

# SWANWICK AND WHITELEY

## Character Assessment

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# SWANWICK AND WHITELEY

## Character Assessment

### I OVERVIEW

I.1 Swanwick lies in south Hampshire between Fareham and Southampton close to the edge of the lowland mosaic of south Hampshire where it meets the coastal plain. The landscape of the area rises from the valley of the River Hamble to the west to a high point where the hamlet of Swanwick is located. From Swanwick the land gently falls away to the eastern edge of the conurbation where it rises slightly before falling away again into the valley of the River Meon. To the north-east of the



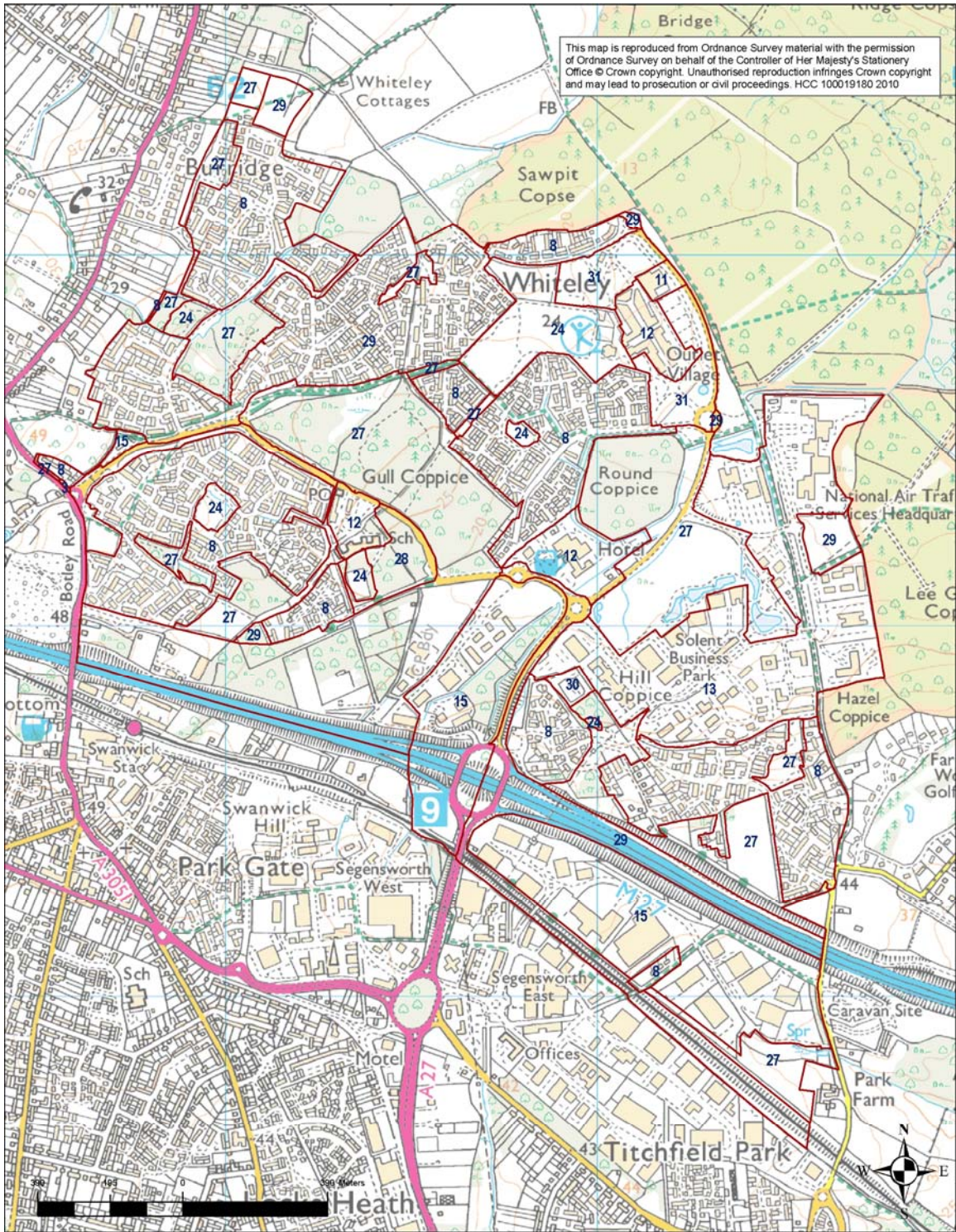
conurbation the land remains relatively flat across the large area of woodland of Ridge Copse/Botley Wood/Lee Ground Coppice. Woodland or open countryside forms the boundary to most of the conurbation but to parts of the southern edge the M27 and the railway form a hard boundary.

