi-detached and terraced housing.
Architecture	Architectural features are similar throughout, and include gables, dormer windows, lean-to porches and chimneys.
Materials	Materials are consistent, with houses constructed from a red-orange brick with a lighter brick used for detailing. Roofs are constructed with slate.
Building Form	The plot widths vary according to house type, and range between 5m and 14m, which often create an irregular rhythm of buildings along the streets. However, some areas have a strong built frontage and alignment around formal spaces.
Building Line	Staggered setback of buildings creates steady building line along the road.
Plots	Modest rear gardens which range between 10m and 15m in length
Layout	Series of cul-de-sacs and shared drive spaces which branch off from a winding distributor road. Houses have a positive frontage onto the roads.
Enclosure	Houses are set back from the road by around 8m, creating relatively open streetscape.
Parking	Resident parking is provided in garages and on driveways
Landscaping	A green wedge of open space subdivides the character area into two. Two more formal spaces are created near the entrance and in the centre of the development. Trees soften the visual impact of the built form. A series of landscaped footpaths create linkages between the houses.
Density	24 dph
Other	Undulating topography declines to the west and north, creating glimpse views of countryside.



10 – Fiveways and Kempshott

11. Popley



Key:

- 11.1 Popley Abbeys
- 11.2 Popley Islands West
- 11.3 Popley Islands East
- 11.4 Popley Poets

Introducing Popley

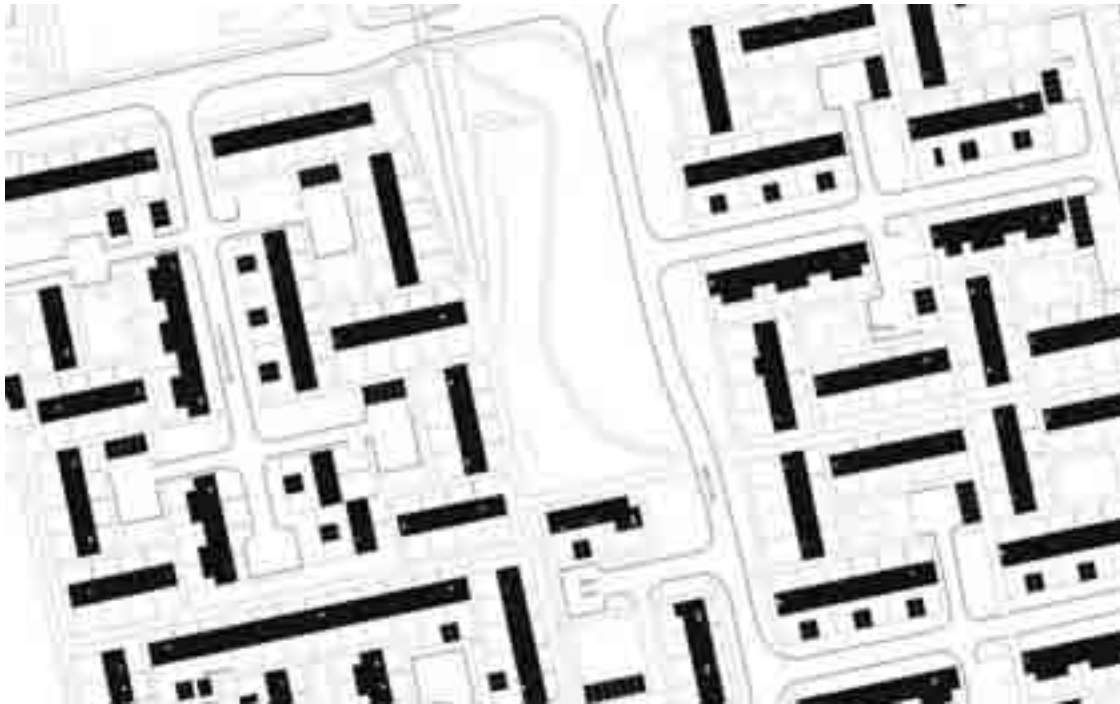
Popley is located to the north of the town centre, between the ring road and the A33, and was constructed as part of the newtown extensions which took place in Basingstoke in the 1960's and 1970's. Popley Way and Carpenters Down are the two main distributor roads into the Popley area. Two footbridges cross the ringway to allow pedestrian access to the town centre. The topography steadily rises to the north.

11.1 Popley Abbeys Character Area



Key Characteristics:

Size	42ha
Land Use	Predominantly residential, with local school and shopping facilities provided along Abbey Way.
House Type	Two and three storey houses and flats.
Architecture	Buildings are similar throughout. Features include shallow pitched roofs and changes in elevational materials at first floor level.
Materials	Consistent palette of materials, with most houses being constructed from a pale or dark brick with horizontal white cladding breaking up the elevations.
Building Form	Regular rhythm of houses, with plot widths of 8m
Building Line	Individual rows of houses create strong building lines
Plots	Small land plots, with rear gardens being around 8m
Layout	Radburn layout, with housing positioned away from access roads. Houses are arranged in rectilinear rows of terraces.
Enclosure	Streets are open, with wide verges and in most cases, no pavement. Roads are generally enclosed by houses, rear garden walls and garage courts.
Parking	Most parking provided in garage courts, although there is some on-street parking.
Landscaping	A series of open spaces create an open setting to the houses. Trees and verges soften the visual impact of the buildings. A series of footpaths link the houses with the car parking areas.
Density	33 dph
Other	None

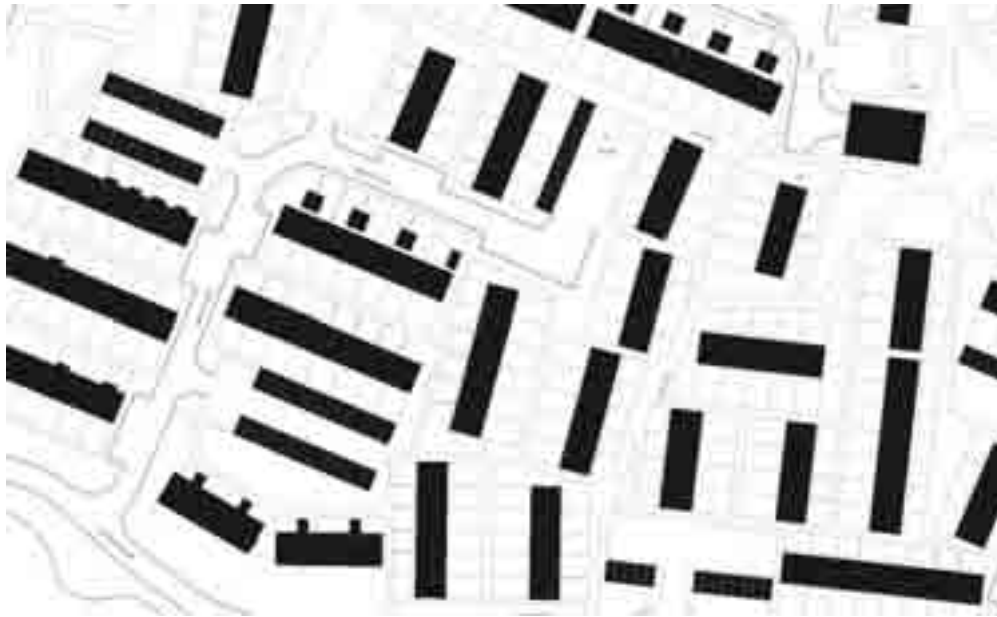


11.2 Popley Islands West Character Area



Key Characteristics:

Size	42ha
Land Use	Predominantly residential, with doctor's surgery located along Bermuda Close.
House Type	Two and three storey houses and flats.
Architecture	1970's housing which are similar throughout. Features include shallow pitched roofs and simple elevational detailing.
Materials	Consistent palette of materials, and include a dark brown or yellow brick, with occasional use of tile hanging and cladding, and concrete tiles on the roof.
Building Form	Regular rhythm of houses, with plot widths of 7m
Building Line	Individual rows of houses create strong building lines
Plots	Small land plots, with rear gardens being between 5m and 10m in length
Layout	Radburn layout, with housing positioned away from access roads. Houses are arranged in rectilinear rows of terraces around garage courts, open spaces and footpaths.
Enclosure	Streets are open, with wide verges and in most cases, no pavement. Roads are generally enclosed by houses, rear garden walls and garage courts.
Parking	Most parking provided in garage courts, garages, and some on-street parking.
Landscaping	The character area includes a number of open spaces, which are generally grassed with some landscaping. Wide verges and setbacks of buildings create an open environment.
Density	30 dph
Other	None



11.3 Popley Islands East Character Area



Key Characteristics:

Size	15.8ha
Land Use	Predominantly residential, with a local shopping centre located along Maldive Road.
House Type	Two, three and four storey houses, flats and maisonettes.
Architecture	1970's housing which are similar throughout. Features include shallow pitched roofs, a projecting two-storey porch to the front, and cladding on the elevations.
Materials	Consistent palette of materials, and include a red-orange brick, with various coloured cladding on the first floor elevation, and concrete tiles on the roof.
Building Form	Regular rhythm of houses, with plot widths of 7.5m
Building Line	Rows of houses create strong building lines
Plots	Regular house plots, with rear gardens being around 10m in length
Layout	Radburn layout, segregating cars from pedestrians. Housing is arranged in linear rows of terraces around garage courts, open spaces and footpaths.
Enclosure	Streets are open, with wide verges and in most cases, no pavement. Roads are generally enclosed by houses, rear garden walls and garage courts.
Parking	Most parking provided in garage courts, garages, and some on-street parking.
Landscaping	The character area is relatively open. A central wedge of open space, with a series of smaller spaces fronted onto by the rows of housing. Mature trees create a green backdrop to the area.
Density	48 dph
Other	Land slopes away from the open spaces in the centre of the character area

