

NFDC – Settlement Character Assessment

New Forest Townscape Types

Historic & Rural Origins

- **Medieval Urban Settlement**
Planned medieval towns usually with burgage plots, narrow passages, and continuous street frontages. Highly connected layouts with back lanes and narrow alleys.
- **Remnants of Early Settlement / Isolated Farmsteads / Rural Settlement**
Historic farm groups and small rural settlements now absorbed into urban areas. Irregular plots, twisting roads, angled junctions — low connectivity but strong character. Includes vernacular buildings, timber frames, cob walls, and thatch or slate roofs.
- **Cottage**
Small rural dwellings, often linked to smallholdings usually with commoning rights. Typically, double-fronted, brick-built with shallow slate roofs, surrounded by simple outbuildings. Also, now often absorbed into expanding townscapes.

Estate & Classical Development

- **18C Country Estate / Post-Medieval**
Large houses in landscaped grounds, often with mature trees and boundary features. Includes principal house, home farm, and designed landscapes. Limited street connectivity.
- **Classical Urban House (1820–1849)**
Georgian and Regency-style terraces or villas with symmetrical facades, classical detailing, and vertical windows. Strong rhythm along streets, buildings set back slightly. Highly connected grid pattern streets.

Victorian & Edwardian Housing

- **Workers' Housing / Terraces:** Terraced redbrick homes often with narrow front garden or yard and longer rear garden plots. Typically, on gridiron street layouts forming elongated perimeter blocks — high connectivity. Also, often in short runs or small groups of speculative development absorbed within later infill.
- **Arts & Crafts influenced Suburban Villas**
Generous plots on wide, tree-lined avenues. Asymmetrical forms, bay windows, steep roof pitches, and enriched detailing. Moderate connectivity, often part of planned grids.

20th Century Suburban Expansion

- **Interwar/Postwar Suburban**
Detached or semi-detached homes with generous gardens. Wide, gently curving streets and occasional cul-de-sac. Moderate connectivity. Influenced by Garden City principles.
- **Bungalow Estates**
Post-war single-storey homes usually with consistent forms and materials, set in garden plots and curvilinear. Streets in loose curvilinear grid layouts with green verges

- **Post-WWII Flats**

Blocks of flats with communal grounds and minimal private space. Often isolated with limited street integration and rear car parking.

Modern Residential Development

- **1960s/1970s Open Plan Estates**

Mixtures of terraced, semi-detached and bungalow houses (sometimes system-built) in parkland settings, often with garage courts and underused open spaces.

Occasionally includes detached houses. Limited vehicular connectivity with parking in courtyards but often considerable pedestrian networks and access.

- **1980s–1990s Development**

Cul-de-sac layouts of two storey detached and semi-detached houses with reduced private garden space. Typically using mixed architectural styles with mixtures of heritage detailing. Laid out with increased public greenspace, based around a cul-de-sac street hierarchy with feeder roads — low connectivity, car-oriented.

- **Early 21st Century Condensed Suburban**

Mixtures of detached and semi-detached two storey houses and scattered flatted blocks (only occasional bungalow groups). Typically using mixed architectural styles with mixtures of heritage detailing. Hybrids of connected and perimeter block layouts with good connectivity. Layout designs are focused on car access and householders' privacy, with minimal public realm on streets and typically shallow frontage gardens and reduced on-plot amenity space.

Commercial & Industrial Areas

- **Mixed-Use Commercial/Residential**

Shopfronts with residential above, integrated into street frontages.

- **Traditional Industrial**

Historic mills, breweries, and tanneries, often near railways. Sometimes embedded within other townscape types.

- **Modern Employment Parks and Industrial Estates**

Large-scale, sheet-clad buildings with shallow pitched roofs. Often inward facing with large car parks and interspersed with landscape planting.

Public, Civic & Special Use Areas

- **Hospitals and Schools**

Educational and healthcare buildings with distinctive architecture and grounds, both historic and modern.

- **Civic Buildings**

Council offices and public buildings, ranging from historic conversions to modern concrete blocks.

- **Defence Sites**

Military sites from medieval castles to modern barracks, often redeveloped.