I.2 Swanwick is a hamlet of medieval origins that lay within the large parish of Titchfield and was a possession of Titchfield Abbey until the dissolution. Up to the late-twentieth century Swanwick remained a small collection of farmsteads loosely clustered along Botley Road near its junction with Swanwick Lane, whilst Whiteley was no more than two isolated farms which bore the name. In the late-nineteenth century Swanwick became known as a centre for growing strawberries but the predominant area of strawberry fields lay to the south of the line of the M27 motorway within the area now covered by Park Gate, although orchards were planted in the fields immediately south of Swanwick itself. The railway line and Swanwick station to the north of Park Gate was one of the principal factors in the success of market gardening in the area as it made possible the fast transport of the produce to the London market. The landscape around the hamlet was a series of small irregular fields supporting dairying with some arable. By the mid-twentieth century there was some limited ribbon development along Botley Road to the north of the hamlet which has developed into the area known as Burridge.

I.3 In the late-twentieth- and early-twenty-first century there was a large-scale programme of development for both housing and business use with the construction of the Solent Business Park and the National Air Traffic Control Centre serviced by the M27. This development has destroyed some of the areas of woodland but has left substantial woodland blocks which give the conurbation a very fragmented appearance, especially within the areas of housing development concentrated in the western part of the area near Swanwick. The hamlet itself is peripheral to the modern development and several of the historic farmsteads survive, at least in part.

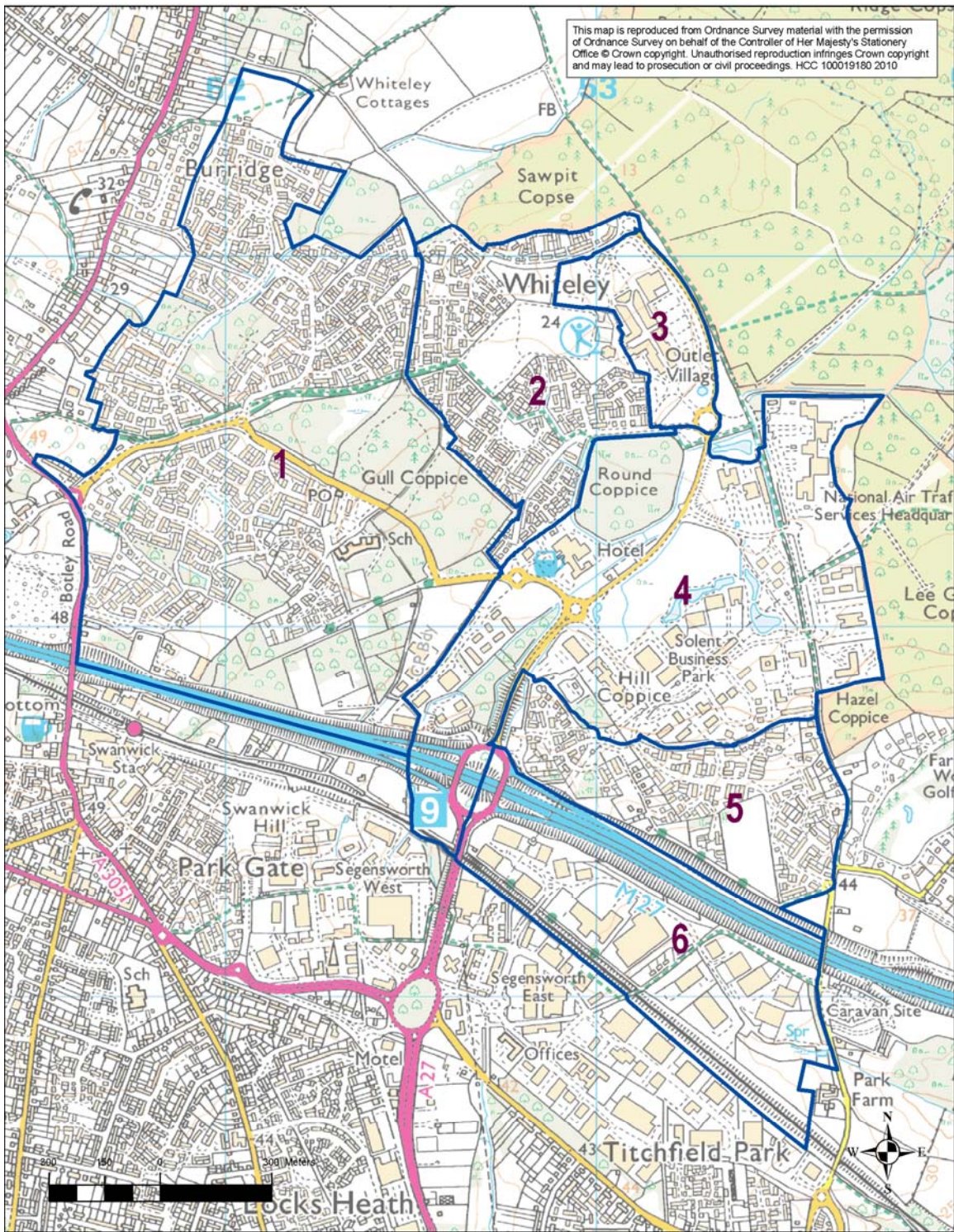
## Hampshire Towns Character Assessment–Townscape Types

