

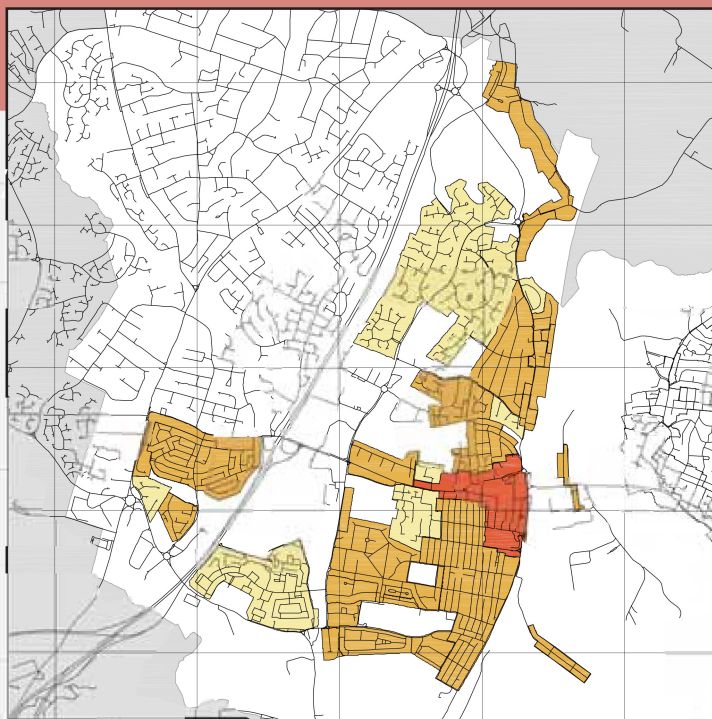
EASTLEIGH BOROUGH COUNCIL

LOCAL DEVELOPMENT FRAMEWORK

Character Area Appraisals

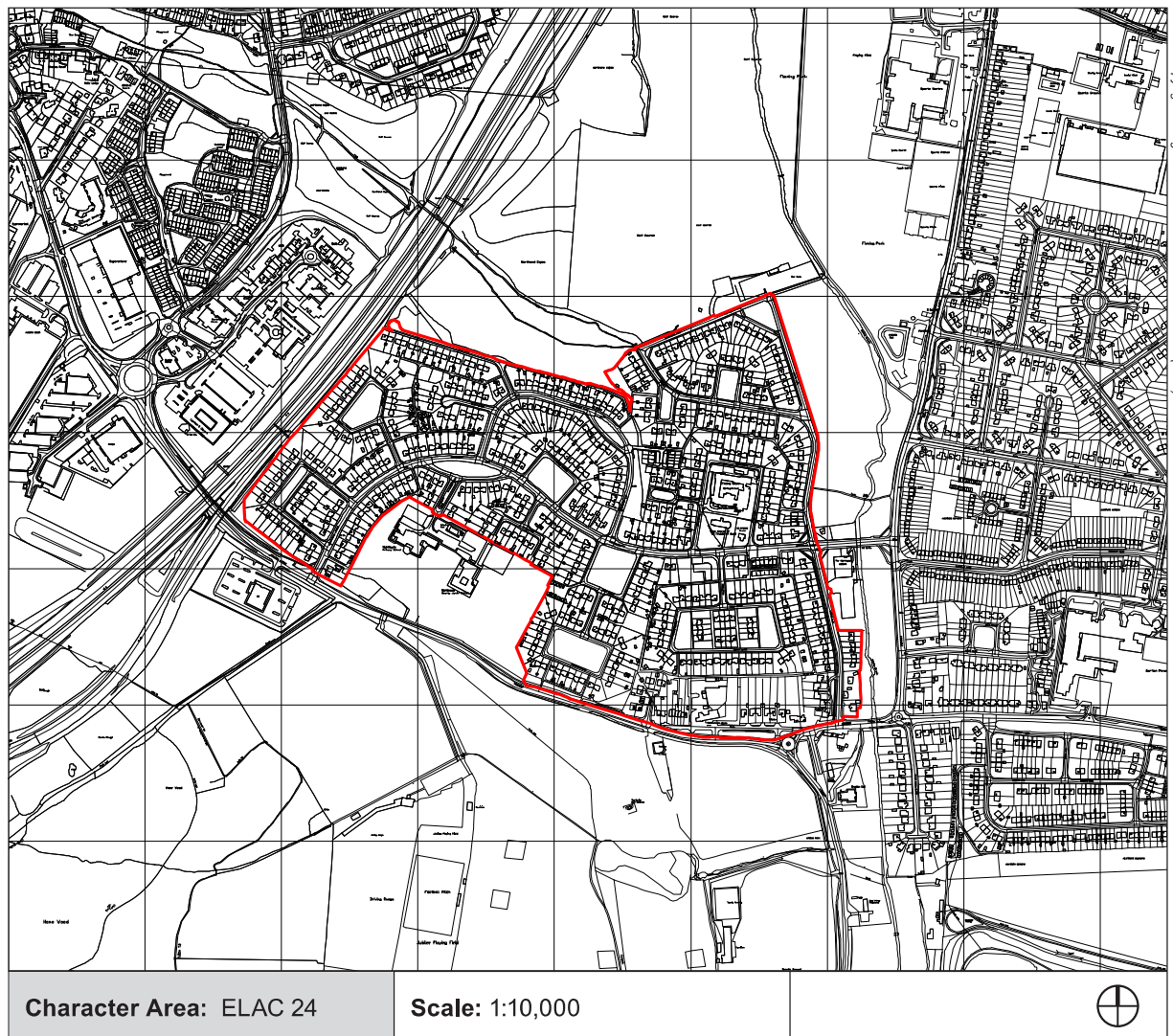
Eastleigh

SUPPLEMENTARY PLANNING DOCUMENT



**THE ADOPTED
DOCUMENT**

JANUARY 2008



GUIDANCE

- Under Policy 183.LB of the Eastleigh Borough Local Plan Review 2001-2011 development, including extensions, will not be permitted unless the following criteria are met:
 - the size, scale, architectural style, materials and detailing of any proposals closely reflects the character of the existing development; and
 - the open spaces identified on the proposals map are retained and their settings are not adversely affected.
- In addition to these policies, it is recommended that the predominant plot width, continuity in building line, and semi-mature planting is maintained.

CHARACTER AREA: ELAC 24	
NEIGHBOURHOOD	
General description	Type F. The Aviary Estate (Special Policy Area). Inter-war development on the south west edge of Eastleigh, north of Chestnut Avenue. Fair condition.
Route structure	Local thoroughfare/loops/multi-headed cul-de-sacs.
Landform	Gentle slope down to east.
Non-residential uses	Shopping precinct and arts centre on Nightingale Avenue.
STREETS/SQUARES	
Special features	Grass verges.
Tree cover	Apparent - semi-mature broadleaved.
Spatial enclosure	>5:1.
Nodes/landmarks/views	Prominent - public open green spaces at centre of loops.
Parking	Apparent - on-street.
Traffic	Apparent - motor car.
PLOTS	
Dimensions	Widths: 9-11m. Depths: 30-36m.
Position of building within plot	Terraced/semi-detached. Front-on/skewed/side-on. Setback: 7-9m.
Plot boundaries	Brick walls.
Parking	Apparent.
Planting	Apparent - coniferous/semi-mature broadleaved/hedges/mixed ornamental.
BUILDINGS	
Period/type	Inter-war bungalows/terraces/semi-detached pairs.
Storey height	1 and 2.
Façade/roof form	Regular/irregular façades. Gable end frontages. Gabled/hipped roofs.
Facing materials	Brick/render walls. Tile roofs.
OTHER FEATURES	
Open space at centre of Falcon Square infilled with bungalows.	
Strength of character: strong.	