

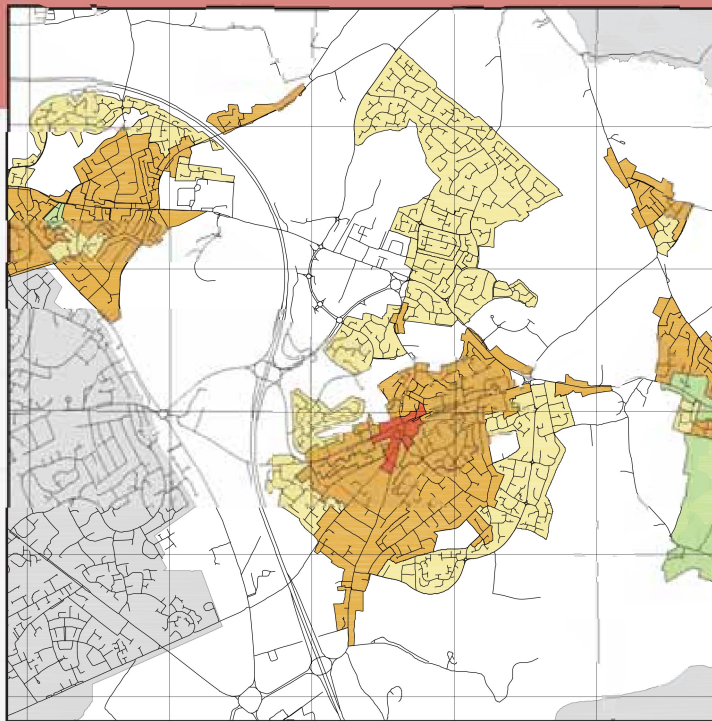
EASTLEIGH BOROUGH COUNCIL

LOCAL DEVELOPMENT FRAMEWORK

Character Area Appraisals

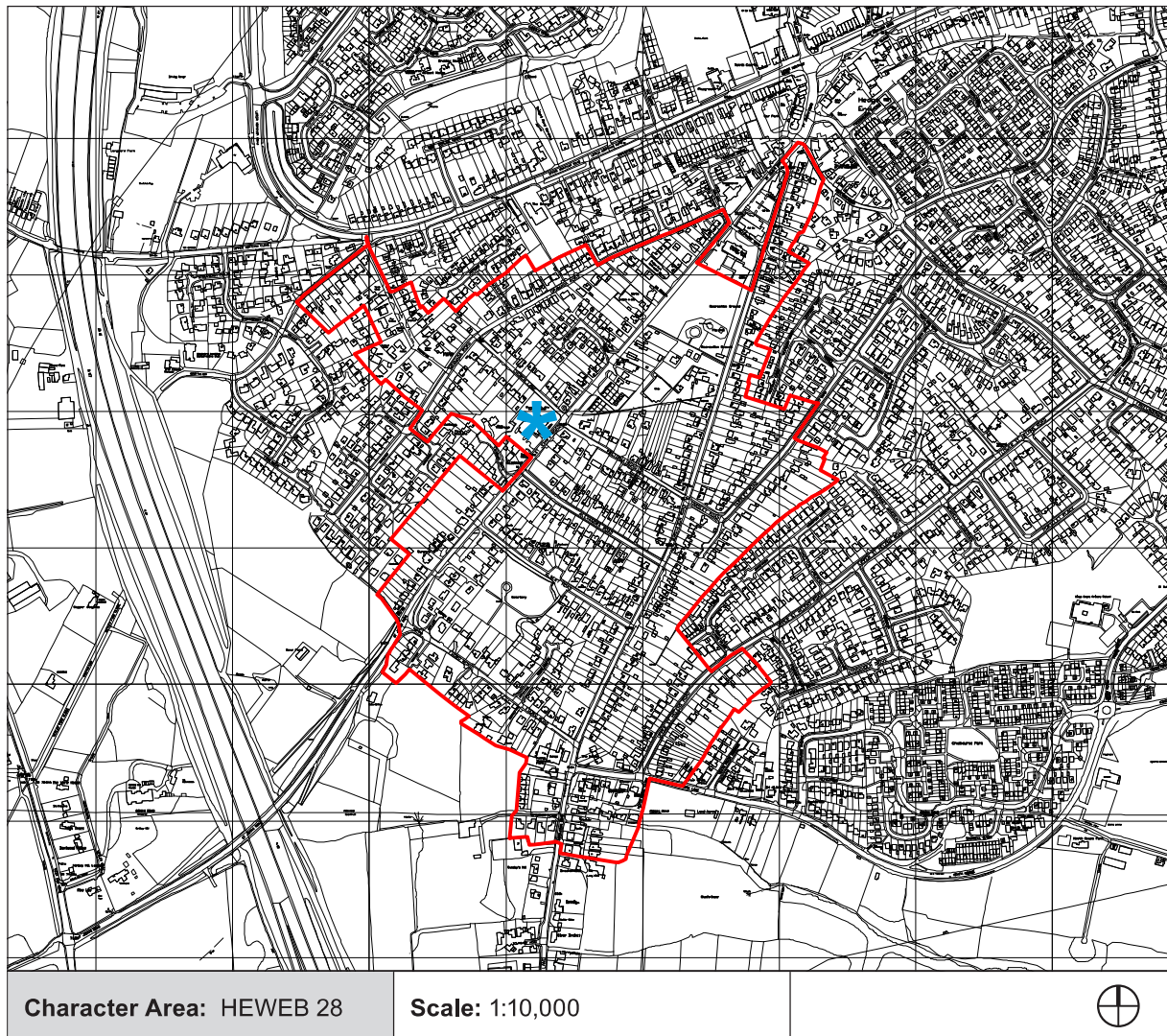
Hedge End, West End and Botley

SUPPLEMENTARY PLANNING DOCUMENT



**THE ADOPTED
DOCUMENT**

JANUARY 2008



GUIDANCE

- Maintain the importance of the recreation ground and the associated semi-mature/mature broadleaved tree planting.
- Maintain the importance of the views to the Church of St. John the Evangelist.
- Mitigate the effects of the heavy vehicular traffic on St John's Road and Bursledon Road in new development using measures such as boundary planting, set backs, transition spaces and orientation of internal spaces.

CHARACTER AREA: HEWEB 28	
NEIGHBOURHOOD	
General description	Type D/E. Victorian to present day development to the south west of Hedge End centre off St John's Road and Bursledon Road. Fair condition.
Route structure	Main/secondary/local thoroughfares.
Landform	Gentle slope down to north along St John's Road and Bursledon Road.
Non-residential uses	None.
STREETS/SQUARES	
Special features	None.
Tree cover	Apparent - semi-mature/mature broadleaved on recreation ground.
Spatial enclosure	4-5:1.
Nodes/landmarks/views	Recreation ground provides setting for older development. Views to spire of Church of St John the Evangelist (*).
Parking	Apparent - on-street.
Traffic	Prominent on St John's Road and Bursledon Road - motor car/goods vehicle.
PLOTS	
Dimensions	Widths: 10-16m. Depths: 45-62m, 94-120m.
Position of building within plot	Semi-detached/detached. Front-on/side-on. Setback: 5-15m.
Plot boundaries	Brick walls/fences/hedges/trees. No boundary planting in new development on Bursledon Road.
Parking	Apparent.
Planting	Apparent - coniferous/semi-mature broadleaved/mixed ornamental.
BUILDINGS	
Period/type	Victorian to present day villas/semi-detached pairs. Older development located closer to Hedge End centre.
Storey height	2.
Façade/roof form	Regular/irregular façades. Dormer/gabled/hipped roofs.
Facing materials	Brick/render/tile walls. Tile roofs.
OTHER FEATURES	
Strength of character: moderate/strong. The area where St John's Road and Bursledon Road converge has a particularly strong character due to the setting created by the recreation ground and the form and materials used in the Victorian and Edwardian development.	