<b>TCT</b>	<b>Description</b>
01	Medieval Planned Urban Settlement
02	Rural Settlement
03	Post Medieval Development 1600–1819
04	Residential 1820–1869
05	Residential 1870–1914 (Terraces, Semi-detached, Small Detached Houses)
06	Residential 1870–1914 (Villas)
07	Residential 1915–1945
08	Residential Post 1945–Present (Houses and Bungalows)
09	Residential Post 1945–Present (Flats, 4 storey and above)
10	Commercial 1870–1945
11	Large Retail 1950–Present
12	Office/Commercial 1945–Present
13	Business Park 1945–Present
14	Traditional/Older Industrial
15	Industrial 1945–Present
16	Hospital/Education – Older Core
17	Hospital/Education – Modern
18	Defence Pre 1830
19	Defence 1830–1914
20	Defence 1915–Present
21	Civic
22	Religious/Churchyard/Precinct
23	Open Space (Public Park)
24	Open Space (Sports/Recreation)
25	Open Space (Allotments)
26	Open Space (Cemetery)
27	Open Space (Green Corridor)
28	Open Space (School Playing Field)
29	Transport Corridor
30	Civil Infrastructure – e.g. Sewage Works
31	Car Park
32	Mobile Home Park



## SWANWICK AND WHITELEY TOWNSCAPE TYPES





**SWANWICK AND WHITELEY  
CHARACTER AREAS**



## 2 CHARACTER AREA DESCRIPTIONS

### 2.1 SW01 Swanwick and Whiteley residential suburbs – west

#### 2.1.1 Character Summary

***This character area is one of a series of private housing areas surrounding the business and retail parks of Whiteley. It comprises a number of housing estates separated by the retention of broadleaved woodland, historic field boundaries and lanes, and natural features such as streams. The medium to fine grain of this area gives it a distinctive sense of spaciousness and the consistent backdrop of trees to much of the character area adds to the quality of this area.***