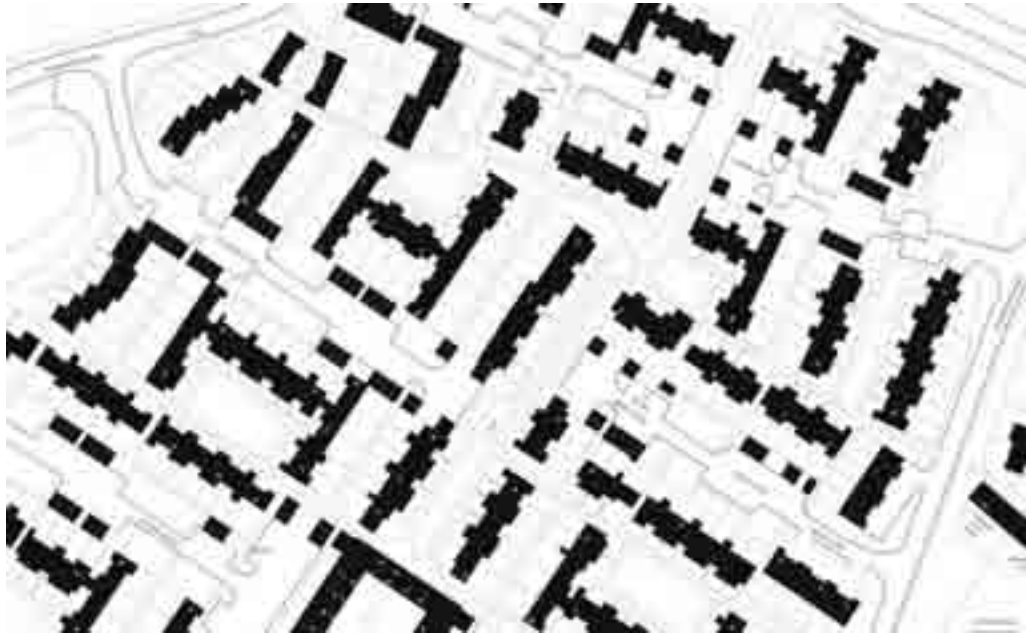


11.4 Popley Poets Character Area



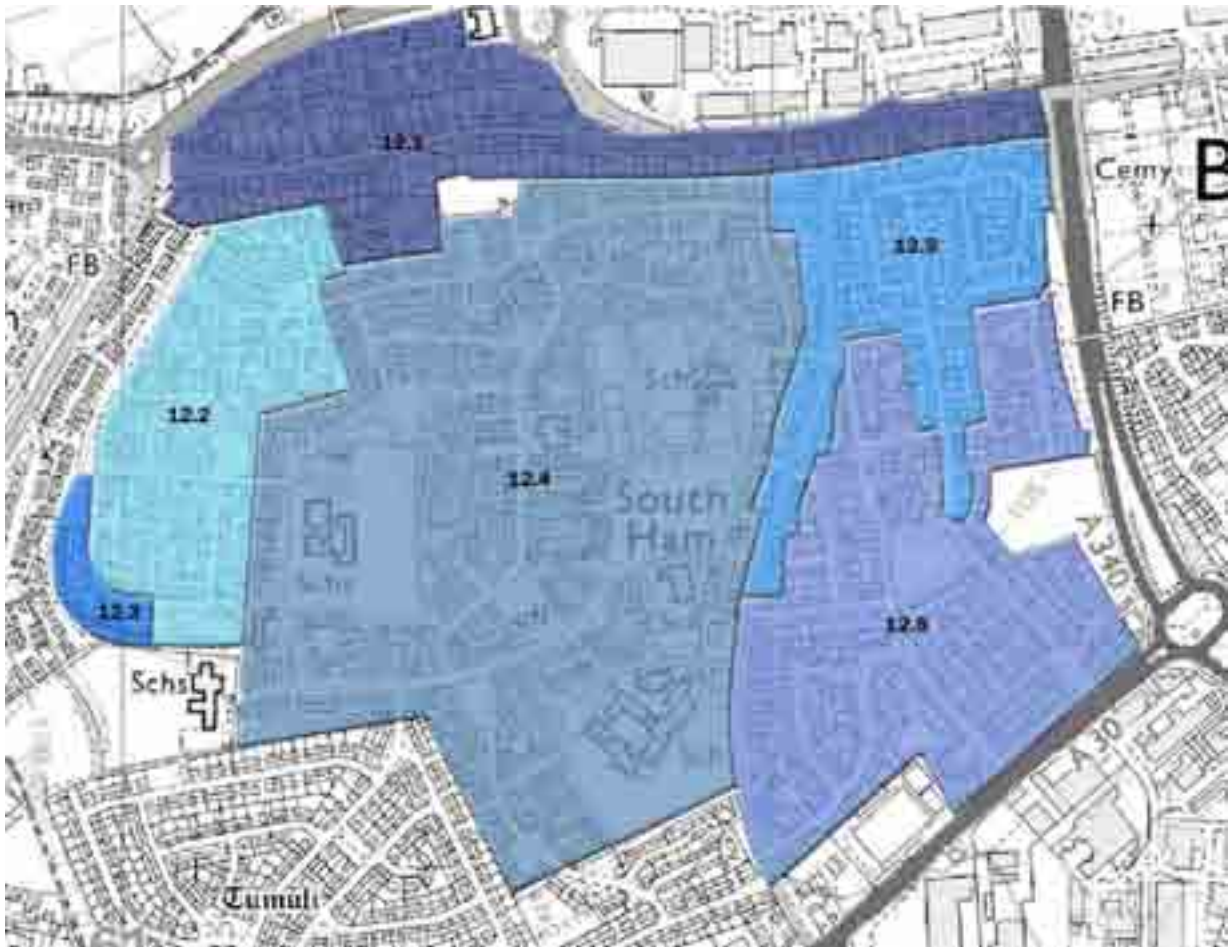
Key Characteristics:

Size	16.5ha
Land Use	Predominantly residential, with a local shopping centre at Longfellow Parade, and a health centre to the southwest.
House Type	Two and three storey terraced houses and flats, with detached bungalows. Includes a small recent development to southeast which consists of terraced, detached and semi-detached housing.
Architecture	1970's housing which are similar throughout. Features include shallow pitched roofs, white soffits and simple fenestration and cladding on the elevations.
Materials	Consistent palette of materials, and include a pale, orange or brown-grey brick, often with white cladding or tile hanging on the facades and concrete roof tiles.
Building Form	Regular rhythm of houses, with plot widths of 6m
Building Line	Rows of houses create strong, if not slightly staggered, building lines
Plots	Regular house plots, with rear gardens being around 9m in length
Layout	Radburn layout, segregating cars from pedestrians. Housing is arranged in linear rows of terraces around garage courts, open spaces and footpaths.
Enclosure	Streets are open, with wide verges and in most cases, no pavement. Roads are generally enclosed by houses, rear garden walls and garage courts.
Parking	Most parking provided in garage courts, garages, and some on-street parking.
Landscaping	The character area is relatively open, with a series of smaller spaces fronted onto by the rows of housing. Mature trees create a green backdrop to the area. Surrounded by open space which creates open setting.
Density	40 dph
Other	Undulating topography generally slopes away from the north



11 – Popley

12. South Ham



Key:

- 12.1 Old Worting Road
- 12.2 Alliston Way
- 12.3 Galloway Close
- 12.4 Paddock Way
- 12.5 Western Way
- 12.6 Kelvin Hill

Introduction

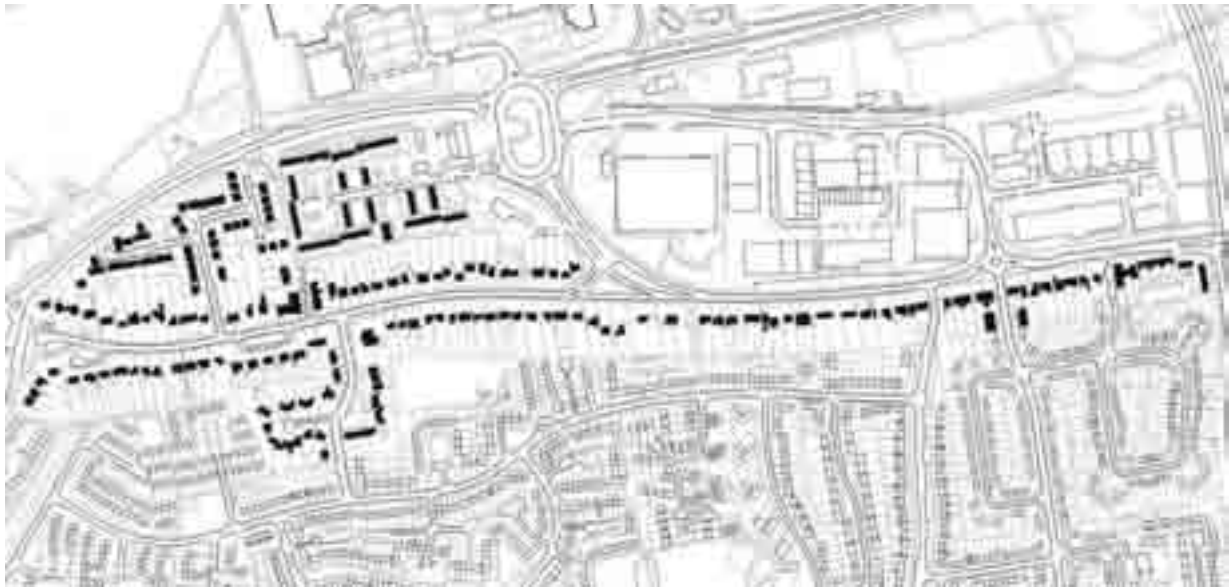
South Ham is located to the west of the town centre. Worting Road (to the north) and Winchester Road (to the south) are both established routes into the town. The land use is generally residential, with occasional education and retail facilities supporting the residents. The topography is undulating, and generally declines towards the south.