- **Churchyards and Religious Precincts**

Embedded within other townscape types, contributing to historic character

Totton Settlement character study

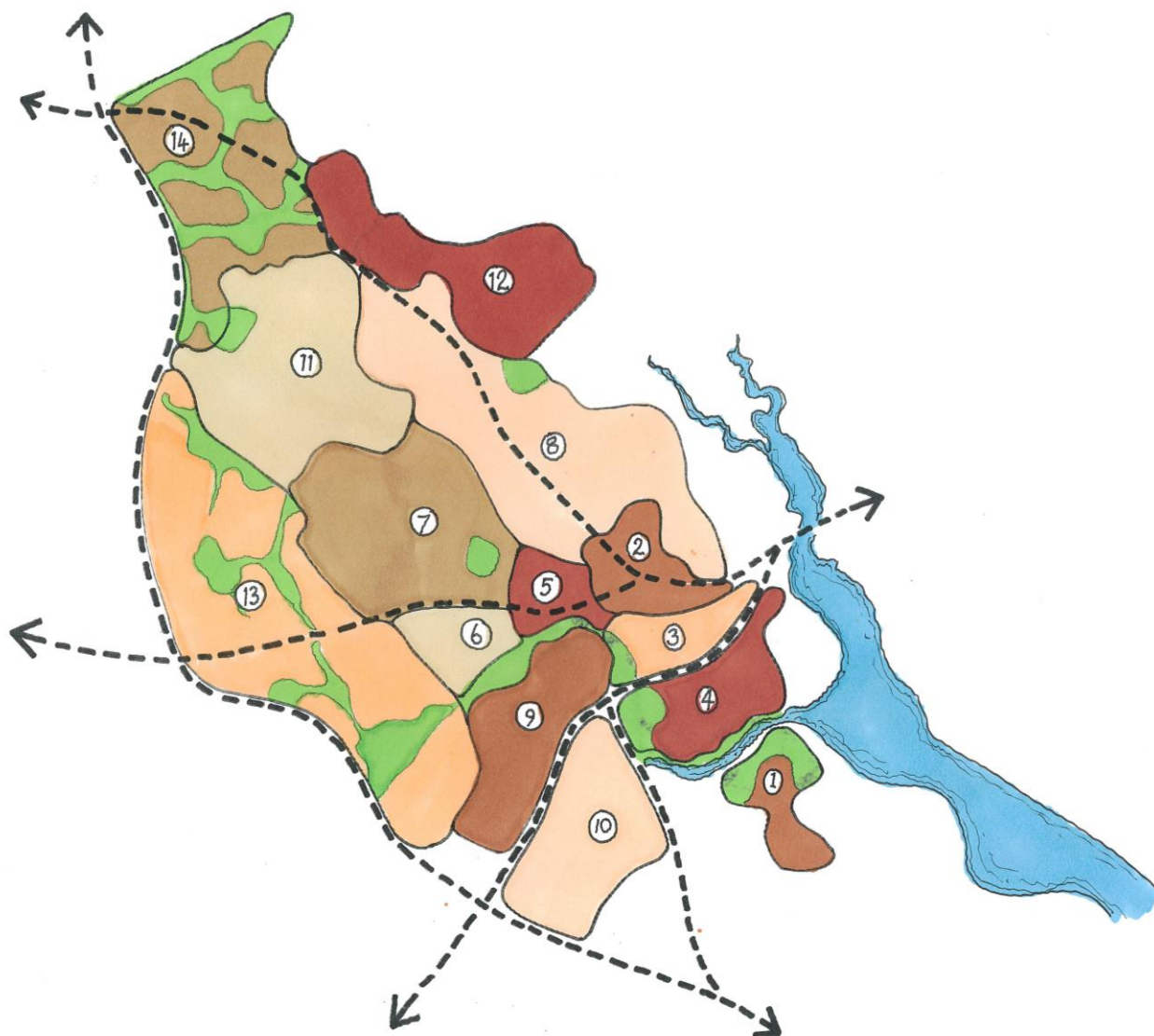
Underlying landscape and adjoining character areas - Landscape setting

Totton lies on the eastern edge of the district, within the Waterside Parishes landscape character area and abutting the Copythorne Forest Farmlands and Ashurst and Hythe Forest Farmlands. The north-west fringes of Totton adjoin the higher land of the Copythorne Forest Farmlands. The settlement has a poorly defined boundary in this area. Residential estates continue to expand outwards into the adjacent wooded farmland which is characterised by small irregular fields of medieval origin. The Conservation Areas of Hanger and Hazel Farms are important historic features in this confined area. The south-west fringes adjoin the Ashurst and Hythe Forest Farmlands. Here the Totton by-pass (A326) forms an artificial boundary between the settlement and the surrounding heavily wooded forest farmland, where the irregular medieval field pattern has often been overlaid by regular parliamentary fields, for example around Bartley Water. The south-east fringes adjoin the Waterside Parishes. To the east and southeast, the edge of the settlement is crisply defined by the physical barriers of the Test floodplain and Eling Creek. The floodplain provides a distinctive setting for the settlement, contributing both ecological value and visual amenity. Eling Creek and Bartley Water provide a setting for the southeastern edge of Totton. The tide mill and causeway are of historic importance, but the wetlands are also a valuable tidal habitat and an important

Settlement evolution

Both Totton and Eling were mentioned in the Domesday Book as Totingtone 'Farm of Totta' and Edlinges Aeolingas lies behind this'. Totton is now a much larger settlement than Eling, however this has not always been the case. There is a small linear development along 'High Street' and another in 'Calmore Road' that contains some Victorian terraces, and the separate settlement of Eling is distinct. Eling was a busy port in the 18th Century but is now a relatively quiet backwater. Due to the spread of Totton in this century, it is Eling not Totton which retains a visible historic core. Both Totton and Eling have originated along a linear pattern, but Totton has now spread in a fan shape effectively including Hounslow, Brokenford, Rushington, Testwood and Calmore. On its western side Hanger and Hazel Farms form a green break to development between the spread of the town and the bypass.