#### 2.1.2 Key Characteristics

- Late-twentieth-century series of housing estates to the west of Whiteley at medium to fine grain, set around retained areas of broadleaved woodland – which gives a wooded backdrop and breaks up the mass of housing giving a less built up feel
- The topography is gently sloping down to the west
- Medium-sized to large semi-detached and detached houses (some short terraces and houses linked by garages) set in regular plots to loop roads or cul-de-sacs
- Irregular building line following roadside of cranked roads and cul-de-sacs
- Red and buff brick, some tile hanging, some faux timber-framing and some painted render, clay tiles and grey concrete interlocking tiles
- Two-storey houses throughout (some with linked garages)
- Entirely residential; single-family dwelling houses
- Good retention of tree cover to edges, historic boundaries and open spaces; a backdrop of trees to development almost throughout
- Wide roads, open-fronted gardens, limited traffic and unobtrusive lighting, some shared surfaces to cul-de-sacs with varied surface finishes and cross-overs, some grass verges
- Good access and connectivity especially to open green space and surrounding woodland. Connectivity favours the pedestrian

#### 2.1.3 Boundaries and setting

To the west the boundary is formed by rural settlement of Burridge. To the south is the M27 transport corridor within its wooded setting and to the east are the residential suburbs to the north of Whiteley, with a former tree-lined historic field boundary (which also forms the administrative district boundary) forming the boundary between the character area and SW02. To the north is open countryside and pockets of woodland.

The setting of this character area feels semi-rural given the high degree of retained broadleaved woodland to the edges of the area. This provides the attractive setting for much of the residential development within. The setting of the character area from the east is notable for its lack of connectivity between the two housing areas (SW01 and SW02) and their distinct layout characteristics and stylistic finishes.

#### 2.1.4 *Designations*

There are no statutory listed buildings or designated conservation areas within or adjacent to the character area.

#### 2.1.5 *Townscape types present*

TCT08, 12, 15 and 17.

#### 2.1.6 *Topography*

The area has very gently undulating topography which is generally falling from east to west.

#### 2.1.7 *Layout and Pattern*

Development within the character area dates from the late-twentieth century and is at a medium to fine grain but with a mix of semi-detached and detached houses and short terraces (some linked by garages), set in groups or around small cul-de-sacs, often with shared surfaces. Strong tree belts form the backdrop to almost all development within the character area. There is a single entry road, providing access to the feeder roads of the various estates which lead to a series of short cul-de-sacs. A distinct part of this pattern is that most, if not all, housing faces onto secondary roads or cul-de-sacs. This often results in the main roads into the estates having dead frontages (rear fences/hedges/high boundary walls) for part, and sometimes most, of their length. Yew Tree Drive and Sweethills Crescent are characteristic examples of this element of the layout pattern.

#### 2.1.8 *Buildings and materials*

There is much articulation to the facades of houses within the character area; with projecting gabled bays, half-hipped roofs, houses linked by garage blocks, and differing window configurations to give variation and punctuation to what is essentially a limited number of house types and plan. Materials are equally varied to continue this impression of variety with a number of brick colours and textures and random use of render, tile hanging and faux timber-framing to some of the larger houses. Roofs are either modern clay tiles or grey concrete interlocking tiles to mimic slate.

#### 2.1.9 *Predominant land use*

The character area is predominantly residential; single-family private dwelling houses. There are two small pockets of other land uses; these include offices and a school to the south-eastern corner and a series of nursery glasshouses immediately abutting the motorway on the southern boundary.

#### 2.1.10 *Public realm*

The quality of the public realm is high, particularly with the degree of retention of historic tree-lined boundaries and spaces, and the sense of spatial quality from the medium density of development combined with the wide roads and open-fronted gardens (within the feeder roads and cul-de-sacs). There is limited traffic, unobtrusive lighting and cul-de-sacs are often finished with varied surface finishes and cross-overs providing shared surfaces for car user and pedestrian alike. There are some grass verges but a notable absence of street trees.

#### 2.1.11 *Open space*

There is very good provision of public open space throughout the character area with retained woodland and tree-lined open green spaces forming an integral part of housing layouts. Facilities include several recreation grounds and play areas as well as off-road green corridors through the estates and the semi-natural woodland greenspaces. Gull Coppice is a significant survival of broadleaved woodland contained within the south-eastern corner of the character area and immediately adjacent to its eastern boundary.