12.1 Old Worting Road Character Area



Key Characteristics:

Size	20.1 ha
Land Use	Predominantly residential, with a small local store and doctors' surgery located the eastern section of road.
House Type	Housing ranges from large Edwardian houses, to 1950's chalet-style bungalows, and backland development consisting of 1970's newtown terraces.
Architecture	Range in architectural detailing due to age range of houses.
Materials	Range in materials palette
Building Form	Plot widths range between 6m and 33m. However, most plots are generous, creating a relatively spacious and irregular pattern of buildings along the road. Backland development is more compact.
Building Line	Steady building line along the road, often obscured by hedging and trees.
Plots	Large plots of land, with smaller plots for backland development.
Layout	Linear development based upon the established routes into the town, with housing aligned towards the road. Radburn layout to backland development.
Enclosure	Roads are generally open, due to the setback of the buildings from the highway. Most of the enclosure along the road is provided by hedging and mature trees.
Parking	Resident parking is generally provided on driveways and in garages to the side and rear of houses.
Landscaping	Trees and hedges planted in private front gardens soften the visual impact of the built form, and create a green backdrop. Includes small pockets of open space alongside road junctions, which increase the openness of the area
Density	11 dph along main road, 28 dph in backland areas
Other	None



12.2 Alliston Way Character Area



Key Characteristics:

Size	15.7ha
Land Use	Predominantly residential, with local shopping facilities provided along Burnaby Close.
House Type	Two-storey terraced housing.
Architecture	Buildings are similar throughout. Features include flat-fronted façade, irregular fenestration pattern and shallow pitched roofs.
Materials	Consistent palette of materials, with most houses being constructed from a light orange brick, with concrete roof tiles.
Building Form	Regular rhythm of houses, with plot widths of 7.5m
Building Line	Individual rows of houses create strong building lines
Plots	Range in size of land plots, with rear gardens being between 9m and 15m.
Layout	Radburn layout, with housing positioned away from access roads. Houses are arranged in rectilinear rows of terraces.
Enclosure	Streets are open, with often with wide verges and in most cases, no pavement. Roads are generally enclosed by houses, rear garden walls and garage courts.
Parking	Most parking provided in garage and parking courts, although there is some on-street parking.
Landscaping	Includes a series of small spaces between the houses, which creates an open setting to the houses. A playground is located to the north of the character area. Mature trees form a green backdrop to the area.
Density	32 dph
Other	Relatively flat, with a slight decline towards the south



12.3 Galloway Close Character Area



Key Characteristics:

Size	2 ha
Land Use	Predominantly residential, with a school located directly to the south
House Type	Two storey detached, semi-detached and terrace houses
Architecture	Constructed during the 1990's, with relatively simple elevational detailing and lean-to porches. Roofs have occasional gable detailing on front elevation.
Materials	Materials are consistent throughout the character area, and include a red-orange brick with render on several first floor elevations to break up the expanse of brickwork.
Building Form	Most houses have a width of around 5m – however, the plot width varies between 6m and 13m, which creates irregular rhythm of buildings along the road
Building Line	No overarching building line, although some rows of houses form a defined building line.
Plots	Modest plot sizes, with rear gardens being between 8m and 12m in length.
Layout	Series of cul-de-sacs and shared drives which branch out from Alliston Way. Informal layout of buildings creates positive frontage onto cul-de-sacs, but little frontage onto Alliston Way.
Enclosure	Relatively open roads due to setback of houses to incorporate a driveway
Parking	Car parking provided on driveways and in garages
Landscaping	Playing fields to the school are located beyond the housing, which creates an open setting for the character area. Trees create a green backdrop to the character area.
10	36 dph
Other	Land falls away to the west, which creates glimpses of long distance views from the character area.



12.4 Paddock Way Character Area



Key Characteristics:

Size	71.2ha
Land Use	Predominantly residential, with local shops, a community centre, four schools and a church.
House Type	1970's rows of two-storey housing, bungalows, and three-storey flats. Includes several small clusters of modern detached and terrace housing.
Architecture	Buildings have a simple architectural design, with relatively plain facades. Most houses have a lean-to porch, and chimneys create visual interest along the roofs.
Materials	Houses are generally constructed from a pale brick, with occasional render on the elevations, and concrete roof tiles.
Building Form	Regular rhythm of houses, with plot widths of 7m
Building Line	Individual rows of houses create strong building lines
Plots	Range in size of land plots, with rear gardens being between 8m and 15m.
Layout	Housing is positioned in blocks around the road and a series of footpaths and open spaces. Garage court parking is often provided internally within the block.
Enclosure	Streets are open due to the set-back of houses and sequence of open spaces alongside the road.
Parking	Most parking provided in garage and parking courts, with some on-street parking.
Landscaping	The grassed spaces between the rows of housing create a spacious character, and soften the visual appearance of the built form.
Density	32 dph
Other	Topography steadily slopes down towards the south.



12.5 Western Way Character Area



Key Characteristics:

Size	14.3 ha
Land Use	Residential
House Type	1930's and 1950's two storey semi-detached and terraced housing
Architecture	The older housing along Western Way is terraced, and has a steeper roof pitch with chimneys and projecting front gables. The 1950's housing is semi-detached, with a hipped roof, chimney, and lean-to porch.
Materials	Materials are consistent, with houses being constructed from a dark red brick, with occasional use of rendering on the first floor elevation.
Building Form	Plot widths are similar throughout, establishing regular gaps between the buildings. This creates a steady pattern of the development along the road.
Building Line	Steady building line
Plots	Set back of houses from the road is between 5m and 9m. Rear gardens range between 15m and 25m in length.
Layout	Perimeter block layout, with houses arranged around roads and small open spaces, creating a positive frontage onto the public realm.
Enclosure	Relatively open streetscape due to width of the road, occasional strips of verge, set back of buildings and small open spaces.
Parking	Parking is provided in garages and on drives, with on-street parking for the terraces.
Landscaping	Small pockets of open spaces and wide verges along Western Way increase the openness of the area. An avenue of trees along Western Way also gives the housing a soft setting.
Density	29 dph
Other	None



12.6 Kelvin Hill Character Area



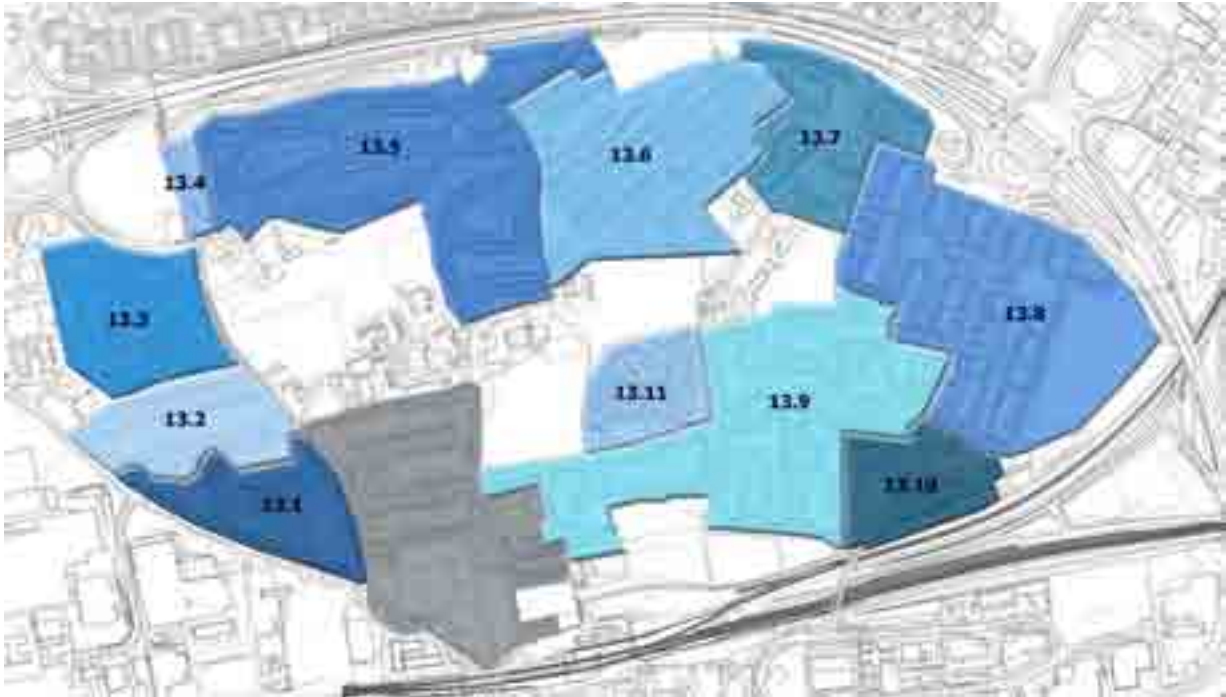
Key Characteristics:

Size	36ha
Land Use	Predominantly residential, with local shops located along Kings Road
House Type	Range of house types. Post-war housing is located to the south along Winchester Road. The area was then developed in the 1970's and includes semi-detached two storey units, with blocks of three storey flats and bungalows. Small areas have since been redeveloped to provide modern terraced and semi-detached houses.
Architecture	Although there are variations in architecture due to the age range in buildings, most houses have simple detailing. Common features include a shallow pitched roof, use of cladding to break up the elevations, chimneys and lean-to porches.
Materials	Materials vary between house types, although brick, pebbledash and rendering are common materials.
Building Form	Regular rhythm of houses, with plot widths of 9m
Building Line	Rows of houses create strong building lines, often set back from the road to create small open spaces.
Plots	Range in size of land plots, with rear gardens being between 9m and 22m.
Layout	Perimeter block layout, with private parking courts located centrally within the block
Enclosure	The roads are relatively open due to the setback of the buildings from the road. Princes' Crescent is particularly open, as the small-scale bungalows do not enclose the space to the same extent as the two or three storey buildings.
Parking	Most parking is provided in driveways and garage courts, with some on-street parking.
Landscaping	The character area has one large open space and several small open spaces which creates a spacious setting to the houses. Allotments located along Elizabeth Road also increase the openness of the area.
Density	32 dph
Other	Topography steadily slopes down towards the south.



12 – South Ham

13. South View and Oakridge



Key:

- 13.1 Lancaster Road
- 13.2 Hilary Close
- 13.3 Osbourne Close
- 13.4 Upper Sherborne Road
- 13.5 Oakridge Road
- 13.6 Mullins Close
- 13.7 Oakridge Centre
- 13.8 Norn Hill North
- 13.9 Queen Mary Avenue
- 13.10 Norn Hill South
- 13.11 Arlott Drive

Introducing South View and Oakridge

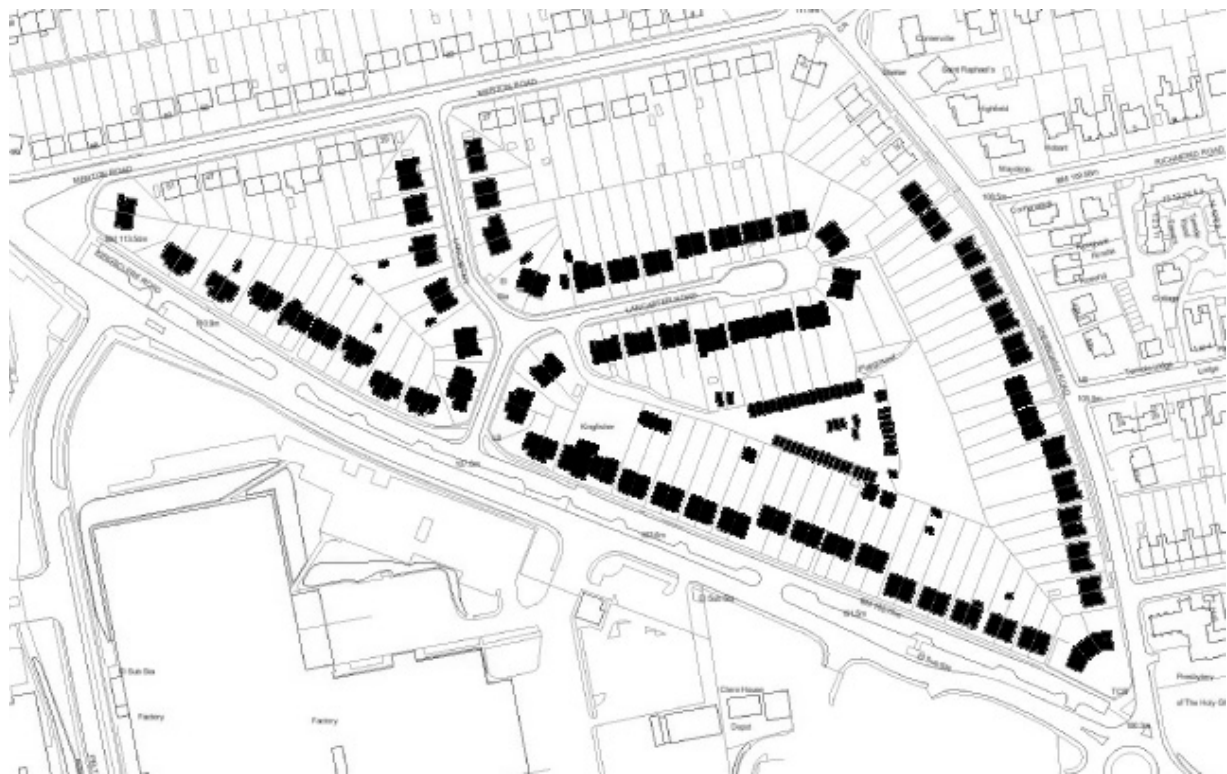
South View and Oakridge are located to the north of the town centre. Sherborne Road and Kingsclere Road are established routes to the town centre, although Sherborne Road has now had access closed off from the north. South View Conservation Area is located to the south, and includes a number of listed buildings. The topography steadily declines towards the town centre, creating long-distance views of the countryside to the south. The land use is predominantly residential, with schools, shops and services provided for the local residents.

13.1 Lancaster Road Character Area



Key Characteristics:

Size	5.7 ha
Land Use	Residential
House Type	1930's two storey semi-detached and terraced housing
Architecture	Similar architectural detailing throughout – houses have a pitched roof over ground floor with a front two-storey gable and a chimney. Some houses have dormer windows added at first floor level. Terraced houses are subdivided into two sets of semi-detached houses with a passage through to the rear gardens.
Materials	Materials are consistent, with houses being constructed from a dark red brick, which is occasional painted.
Building Form	Plot widths are similar throughout, establishing regular gaps between the buildings. This creates a steady pattern of building form along the road.
Building Line	Steady building line, with occasional building rows being set back further from the road
Plots	Set back of houses from the road is either around 6m or 11m. Rear gardens range between 10m and 32m in length, although most are approximately 25m.
Layout	Perimeter block layout, with houses arranged around the road creating a positive frontage onto the public realm. A garage courts is located centrally within the block
Enclosure	Roads are well-enclosed by the houses and established landscaping strips. Kingsclere Road is more open due to the width of the road, access road to the houses, and the absence of building frontage to the south.
Parking	Most parking is provided in designated on-street parking areas or in garage courts.
Landscaping	Established hedgerows along the roads create a semi-rural character in places. Mature trees create a green setting to the houses. A playground is located alongside the garage courtyard.
Density	29 dph
Other	Topography gradually declines towards the south, creating glimpses of long-distance views to the southern countryside. South View Conservation Area is located to the east of the site.



13.2 Hillary Road Character Area



Key Characteristics:

Size	5.4ha
Land Use	Predominantly residential, with a local store situated along Sherbourne Road
House Type	1950's two storey semi-detached housing, with a row of 1960's terraced houses to the western edge of Hillary Road.
Architecture	Buildings have a simple architectural design, with relatively plain facades, a hipped roof and a chimney. The entrance is often located along the side elevation.
Materials	Houses are generally constructed from brick with render on the first floor elevations
Building Form	Steady rhythm of built form due to even plot widths and regular gaps between houses
Building Line	Clear building line, with occasional building rows being set back further from the road
Plots	Front gardens are typically around 9m in length. Typical rear garden lengths are approximately 23m.
Layout	Housing is positioned in linear blocks along the road, which creates a positive frontage along the street
Enclosure	Streets are relatively open due to the set-back of houses and low-lying planting in front gardens.
Parking	Most parking provided on driveways and on the street.
Landscaping	Playing fields to the east create an open setting to the area, and small grassed spaces alongside road junctions reduce the visual dominance of the road. Hedging in front gardens softens the streetscape.
Density	27 dph
Other	South View Conservation Area is to the east