Conceptual plan of character areas in the Totton and Eling Town Parish



As the map above shows, Totton and Eling has been divided into a number of distinct areas (numbered 1-14) so that the characteristics of each can be assessed. Each character area loosely defines neighbourhoods that have an identifiable character and sense of cultural cohesion. It is recognised that there are certain generic qualities and characteristics that can be seen in the way our streets and towns are laid out and this analysis can then be used to inform future development designs in the development of policies, guidance and codes by the local Planning Authority.

1. Eling Hill

Description

Historic Village to the south of the town. A conservation area with many of its buildings of heritage value or polite domestic style, set along a lane. The Village is set around the Parish Church and a grand villa on a small hill overlooking Southampton Water and Eling Creek/Bartley Water. Agricultural buildings and rural dwellings each have generous garden spaces, with a preponderance of mature tree cover so that the village character is strongly one of rural tranquillity. Whilst it is part of the origins of the town of Totton and lies within its jurisdiction, it is in no way urban in character.

Main townscape types

- Remnant early settlement
- Classical, Urban house
- Victorian “workers house”
- Forest Cottage

Key Buildings (or characteristic building groups)

- St Mary’s Church – Landmark and historic cultural centre of the village
- Walls containing the lane on the northern end of Eling Hill – define the character of the street as historic village
- 4-12 Eling Hill - characteristic heritage
- Old Rectory Court
- Eling Hill Farm and outbuildings
- Out buildings in front of Old Saltings
- 2-8 Homeway Cottages, Eling Hill/ Bury Lane?
- King Rufus
- Bell House (former Inn)
- Ivy Cottage
- Colbury Manor
- Coles Farm and outbuildings

Key green infrastructure elements

- Cemetery and associated woodland
- Woodland
- Goatee Beach and associated public greenspace
- St Mary’s Church and churchyard cemetery
- Eling Creek foreshore
- Deep rear gardens and garden settings of larger houses or farmstead building groups
- Green verges and modest front garden greenery of roadside cottages

Main valued characteristics

- Tradition and heritage
- Green setting for buildings
- Rural lane with shared surface carriageway, green verges and garden settings

Pressures for change

- Car speeds on the road with no pedestrian route or room alongside.
- Parking for residents is on the road
- Space available for development in fields linking Marchwood and Eling – if this becomes part of the local plan then respect and sympathy for Eling Village will be necessary.

Codeable Solutions

- Conservation area so change is unlikely, but this may link to future developments between Eling and Marchwood:
- Development must not exacerbate road parking issues and should protect pedestrians and cycle routes where possible.
- Development should not impact on heritage assets.
- New development must offer protected margins along frontages to offer greenery and personalisation.
- Development should respect roof forms and skylines
- New development must respect heritage assets in terms of height and architecture

2. Town Centre

Description

Commercial core of the town with mix of modern and traditional buildings mainly two storeys with some at three-storey. Considerable diversity of building form and architecture. Typically, small plots and domestic scale building mass with hipped or gabled roofs (although some flat roof appears on purpose-built shops from the 1960s and the campus style civic and community buildings north of The Precinct shopping parade).

Residential property makes up a proportion of the use mix within the town centre with some purely residential streets, and some accommodation over shops.

The topography is generally flat.

Main townscape types

- Late 19C early 20C connected streets

Key Buildings (or characteristic building groups)

There are occasional traditional buildings and building groups that remain, which should inform design decision on new development. Of significance amongst these are:

- Cross Keys (The Keys) public house and its neighbouring house to its immediate west (no 16).
- Catslide form building at No 138 Commercial Road (Totton Tyres)
- The Station and its pedestrian overbridge
- Elephant and Castle public house
- St Theresa's church

Key Buildings that offer valuable character in the town centre

- The terraced houses on Junction Road
- Mill Road terraced houses
- The terrace of shop buildings at Station Road
- Occasional remaining early C20th red brick houses
- Older parade of shops in Commercial Road (identified as a Heritage Asset in Neighbourhood plan)
- Savoy cinema (NP Heritage Asset)
- St Mary's Hall, Junction Road (NP Heritage Asset)

Key green infrastructure elements

- Trees and verges at Water Lane triangle and along Salisbury Road
- Central roundabout
- Frontage and corner of McDonalds on Commercial Road
- Civic and community campus area
- Testvale Park
- Trees and green edge along Maynard Road at railway siding and Totton Timber.
- Trees along front of development at: Totton Retail Park; McDonalds (landmark tree group)

Tree cover in the town centre is sparse, but where it exists needs protection and additional care. Such examples include tree groups at Lidle car park and across Asda car park and its environs along Maynard and Ringwood Road are important.