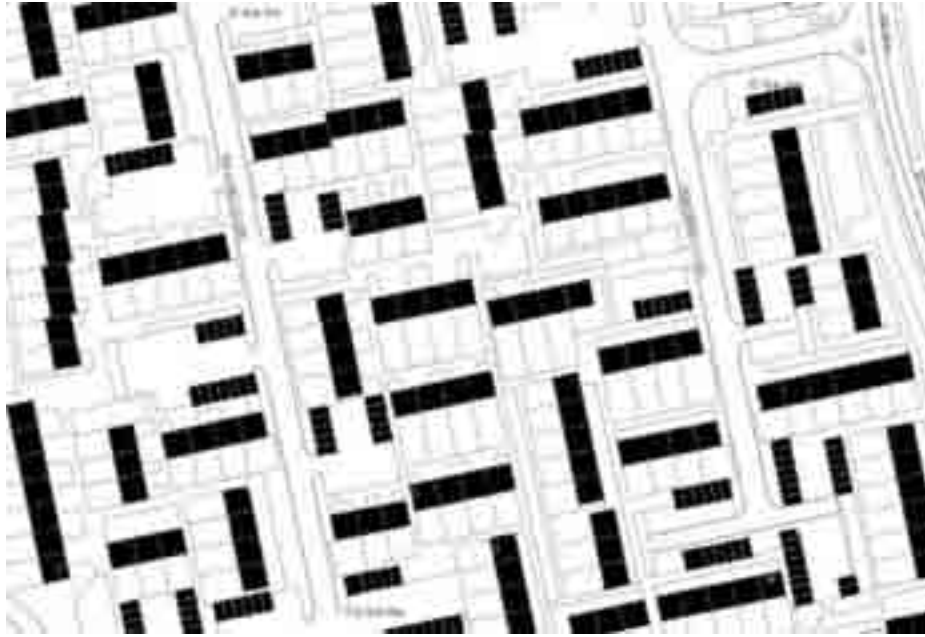


13.3 Osbourne Close Character Area



Key Characteristics:

Size	6.8ha
Land Use	Predominantly residential, with a local shop located along Osbourne Close.
House Type	Two-storey terraced housing.
Architecture	Buildings are similar throughout. Features include lean-to porches, hallow pitched roofs and vertical strips of cladding beneath fenestration.
Materials	Consistent palette of materials, with most houses being constructed from a grey brick, with white cladding on the elevations and concrete roof tiles.
Building Form	Regular plot widths creates a steady rhythm of houses
Building Line	Individual rows of houses create strong building lines, but there is no overarching building line.
Plots	Rear gardens tend to be between 9m and 15m in length, creating relatively small land plots.
Layout	Radburn layout, with rectilinear rows of terraces positioned around a series of footpaths, open spaces and access roads. Houses are arranged in.
Enclosure	Streets are generally open, with often with wide verges and often no pavement. Roads are enclosed by houses, rear garden walls, trees and garage courts.
Parking	Most parking provided in garage and parking courts, with some on-street parking.
Landscaping	A series of small spaces creates an open setting to the houses. Mature trees and playing fields to the east form a green backdrop to the area.
Density	35 dph
Other	Houndmills is located to the west, which is screened from view by mature trees



13.4 Upper Sherborne Road Character Area



Key Characteristics:

Size	0.8ha
Land Use	Residential with a public house
House Type	Mix of house types, which create an established character. These include a 19 th Century row of cottages to 1950's semi-detached and detached houses.
Architecture	Range in architectural detailing due to different building ages.
Materials	Materials vary due to range of building types
Building Form	Plot widths vary significantly, and ranges between 4m and 16m to create a loose-knit frontage onto the road
Building Line	Although the strength of the building line staggers slightly, it is still apparent from the views of the street.
Plots	Rear gardens range between 10m and 35m in length. Some properties have amenity space to the side, which enhances the informal spacing of the houses.
Layout	Linear form of development along an established route into the town
Enclosure	Houses are positioned relatively close to the street. However, the playing fields to the west create an open street environment.
Parking	Parking is provided along Upper Sherborne Road and in driveways
Landscaping	Playing fields to the west create an open setting to the houses, and create a semi-rural environment. Mature trees to the north form a green backdrop.
Density	20 dph
Other	None



13 – South View and Oakridge

13.5 Oakridge Road Character Area



Key Characteristics:

Size	20.5ha
Land Use	Predominantly residential, with a community centre, dental surgery and a local shop along Oakridge Road
House Type	1970's houses and flats
Architecture	Houses tend to have simple architectural detailing, with a chimney and small lean-to porch. Garages are often located to the side of the houses.
Materials	Consistent palette of materials, with most houses being constructed from brick or render.
Building Form	Plot widths tend to be around 10m, which along with the regular gaps between buildings create a steady rhythm of buildings along the street.
Building Line	Strong building line
Plots	Plots vary in size, with rear gardens ranging between 12m to 40m in length, although most gardens are around 17m.
Layout	Perimeter block layout, with buildings aligned towards the road creating a positive frontage.
Enclosure	Open streetscape due to set back of houses, wide verges and open spaces located along the road.
Parking	Resident parking is provided in garage courts, private garages and on driveways.
Landscaping	Green and spacious character created by the open roads, wide verges and series of open spaces fronted onto by houses. Mature trees in verges soften the visual impact of the road.
Density	21 dph
Other	None

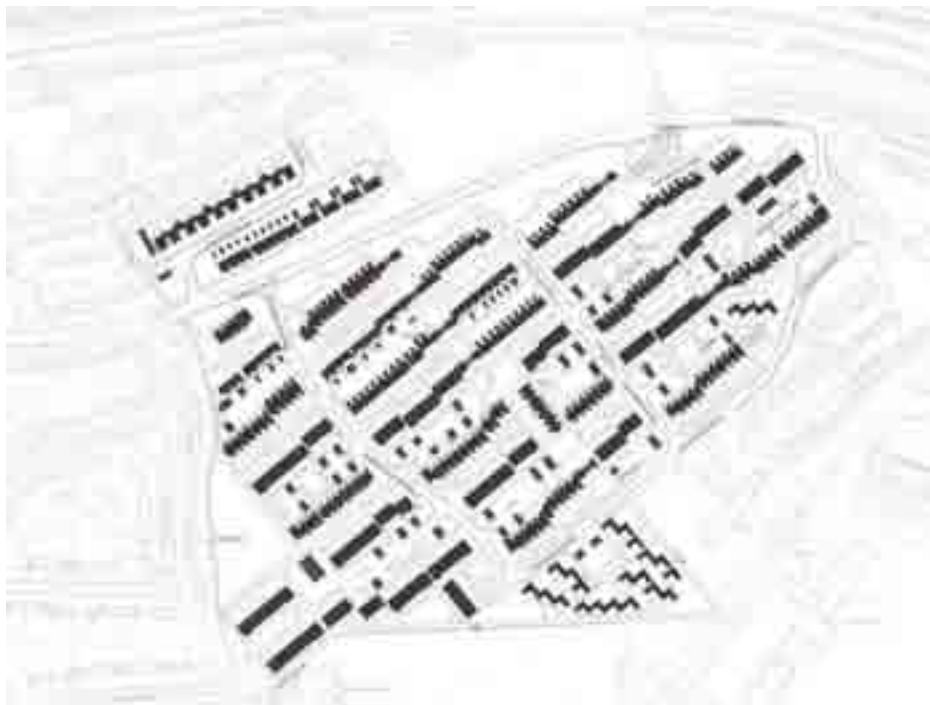


13.6 Mullins Close Character Area



Key Characteristics:

Size	13.3ha
Land Use	Residential
House Type	Late 1960's/1970's terraced housing and bungalows
Architecture	Buildings are similar throughout. Features include mono-pitched roofs and gables, and a regular fenestration pattern. Some houses have an additional storey and garage built into the ground to accommodate the change in levels.
Materials	Consistent palette of materials, with most houses being constructed from a pale brick, with tile hanging and white cladding.
Building Form	Regular rhythm of houses, with plot widths of 6m
Building Line	Individual rows of houses create strong building lines
Plots	Regular plot shape, with rear gardens reaching a length of around 8m – this creates a uniform pattern of development.
Layout	Radburn layout, with housing positioned away from access roads. Houses are arranged in linear rows of terraces.
Enclosure	Buildings are aligned away from the road, which results in the roads feeling relatively open. Wide verges and parking areas also increase the openness of the streetscape.
Parking	Most parking provided in garage and parking courts
Landscaping	Includes a series of small spaces, which creates an open setting to the houses. This is enhanced by the open space to the north and south of the character area. Mature trees along the road soften the visual impact of the built form.
Density	37 dph
Other	Topography gradually rises to the south.



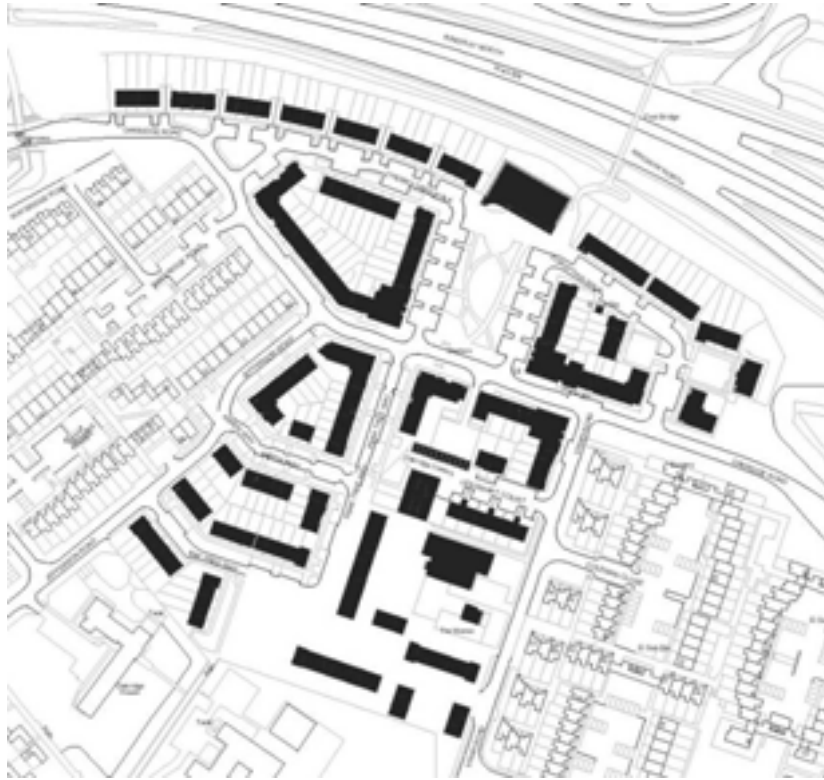
13 – South View and Oakridge

13.7 Oakridge Centre Character Area



Key Characteristics:

Size	7ha
Land Use	Predominantly residential, with shops, community centre, a nursery and a public house
House Type	Modern rows of terraces, townhouses and flats, with a single tower block
Architecture	Buildings have a contemporary design, with simple architectural detailing. Common features include pitched roofs, balconies and porches.
Materials	Consistent palette of materials, with most houses being constructed from brick with render and cedar cladding, grey roof tiles and wooden fenestration.
Building Form	Plot widths tend to be around 6m, creating a regular rhythm to the continuous frontage along the street.
Building Line	Strong building line
Plots	Plots vary in size, with rear gardens ranging between 6m to 16m in length.
Layout	Perimeter block layout, with buildings aligned towards the road creating a positive frontage.
Enclosure	Enclosure varies – in some areas the buildings have a small setback from the road, creating an enclosed streetscape. Open spaces and widened highway create a more open environment.
Parking	Resident parking is provided in designated spaces alongside the road
Landscaping	Includes a central open space, which has been landscaped with trees, planting and footpaths. Verges and trees which align the roads soften the visual impact of the buildings.
Density	43 dph
Other	Area was redeveloped following demolition of a partial demolition of a newtown estate



13.8 Norn Hill North Character Area



Key Characteristics:

Size	19.2ha
Land Use	Residential
House Type	Late 1960's/1970's terraced housing and four-storey maisonettes
Architecture	Most of the buildings are similar throughout, and have simple architectural detailing. Features include mono-pitched roofs and gables, and a regular fenestration pattern. Small clusters of housing have been constructed at a later stage, although these too have a relatively simple architectural detailing.
Materials	Range in materials, and include brick, cladding, tile hanging and render.
Building Form	Regular rhythm of houses, with even plot widths of 6m
Building Line	Individual rows of houses create strong building lines
Plots	Regular plot shape, with rear gardens between 7m and 10m in length.
Layout	Radburn layout, with housing positioned away from access roads. Houses are arranged in linear rows of terraces.
Enclosure	Buildings are aligned away from the road, which results in a relatively open streetscape, enhanced by wide verges and open spaces.
Parking	Most parking provided in garage and parking courts
Landscaping	Large playing field to the east creates an open setting to the housing. Trees and smaller open spaces within the development soften the visual appearance of the houses.
Density	32 dph
Other	None

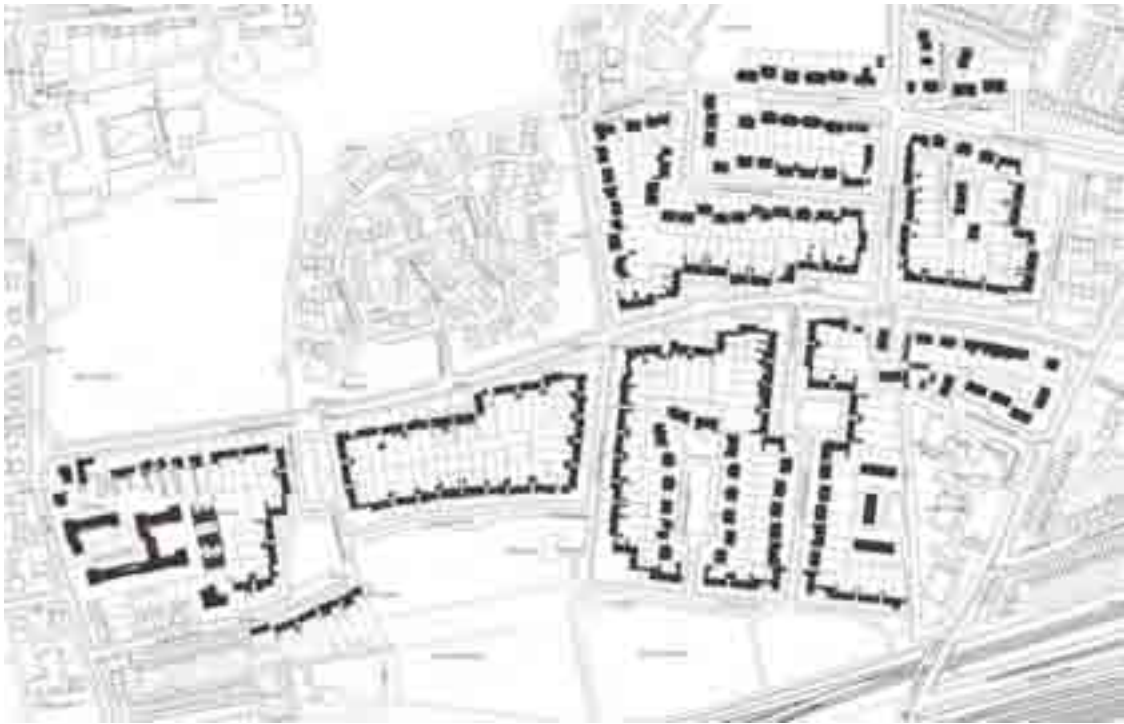


13.9 Queen Mary Avenue Character Area



Key Characteristics:

Size	18.8 ha
Land Use	Residential
House Type	Predominantly 1930's two storey detached, semi-detached and terraced housing
Architecture	Most housing has a similar design, with simple architectural detailing. Features include large steep roofs, chimneys, and a porch over the entrance.
Materials	Materials are consistent, with houses being constructed from a dark red brick, and clay roof tiles.
Building Form	Plot widths are similar throughout at around 9m, establishing a steady pattern of the development along the road.
Building Line	Steady building line
Plots	Although plot sizes vary, most rear gardens are around 15 metres long. Front gardens tend to be between 5m and 10m long.
Layout	Perimeter block layout, with houses arranged around roads and small open spaces, creating a positive frontage onto the public realm.
Enclosure	The roads are relatively open, with wide verges and allocated parking areas, which enhances the suburban character of the area.
Parking	Parking is provided in designated parking areas along the road, with additional parking occasionally provided on driveways
Landscaping	Pockets of open space enhance the spaciousness of the area. Trees contained within the open spaces create a green backdrop to the houses, and soften the visual appearance of the built form.
Density	27 dph
Other	None



13 – South View and Oakridge

13.10 Norn Hill South Character Area



Key Characteristics:

Size	5.4ha
Land Use	Predominantly residential, with small shops along Norn Hill and Woodlands Business Village along Coronation Road.
House Type	Range of house types including Victorian terraces, detached bungalows, 1970's maisonettes and a modern apartment blocks.
Architecture	Range in architectural detailing due to different building ages.
Materials	Materials vary due to age range of buildings, and include brick, render, cladding and flint
Building Form	Massing of the buildings also varies greatly, from the large footprint of the three-storey apartment blocks, to the small scale of the terraces and detached bungalows.
Building Line	Victorian terraces establish a strong building line, but the other housing does not form an overarching building line.
Plots	The apartment blocks are set in their own grounds. Rear gardens to the houses range between 10m and 42m in length
Layout	Linear form of development along an established route into the town centre.
Enclosure	Setback of buildings from the road varies significantly - the Victorian terraces along Norn Hill and Coronation Road are setback 3m from the pavement, but the adjacent bungalows are set back by 30m. This creates a variation in enclosure to the street.
Parking	Most parking is provided along the street, with parking for the apartments provided in parking courts and the bungalows have parking on driveways.
Landscaping	Mature trees along the road create a strong landscape feature, and forms additional enclosure along Norn Hill. Planting in gardens softens the impact of the buildings.
Density	43 dph
Other	Topography rises to the north



13.11 Arlott Drive Character Area



Key Characteristics:

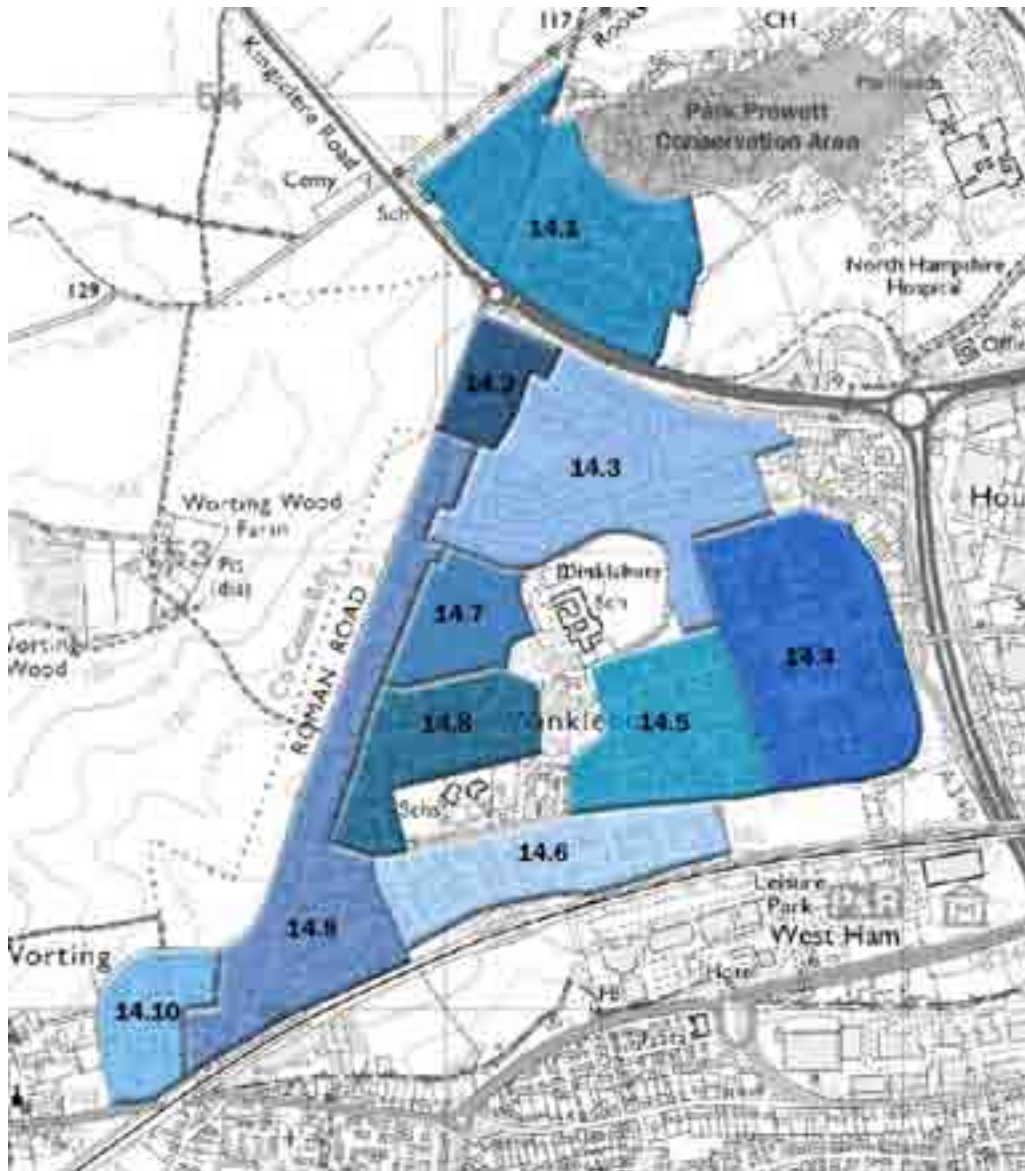
Size	4 ha
Land Use	Residential
House Type	Modern two storey detached, semi-detached and terrace houses
Architecture	Simple architectural detailing, with similar features including a lean-to porch over the entrance, and pitched roofs.
Materials	Materials are consistent throughout the character area, and include a red brick, with occasional use of timber and tile hanging on some elevations.
Building Form	Plot widths range between 5m and 8m, with irregular gaps between houses.
Building Line	No building line, which creates an informal layout of houses
Plots	Modest plot sizes, with rear gardens being between 8m and 12m in length.
Layout	Series of cul-de-sacs and shared drives which branch out from Queen Mary Avenue. Informal layout of buildings creates positive frontage onto the street.
Enclosure	Enclosure varies due to range in set backs of buildings
Parking	Car parking provided on driveways and in parking courts behind the buildings
Landscaping	The housing is surrounded by open space and playing fields, which creates a green setting and open setting. A playground is located in the open space to the south.
10	40 dph
Other	None



13 – South View and Oakridge

13 – South View and Oakridge

14 Winklebury and Rooksdown



Key:

14.1	Rooksdown	14.6	Tiverton Road
14.2	Augustus Drive	14.7	Kenilworth Road North
14.3	Elmwood Drive	14.8	Kenilworth Road South
14.4	Sycamore Way	14.9	Roman Road
14.5	Warwick Road	14.10	Wykeham Drive

Introducing Winklebury and Rooksdown

Winklebury and Rooksdown are located to the north-western edge of Basingstoke. The area is enclosed by main roads – the A339 is to the north, and the B3400 is to the south. The ring road is to the east, and the old Roman Road is to the west, creating a clearly identifiable edge to the town. The undulating topography creates glimpses of the open countryside to the west, which creates an open setting to the area.

14.1 Rooksdown Character Area



Key Characteristics:

Size	19.2ha
Land Use	Residential
House Type	Modern two storey detached, semi-detached or terraced housing, with occasional three storey townhouses and apartment blocks
Architecture	Architectural features vary between pockets of housing
Materials	Materials are similar throughout, and include red-orange brick, render and tile hanging
Building Form	Gaps between houses and plot widths vary, creating an informal rhythm of buildings along the road.
Building Line	Staggered setback of buildings around cul-de-sacs and shared drives does not create a strong building line
Plots	Plot sizes range in size – although rear gardens are generally around 12m in length, front gardens range between 4m and 12m in length.
Layout	Houses are positioned in an informal layout around cul-de-sacs and shared driveways, and are aligned towards the road to create a positive street frontage.
Enclosure	Enclosure varies throughout the character area. Some sections along the road are well enclosed by built form, whereas other areas are more open due to the setback of housing and larger front gardens.
Parking	Resident parking is provided in garages and driveways, with some on-street parking.
Landscaping	A central wedge runs through the centre of the area. The landscaping is an important feature as it creates an open setting to the development, and softens the visual impact of the built form. Mature trees along the north-western boundary create a soft backdrop.
Density	42 dph
Other	Park Prewitt Conservation Area is located to the northeast of the character area



14.2 Augustus Drive Character Area



Key Characteristics:

Size	3.6ha
Land Use	Residential
House Type	Predominantly 1980's two storey detached housing, with a row of terraces located along Wellington Terrace.
Architecture	Architectural features vary, although most have simple detailing.
Materials	Materials are similar throughout, predominantly consisting of brick with clay and concrete rooftiles
Building Form	Varying size and shape of building footprint. Gaps between houses and plot widths vary, creating an informal rhythm and layout to the buildings.
Building Line	Staggered setback of buildings around cul-de-sacs does not create an overarching building line
Plots	Range of plot sizes – rear gardens are between 9m and 20m in length. Front gardens also range between 2m and 9m, creating a varied building set back from the road.
Layout	Series of cul-de-sacs and shared drives which branch off from Wellington Terrace. Houses are aligned towards the cul-de-sacs, creating a positive frontage onto the road.
Enclosure	Enclosure varies within the character area, due to the range in front garden size and road width.
Parking	Resident parking is provided in garages and driveways
Landscaping	The mature avenue of trees along Wellington Terrace creates a green backdrop to the area. Planting in front gardens softens the visual impact of the built form.
Density	25 dph
Other	None



14.3 Elmwood Drive Character Area



Key Characteristics:

Size	23.1ha
Land Use	Predominantly residential, with a parade of shops located at Elmwood Parade
House Type	1970's two storey semi-detached houses and bungalows
Architecture	Most dwellings have hipped roofs and chimneys, often with a garage to the side of the building
Materials	Consistent palette of materials, with most houses being constructed from a pale orange brick, with occasional use of render, and clay rooftiles.
Building Form	Regular plot widths of around 10m create a steady rhythm of buildings along the street.
Building Line	Strong building line along the road.
Plots	Rear gardens range between 10m and 35m in length. Front gardens are consistently around 6m in length.
Layout	Perimeter block layout, with buildings aligned towards the road creating a positive frontage.
Enclosure	Open street environment due to wide roads and small scale form of the houses and bungalows.
Parking	Resident parking is provided in garages and on driveways.
Landscaping	A large open space is located to the north of Beech Way, which creates an open setting to the areas. This openness is enhanced by the grassed verges located alongside the road and at road junctions.
Density	22 dph
Other	None



14.4 Sycamore Way Character Area



Key Characteristics:

Size	20ha
Land Use	Residential
House Type	Two storey terraces, with maisonettes frequently located at the end of a terrace.
Architecture	Buildings are similar throughout. Features include shallow pitched roofs and a regular fenestration pattern. Features also include first floor projections over footpaths.
Materials	Consistent palette of materials, with most houses being constructed from various shades of brick, with concrete rooftiles.
Building Form	Regular rhythm of houses, with plot widths of 8m
Building Line	Individual rows of houses create strong building lines
Plots	Modest plot sizes, with rear gardens being around 12m
Layout	Radburn layout, with housing positioned away from access roads. Houses are arranged in rectilinear rows of terraces.
Enclosure	Streets are open, with wide verges and pavements. Roads are generally enclosed by houses, rear garden walls and garage courts.
Parking	Most parking provided in garage courts, with some on-street parking.
Landscaping	A series of open spaces create an open setting to the houses. Trees and verges soften the visual impact of the buildings. A series of footpaths link the houses with the car parking areas.
Density	35 dph
Other	Topography gently slopes away to the south