Main valued characteristics

- Green spaces, easily accessible
- Compact shopping areas
- Older buildings where they have been preserved

Pressures for change

- Car parking – residential roads are full
- Access to public transport – limited buses and trains
- More density of population needed to bring vibrancy to the town.
- Too much height and density take away from the historic character of Totton as a rural town.

Codeable Solutions

- Development must not exacerbate road parking issues and should protect pedestrians and cycle routes where possible.
- Development should not impact on heritage assets or rural character of the town.
- Development should respect roof forms and skylines with individual exceptions as indicated in the Neighbourhood Plan
- Central greenspaces need to be protected to preserve rural character of the town.

3. Rumbridge Street

Description

Bounded to the South by the 1950s Bypass, Rumbridge Street is Centred around the traditional commercial core of the town, at Batt's corner. Many of the older buildings are domestic in scale and form, with some traditional shopfronts and many former houses having been extended forward to make shop fronts. Red brick and grey slate roofs are characteristic with hipped roofs running along the road. Behind Rumbridge Street is a collection of small-scale outbuildings and occasional larger buildings containing a mixture of uses all within simple gabled building forms of one or two storeys in height. Occasional three storey buildings punctuate the street where corners or important vistas are landmarked.

Residential use dominates the northern part of this area with some employment uses working awkwardly alongside.

Main townscape types

- Mid 19C Victorian "Workers House":
- Late 19C early 20C connected streets (gridiron):

Key Buildings (or characteristic building groups)

There are occasional traditional buildings and building groups that remain, which should inform design decision on new development. Of significance amongst these are:

- Terrace 90-98 Rumbridge Street
- Cottages 86 and 88 Rumbridge Street
- The Old School House, Rumbridge Street
- Terraced Houses 65-75 (odds) Rumbridge Street
- Oddfellow Hall 32 Winsor Road
- Elingfield (House and Court) 26 High Street
- Station House 1-8 South Station Road

Buildings that offer valuable character in Old Totton include:

- Terrace houses in Osbourne Road
- Terraced houses at 83-93 Rumbridge Street
- Traditional Shop fronts at:
 - 11 Maydays (NP Heritage Asset)
 - 17-19 Corals Betting Shop (NP Heritage Asset)
 - 33-37 Rumbridge Street
 - 17-25 high street
- Traditional cottages 23-29 Junction Road
- Domestic group including the old Swan Inn up to Elingfield Court High Street
- 1 and 2 High Street (former bank)
- 9a Eling Lane (Sweet shop)
- 13 Eling Lane
- Riverside Studios/The Attic, 32 Winsor Road (NP Heritage Asset)
- Sweet Thoughts, 9A Eling Hill (NP Heritage Asset)
- Telephone Exchange (NP Heritage Asset)
- Henry Powell Funeral Directors, 11-13 Eling Lane (NP Heritage Asset)

- Batts Corner 1-4 Eling Lane (NP Heritage Asset)
- The old bank 1 and 2 High Street (NP Heritage Asset)
- Ashbys (Old brewery) 62 Rumbridge Street
- RA Jones, 38 Rumbridge Street (NP Heritage Asset)

Key green infrastructure elements

- Rum Green Pocket Park off Brockenford Lane
- Tree groups and green entrance areas either side of western end of Rumbridge Street, alongside Bartley Water, in rear gardens of 83-93 and behind the Old School House, adjacent to the Bypass
- Trees in and around Winsor Road car park
- Trees in and around Elingfield car park

Main valued characteristics

- Domestic scale and heritage building forms and massing
- Heritage area of the town
- Remnant heritage shop front groups

Pressures for change

- Car parking – residential roads are full, but parking is needed to allow the convenience of shops, takeaways etc to flourish.
- Further densification may impact on access around Rumbridge Street.
- Shops need to be retained rather than change of use to become residential.

Codeable Solutions

- Development must not exacerbate road parking issues and should protect pedestrians and cycle routes where possible.
- Development should not impact on heritage assets or rural character of the town.
- Development should respect roof forms and skylines with individual exceptions as indicated in the Neighbourhood Plan
- Shops need to be retained where possible rather than change of use to residential

4. Eling

Description

Distinctive early C20th red brick houses on grid iron street layout. Small frontage gardens, long rear gardens create important green infrastructure within the neighbourhood. The older red brick area of hip roofed semis and detached houses gives way to terraces at Fisher's Road before later houses in render continue the layout pattern south and west with hip roofed bungalows backing onto the Bartley Water flood corridor in the southwest.

A turn of 21st century development offers a traditional backdrop to a picturesque Quay and The Anchor Inn.

The eastern half of the area consists of Eling Wharf, which is used for container storage at present.

Red brick and tile. In an area where the consistency and heritage of the vast majority of the buildings inform a highly distinctive character, the standout buildings are Eling School, The Anchor Inn, Eling Tide Mill and the sail-loft styled heritage centre and flats on the corner of Eling Lane.

Main townscape types

- Late 19C early 20C connected streets (gridiron)
- 20C - Mass Inter-war/ Post-war Suburban
- Bungalow Estates

There is a modern collection of buildings that recalls a more vernacular pattern of street containment close to the key and Tide Mill. Whilst not authentic in heritage terms they do present a strong character for the quayside area which is valuable.

Key Buildings (or characteristic building groups)

- Eling School - a landmark and attractive building set in its own space.
- The Anchor Inn - a landmark and attractive building with public access to all sides and a shoreline setting
- Eling Tide Mill – Historic feature of national significance, set in a picturesque landscape.
- Eling Heritage Centre and associated flats – late 20th century definition given to the shoreline and harbour front, through strength of street containment, articulated roofscape and special ‘historic’ treatment through architecture, richness of detailing and materiality.
- 6 – 27 Fisher’s Road and 43-53 Bartram Road are characteristic groups – examples which illustrate many of the typical characteristics of the buildings from the prevailing townscape type.

Key landscape features

- Eling Recreation Ground
- Rear garden groups in grid iron street blocks in the north of the area
- Garden frontages to streets
- Green space alongside Bartley Water
- Small green and beach at The Anchor Inn

Main valued characteristics

- Consistency of character in houses – layout, appearance, details, materials. See typology appendix A
- Regular street rhythms through building features and plot divisions.
- Domestic scale
- Heritage of northern and southeastern areas
- Waterfront spaces

Pressures for change and loss of distinctiveness

- Parking on verges,
- Loss of small front garden margins
- Changes in roofscape to accommodate attic conversions, particularly in bungalow estates

Codeable Solutions

- Development must not exacerbate verge parking issues and should repair and protect where possible.
- Development should not remove walls or railings to frontage of properties.
- New development must offer protected margins along frontages to offer greenery and personalisation.
- Development should respect roof forms and skylines
- New development must respect typical typology characteristics including those for layout and appearance.
- Developments must use predominantly red brick

5. Town Centre Fringe

Description

Like Eling character area, the presence of late 19C, early 20th century red brick houses combined with some speculative suburban Victorian/Edwardian houses, offer considerable character to this area. Small front garden spaces with wall or railing definition offers greenery to streets.

Main townscape types

- Late 19C early 20C connected streets (gridiron):
- Late 19C Victorian/ Edwardian/ Arts and Crafts Suburban Speculative:

Key Buildings (or characteristic building groups)

- 21-29 Lydlynch Road and Lydlynch School
- 55-71 Water Lane
- 100-102 Ringwood Road
- 93-141 Ringwood Road

Key green infrastructure elements

- Long rear garden groups of trees and greenery inside perimeter blocks and alongside the railway.
- School Field
- Frontage walled gardens and garden hedges typical of most streets

Main valued characteristics

- Red Brick
- Heritage
- Green and tranquil backwater

Pressures for change and loss of distinctiveness?

There is a constant turnaround of shops and ownership in the town centre as shops change. This means that change is a constant in the Town but also that new owners may wish to pursue a change of use from shops to residential.

The Neighbourhood Plan, The Totton Town Centre Masterplan and the Local Plan all point towards upward development of the Town Centre and for more residential provision.

Codeable Solutions

Retain shop units in the Town Centre but allow some building above as residential. This is already in place but could be increased with little detriment to the character of the town if it kept at a reasonable level.

Improve the Town Centre to improve the experience for visitors, enabling the Town Centre to become a more welcoming space.

6. Testbourne

Testbourne as a housing estate (primary owner occupied, 2 bedroom properties) built around the 1970s in an ever-expanding Totton. It is a self-contained area with a fair degree of neighbourhood interaction and support, helped by a reasonable proximity to Totton town centre.

There are some amenity shops, including a post office, on the corner of Testbourne Ave/Ringwood Road. There is also an amenity green space between the 2 sides of Testbourne Ave which provides recreational opportunities for children. There is some confusion about the ownership of this green space, and some anxiety from local residents about whether this might ever be developed for additional housing (the suggestion seems to be that there is some form of covenant which would prevent building on the land, but the anxiety persist).

Testbourne also has easy access to Bartley Water and surrounding green space via an access on Gradidge Way.

7. Hammond Green

Hammonds Green started as a hamlet on the out skirts of the town before any substantial development took place.

The area was predominantly farmland, with several farms in the vicinity. Moor's Farm and Dovey's Farm the two most prominent, all have now disappeared with development and the construction of Totton Collage.

Dwelling in the early days were very piecemeal and of various construction type, the top third is a single track and was known as the "roughs". It is thought that this section was originally a track on the farmland and was used by farm workers for temporary accommodation.

Over time there was the building of several brick buildings, but the majority of buildings were self-made structures known as egg box houses, literally mortar covered chicken wire on plywood structure. They were all individual in size and shape and gave the "roughs" a very distinctive feel. Also, old railway carriages were used for accommodation

The farmland to the west was mostly lost to the development of the Totton Grammar School in 1955, as part of this development an area of land along Hammonds Green was used to build a large number of Bungalows. The opposite side of the road was mainly two- and three-bedroom two story brick houses.