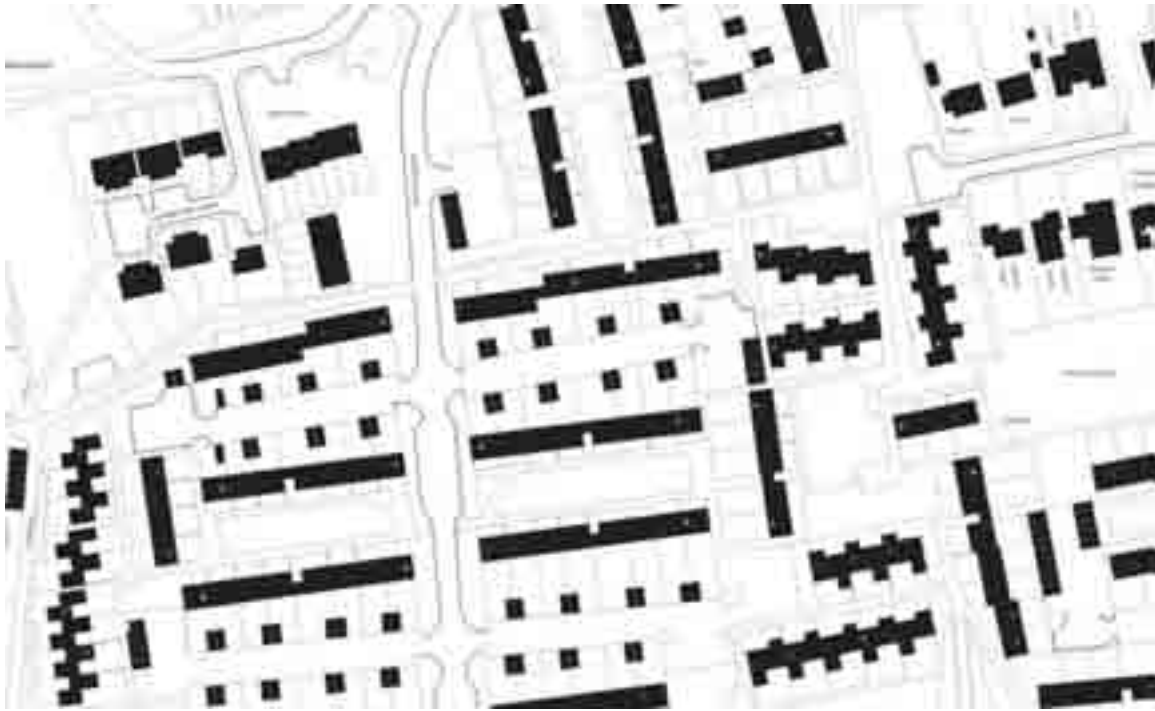


14.5 Warwick Road Character Area



Key Characteristics:

Size	12.8ha
Land Use	Residential - the Winklebury Centre is directly to the west, which includes a church, public house, surgery, and local shops.
House Type	Early 1970's two-storey terraces and bungalows. More established housing is located along Bury Road, which include detached bungalows and houses and modern flats
Architecture	Buildings are similar throughout. Features include shallow pitched roofs and a change in elevational materials at first floor level.
Materials	Consistent palette of materials, with most houses being constructed from brick with horizontal white cladding or render at first floor level to break up the elevations.
Building Form	Regular rhythm of houses, with plot widths of 8m. Bungalows have a slightly larger plot width of 10 metres.
Building Line	Individual rows of houses create strong building lines
Plots	Small front gardens, with the length of rear gardens ranges between 8m and 18m.
Layout	Radburn layout, with housing positioned away from access roads. Houses are arranged in rectilinear rows of terraces.
Enclosure	Streets are open, with wide verges and pavements. Roads are generally enclosed by houses, rear garden walls and garage courts.
Parking	Most parking provided in garage courts and garages alongside the road, although there is some on-street parking.
Landscaping	A series of open spaces create an open setting to the houses. Trees and verges soften the visual impact of the buildings. A series of footpaths link the houses with the car parking areas.
Density	35 dph
Other	Topography gently slopes away to the south



14.6 Tiverton Road Character Area



Key Characteristics:

Size	13.4ha
Land Use	Predominantly residential, with a community hall located along Harlech Close.
House Type	1970's two-storey terraces
Architecture	Consistent detailing throughout – features include shallow pitched roofs, a lean-to porch, and cladding on the first floor elevations.
Materials	Consistent palette of materials, and include a pale brick, with tile hanging on the first floor elevation, and concrete tiles on the roof.
Building Form	Regular rhythm of houses, with plot widths of 6.5m
Building Line	Rows of houses create strong building lines
Plots	Front gardens are around 4.5 metres in length. The length of rear gardens ranges between 8 metres and 20 metres.
Layout	Radburn layout, with housing arranged in linear rows of terraces around garage courts and open spaces. Small enclosed footpaths link the houses to the roads and parking areas.
Enclosure	Streets are open, with wide verges and in many cases, no pavement.
Parking	Most parking provided in garage courts, garages, and some on-street parking.
Landscaping	The character area is relatively open, with several small open spaces. This openness is enhanced by the playing field to the east. Mature trees create a green backdrop to the area.
Density	35 dph
Other	Topography gradually declines to the south



14.7 Kenilworth Road North Character Area



Key Characteristics:

Size	6.1ha
Land Use	Residential
House Type	1970's two storey detached and semi-detached housing and detached bungalows.
Architecture	Buildings have a simple architectural design, with relatively plain facades. Most houses have a pitched roof and a flat roofed porch. Many houses have a garage, either to the front or side of the building.
Materials	Materials are consistent throughout the character area. Buildings are constructed from a pale brick, with rendering or tile hanging on the first floor elevations.
Building Form	Regular rhythm of houses, with plot widths between 10 and 12m
Building Line	Strong building line, which often is staggered to accommodate the curvature of the road.
Plots	Gardens are regular - front gardens are 6m in length and rear gardens around 10m.
Layout	Series of cul-de-sacs branching from Kenilworth Road. Houses are aligned towards the road, and have a relatively regimented layout.
Enclosure	The regular set back of the houses creates a relatively open streetscape.
Parking	Parking is provided in garages and on driveways, with some on-street parking
Landscaping	The area includes several small areas of open space, which increases the openness of the street. Mature trees and plants soften the visual impact of the buildings.
Density	22 dph
Other	The topography rises steadily to the east.



14 – Winklebury and Rooksdown

14.8 Kenilworth Road South Character Area



Key Characteristics:

Size	9.5ha
Land Use	Residential
House Type	1970's two storey terraces
Architecture	Features are similar throughout, and include having flat-fronted front elevations, single storey rear projections, a shallow pitched roof, and relatively small windows.
Materials	Consistent palette of materials – most houses are rendered and painted a range of colours. Roofs are constructed using concrete rooftiles.
Building Form	Regular rhythm of houses, with plot widths of 7m.
Building Line	Rows of houses create strong building lines
Plots	Front gardens tend to have a length of around 5m. Rear gardens are regular in shape, and range between 5m and 10m in length.
Layout	Radburn layout, segregating cars from pedestrians. Housing is arranged in linear rows of terraces around a series of garage courts, open spaces and footpaths.
Enclosure	Trees planted along the road create some enclosure; although streets are still relatively open, with wide verges and in most cases, no pavement.
Parking	Most parking provided in garage courts and garages, with some on-street parking.
Landscaping	The character area includes a number of green open spaces, which enhance the openness of the area, and create a spacious setting for the dwellings. Mature trees create a green backdrop to the area.
Density	35 dph
Other	Land slopes away to the west of the character area



14.9 Roman Road Character Area



Key Characteristics:

Size	21.2 ha
Land Use	Residential
House Type	Housing ranges from Victorian semi-detached houses to the south, to 1950's chalet style bungalows and recent detached houses to the north. A series of backland developments were built in the 1970's.
Architecture	Range in architectural detailing due to age range of houses.
Materials	Range in materials palette
Building Form	Plot widths vary along the main routes through the area, but most tend to be around 12m, which creates a steady spacious character. Backland development tends to be more compact.
Building Line	Steady building line along the road, often obscured by hedging and trees.
Plots	Large plots of land, with smaller plots for backland development.
Layout	Linear development based upon an established route
Enclosure	Roman Road is very open, due to the setback of the houses and the adjacent open countryside. The backland development is more enclosed.
Parking	Resident parking is provided in garages and on driveways.
Landscaping	The countryside to the west of the character area is a major visual feature in the character area, creating an open setting to the buildings. Gardens host a number of trees and shrubs which softens the streetscape further
Density	12 dph along main road, 30 dph in backland areas
Other	None



14.10 Wykeham Drive Character Area



Key Characteristics:

Size	5.8ha
Land Use	Residential
House Type	Range of house types, including 1980's detached faux-Classical houses, 1970's detached and semi-detached houses and bungalows, and large established houses along Glebe Lane.
Architecture	Range in architectural styles due to variation in building age.
Materials	Materials vary due to range of building types, although most buildings are constructed from an orange brick.
Building Form	Buildings are regularly staggered around the road, establishing a steady rhythm of built form.
Building Line	Staggered setback of buildings creates steady building line along the road.
Plots	Rear gardens range between 12m and 28m in length – the houses with the larger gardens tend to be the established dwellings along Glebe Lane
Layout	Series of cul-de-sacs which branch off Wykeham Drive. Houses are aligned towards the road, which creates a positive frontage.
Enclosure	Houses are set back from the road, which creates an open streetscape.
Parking	Resident parking is provided in garages and on driveways.
Landscaping	Small areas of open space and mature trees provide a green backdrop to the character area. The countryside surrounding the area creates an open setting.
Density	17 dph
Other	None



14 – Winklebury and Rooksdown