On the east side of the road is the Ebenezer gospel hall, which has been used for several purposes over the years.

There were several businesses that developed at the rear of the old farmhouse, one was an industrial Laundry and a car maintenance garage. Also, this area was used as storage ground for several owners of fairground equipment.

The playing fields for the college are the largest area of open space although it is not open to public use.

The development of land on Dovey's Farm led to the development of Brackley Way, which leads through to the recreation ground of Cheem Way and then through to Test wood Rec.

Development of the original road has remained piecemeal and the development of Brackley way has been the only major development in recent years.

8. Testwood

Description

Largely built between the wars, this is the area designed for families which surrounds the Testwood School – an important secondary school in the town which was an alternative intake for those not attending Brockenhurst Grammar School. Now the grammar school system no longer exists the idea of families living close to the school persists. Most of the area is older housing but there are some areas of more contemporary housing towards the north of the site and a block of social housing which is of imaginative design at the mouth of Testwood Lane.

Main townscape types

- Interwar/Postwar Suburban

Detached or semi-detached homes with generous gardens. Wide, gently curving streets and occasional cul-de-sac. Moderate connectivity. Influenced by Garden City principles.

- Bungalow Estates:
- 20C - Mass Inter-war/ Post-war Suburban
- Some more modern properties built in the 80's and 90's.
- Individual post millennium contemporary buildings such as Penman House etc.

Key Buildings (or characteristic building groups)

- Testwood School
- Penman House
- Testwood Pub

Key green infrastructure elements

- Away from the school area the verges are more intact giving the streets a greener appearance. Some trees – probably 70's planted? Also lead to a leafier feel to the older area, as does the offroad parking.
- The school makes a big difference to the street scene locally where roads nearby have destroyed verges.
- More modern build housing has less greenery in gardens with much smaller front gardens, given over to drives and with more on road parking.
- Larger front gardens allow for greenery alongside the wide roads.
- Established Trees planted alongside pavements and verges
- Verges remain largely intact due to off road parking.

Main valued characteristics

- Larger scale domestic building with villa style gardens
- Quiet, wide streets shaded with trees
- Verges still largely intact
- Local access to town and quiet walks
- Wider, calm streets of a tidy appearance.

Pressures for change

- Further densification would impact on street parking and general character of the streets
- Conversion to HMOs or multiple apartments would alter the character of the currently intact mid-20th century housing.
- Verge parking as housing occupant numbers grow, altering the character of the wide, green streets and threatening younger trees.

Codeable Solutions

- Development must not exacerbate verge parking issues and should protect pedestrians and cycle routes where possible.
- Development should not impact on local street scene.
- Development should respect roof forms and skylines

9. Rushington

Description

Largely mid-20th Century housing from the 1930's, 40's and 50's. Villa style housing with front garden, many gravelled to allow for parking. Some parking on roads but this is limited so the grass verges largely remain intact in most streets. Designs include rare flat roofed properties, but some more contemporary changes have been allowed such as boarding. Wide, easy navigable streets.

Main townscape types

- Late 20th and early 21st century industrial box units:
- Bungalow Estates:
- 20C - Mass Inter-war/ Post-war Suburban

Key Buildings (or characteristic building groups)

Flat roofed houses in Kinross Road, Examples of larger houses in Rushington Avenue. Houses maintain individual characters, sometimes by the number of plots they take up – some semi-detached while others are a single residence across two plots, and sometimes through individual architectural features. Some minor superficial changes to houses have been allowed over time including car ports and side extensions but the frontages remain largely intact from the 20th century.

No real individual buildings of note within the estate but a leftover track between houses in Culford Avenue, known as the Culford Cut, allows local events to take place e.g. a summer fete-style get together, and occasional Christmas gatherings organised by the local resident's association.

Key green infrastructure elements

- Larger front gardens allow for greenery alongside the wide roads.
- Established Trees planted alongside pavements and verges
- Verges remain largely intact due to off road parking.
- Industrial estate bordered by trees and Bartley Water giving more rural feel than most industrial estates locally.
- Rum Walk is regularly used by residents and allows residents to access the Eling Marshes area without walking alongside busy roads.

Main valued characteristics

- Larger scale domestic building with villa style gardens
- Quiet, wide streets shaded with trees
- Verges still largely intact
- Local access to town and quiet walks along the Bartley Water.

Pressures for change

- Further densification would impact on street parking and general character of the streets
- Conversion to HMOs or multiple apartments would alter the character of the currently intact mid-20th century housing.
- Verge parking as housing occupant numbers grow, altering the character of the wide, green streets and threatening younger trees.

Codeable Solutions

- Development must not exacerbate verge parking issues and should protect pedestrians and cycle routes where possible.
- Development should not impact on local street scene.
- Development should respect roof forms and skyline
- Retention of the Culford Cut as a publicly accessible area of land is vital.

10. Hounslow

Description

The village of Hounslow was originally marked on maps as extending far wider area from what is now Colbury, including Knellers Lane, Pound Lane and Langley House.

Hounslow grew up as a village of typically scattered forest cottages along Main Road, becoming infilled with mid Victorian workers cottages and examples of the dwelling late Victorian and Edwardian red brick houses normally associated with the type of grid iron street layouts we see at Eling. Mooncross Road suggested an early grid iron development. Further infill during the inter and post war years along Jacobs Gutter Lane and behind Mooncross created a more recognisable village with shop and pub.

These varied houses, bungalows with gardens front and back characterise the western part of Hounslow character area. Some grander interwar semi-detached pairs appear as villas looking down upon Main Road as it descends towards Rustington Roundabout and the town centre.

Main townscape types

- 1960s/ 1970s Open Plan Estates:
- 20C - Mass Inter-war/ Post-war Suburban:
- Workers' Housing / Terraces: Moonscross road
- Bungalow Estates
- Post-WWII Flats – walk-ups to three levels with adequate parking
- Modern Employment Parks and Industrial Estates – Hounslow Industrial Estate, also more contemporary office-style buildings.
Large-scale, sheet-clad buildings with shallow pitched roofs. Often inward facing with large car parks and interspersed with landscape planting.
- 1960s/1970s Open Plan Estates
- 1980s–1990s Development - Jacobs Walk and off Jacobs Gutter Lane
- Unusual post war prefabs which have been added to and made more solid by owners with spacious gardens – The Retreat.

Key Buildings (or characteristic building groups)

- 47-65 Main Road
- 75-78 Main Road
- 135-137 Spicers Hill
- Moonscross Ave
- Jacobs Walk
- The Retreat

Key green infrastructure elements

- Verges, wide grassy spaces, some street trees.
- Shorter, smaller gardens unsuitable for parking tend to have been maintained, giving the area a further green character.

Main valued characteristics

- Wider, calm streets with verges in limited areas.
- Green spaces within the cul-de-sacs.
- A range of utility but thoughtful architecture. New development could be more innovative if self-contained, but in-fill needs to fit with the localised street scene.

Pressures for change

Change of use for the local pub to become apartments. This is the only pub within easy reach.

Removal of Hounslow Community Centre as it is very close to the development area of Clay Meadows, previously the NFDC Waste collection storage facility.

Codeable Solutions

Maintain community facilities in the area to allow continued community cohesion.

11. Calmore

Description

The old village of Calmore with its various small inter and post war additions forms the western side of this area. A typically New Forest linear village, Calmore is strung out along a lane with later infilling of varied houses and bungalows, but the core character remains. Small tracks lead away from the main village spine (Calmore Road) includes The Drove, Shepards Hey Rd and Charmus Rd. Altogether the tradition of rear and front gardens has given the village a green and sylvan quality.

The main eastern part of the area is a 1960s/70s expansion of open plan housing with large areas of communal greenspace, courtyard parking and off-road footpath links.

Main townscape types

- Late 19C early 20C connected streets (gridiron):
- 1960s/ 1970s Open Plan Estates

Key Buildings (or characteristic building groups)

- Saint Anne's Church and 352 Calmore Rd
- 208, 218, 220, 290 292, 294, 302, 308 (Belford cottage), 318, 320 (Fernleigh Cottage), and 344 Calmore Rd
- Calmore Cottage, Loperwood Lane,
- Pear tree Cottage Cooks Lane
- Sundaisy Cottage Cooks Lane
- Calmore Village Hall (NP Heritage Asset)

Key green infrastructure elements

- Deep gardens, sylvan character and the recreation ground in the western 'village' area.
- Wide verges and communal greenspace in the eastern open plan extension.
- Parking is beginning to erode some of the green spaces
- Many of the trees on the estate were preserved so are mature and where soil isn't disturbed the green spaces also host semi rare plants such as milkmaids which normally only grow on established countryside. The estate is part of the Town Councils Wildlife Corridor plan to link the New Forest with the Test and Testwood Lakes.

Main valued characteristics

- Open plan front gardens with limited fencing
- Easy pedestrian and cycle access to green space and beyond the estate
- Access to nature – many of the trees on the estate were preserved so are mature and where soil isn't disturbed the green spaces also host semi rare plants such as milkmaids which normally only grow on established countryside. The estate is part of the Town Councils Wildlife Corridor plan to link the New Forest with the Test and Testwood Lakes.

Pressures for change

Further building developments surrounding Calmore at the north of the town. These have already changed the character of the area and if more are allowed to go ahead will link the Town directly through Netley Marsh to Ower creating a much larger single conurbation with reduced individual characteristics for the different parishes.

Infilling on current green spaces. Calmore had a number of green spaces preserved when the main estate was built. These provide much needed recreational facilities in the north of the Town.

Retaining wildlife corridor possibilities. Each development is required to add to the biodiversity new gain and generally this includes wildlife corridors through new developments, often linked to anti-flooding measures. This needs to be enforced and maintained but also allowance needs to be undertaken that the wildlife corridors need to lead between wildlife areas and not become the wildlife areas in their own right as they will not be big enough to serve that purpose.

Flooding has already been an issue in Calmore and is predicted to become worse by the Environment Agency.

Codeable Solutions

Remove development suggestions from the Local Plan which will link development to Ower.

Register green spaces in the area as local green spaces through the Neighbourhood Plan.

Ensure that wildlife corridors are enforced and that wildlife sites are kept so that the wildlife is travelling along the corridors to a more appropriate site.

12. Calmore Industrial Area

Description

Industrial and employment park with little consistency or definition. Landscape elements consist of valuable greenspace margins either side of Brunel Road with buildings close to the countryside enjoying a more significant green setting than units within the area. Latterly, the area has expanded to embrace football clubs and further employment and supermarket to the north during the early 21st century. The latter development includes retained woodland and scrub north of Little Testwood Farm, which together with Testwood House to the north, and Park House on the A36 roundabout are the only buildings offering reference points for character in the area.

To the West of this, Testwood Lakes is part of a significant green infrastructure corridor which offers various large publicly accessible areas of greenspace and walking routes linking up with Lower Test Nature Reserve and the North Totton developing green routes.

Main townscape types

- Late 20th and early 21st century industrial box units.

Key Buildings (or characteristic building groups)

- Little Testwood Farm
- Testwood House
- Park House
- Key green infrastructure elements

Main valued characteristics

- Green setting to east and western edges and along main access road

Pressures for change

Not clear at Town Council level.

Codeable Solution

Not clear at Town Council level.

13. West Totton and Ashurst Bridge

Description

1980s-early 2000s residential expansion. Cul-de-sac layouts around looping and connected link roads and a significant pedestrian/cycle 'green route', joining up key green spaces and community facilities.

The whole layout benefits from retained elements of the host landscape including significant hedgerows and field oaks augmented by further planting and green space as setting for both amenity spaces and a landscape-led distribution of development parcels,

Houses are predominantly a mixture of standardised 1,2 and very occasionally 3 storey designs with varied building orientation and set-back, no clear building lines, car spaces often embraced within informal frontage garden spaces. Modest rear garden groups offer some green backdrop and skyline but are secondary to the planned green infrastructure of the West Totton Green Route.

A few older buildings remain from before the expansion related to the old road layouts as mid 19thC "workers" houses or Forest Cottages on the edges of Netley Marsh Village.

Main townscape types

- 1980s and 1990s Development
- Early 21st century condensed suburban block Development

Key Buildings (or characteristic building groups)

- Hanger Farm House and Barn
- Wilton Cottages, Fletchwood Road
- 6 Ringwood Road

Key green infrastructure elements

- Bartley Park and the Bartley Water.
- Hangar Farm

Main valued characteristics

Houses are close to amenities for families and close to the green route for easy access without cars to other parts of the Town, shops, community facilities etc.

Pressures for change

Few facilities at the Ashurst Bridge end means that people often need cars to live there.

A326 works may seek to remove wildlife corridor and pollution/sound barrier making life less pleasant for residents.

Codeable Solutions

Ensure green space facilities are protected in future planned developments.

Enforce current thinking that A326 works should not remove the tree and wildlife barrier.

14. North Totton

Description

More rural in nature with open fields. Development to date has occurred along village lanes, however parts of this area has been identified as a strategic site for development within the current Local Plan.

Main townscape types

- Early 21st century condensed suburban block Development

Key Buildings (or characteristic building groups)

- Calmore Croft Farm, Salisbury Road
- Little Testwood Garage (house), Salisbury Road
- Red Cottage, Pauletts Lane
- Calmore Village Hall, Pauletts Lane
- Broomcroft, Loperwood

Key green infrastructure elements

- Alternative Natural Recreational Greenspace (ANRG) areas planned and under construction under Policy SS1 encompassing woodland streams and hedgerows as well as strategic landscape features. Most yet to be implemented but will form the basis for landscape led layouts. Dimensional criteria ensure a series of spaces and links of set minimum dimensions.
- Hattons Copse
- Bog plantation
- Kilnyard Copse
- Hill top adjacent to Kilnyard Copse
- Ridge Line of Brookes Hill

Main valued characteristics

- Green infrastructure
- Ease of pedestrian and cycle access to countryside – particularly Hill Street.

Pressures for change and loss of distinctiveness

- Loss of access to countryside
- Loss of countryside
- Flooding due to building on what is already a partly flooded area

Codeable Solutions

- Development must not exacerbate parking issues and should repair and protect where possible.
- Cycle and pedestrian routes are a necessity
- New development must offer protected margins along frontages to offer greenery and personalisation.
- New development must respect typical typology characteristics including those for layout and appearance.
- Development must allow wildlife corridors to link between recognised wildlife sites.