#### 2.1.12 *Biodiversity*

Several woodland blocks have been retained within the character area, four of which are listed as ancient semi-natural woodlands, and four are designated as SINC (Sites of Importance for Nature Conservation); Bushy Land, Whiteley Row, and Gull Coppice West/Central. Some of these blocks are connected to other woodlands by retained field boundaries, open spaces or other tree belts, but others are fragmented within the development. The large Gull Coppice site lies between SW01 and SW02. Four of these are also woodland SINC sites. Within the development, garden areas often back onto the woodland corridors and tree-lined historic field boundaries also act as important green wildlife corridors through and to the edges of the character area.

#### 2.1.13 *Access and connectivity*

There is very good access for the car user and pedestrian, but connectivity for the car user is limited and the legibility of much of the area is poor. However, for the pedestrian connectivity is very good and adjacent estates and other character areas can be easily reached by a network of footpaths and open spaces, often via attractive, green routes.



## 2.2 SW02 Swanwick and Whiteley residential suburbs – north

### 2.2.1 Character Summary

***This character area is one of a series of private housing areas surrounding the business and retail parks of Whiteley. It comprises a number of different housing types including some blocks of flats with large areas of open space to the centre, and trees and woodland to all but the eastern edges. The mostly fine-grain layout of this area is distinctive and sets it apart from other residential areas in the vicinity of the business and retail parks. This area has a direct if somewhat disjointed relationship with the shopping village immediately to the east.***

### 2.2.2 Key Characteristics

- Fine-grain, mostly twenty-first-century housing development including some low-rise blocks of flats
- Very gently undulating and sloping away to the north and east
- High density mix of terraced and semi-detached housing, mostly linked forming informal incomplete block layout with internal parking courts and cul-de-sacs with some stand-alone low-rise blocks of flats
- Consistent building line following road layout with houses set slightly back from the pavement
- Red brick, painted render, painted joinery, and modern clay tile and other modern flat and profiled tiles
- Two- and three-storey houses
- Entirely residential; single-family dwelling houses, some flats
- Maturing landscaping, significant tree belts to edges (particularly north and south)
- Good shared pedestrian spaces, with varied street surfaces, on-street parking built into the road network, overlooked internalised parking courts in places
- Good access and connectivity, with a hierarchy of roads forming an informal grid, and footpaths linking greenspaces

### 2.2.3 Boundaries and setting

To the west is SW01 (Whiteley residential suburbs west) and Gull Coppice, to the south are the business parks of Whiteley (SW04) and Round Coppice. To the east is Whiteley shopping village (SW03), mostly defined by its associated surface-level parking which forms its setting. To the north is Sawpit Copse with enclosed fields beyond. An important part of the setting of this character area is the relationship with the shopping village. The inward-facing pedestrianised street of the shopping village does not relate well, in townscape terms, to its immediate urban neighbours, and the setting to the residential areas to the north and west is, in part, surface-level parking and otherwise open recreation and sports fields. Woodland to the south (Round Coppice) and west (Gull Coppice) brings the residential areas to an abrupt end. The well-treed backdrop to the west and south is a feature of much of the residential development of the character area.

### 2.2.4 Designations

There are no statutory listed buildings or designated conservation areas within or adjacent to the character area.

2.2.5 *Townscape types present*  
TCT08, 11, 12 and 31.

2.2.6 *Topography*

The area is perceived as gently undulating with small changes in level, this becomes more pronounced to the south and north-east.

2.2.7 *Layout and Pattern*

Much of the area is laid out on an informal grid pattern with houses set in a perimeter block enclosing central parking areas as well as gardens and courtyards. Small and large open spaces have been planned into the grid and houses address these spaces well. There is a good hierarchy of streets and roads with a spine route and roads leading off but with very limited use of cul-de-sacs, most roads therefore forming part of a legible grid. Some attention, in places, has been given to creating townscape, landmarks, visual stops and punctuations in the street scene. This is more successful in the most recently completed developments to the far north-west corner of the character area.

2.2.8 *Buildings and materials*

There is much articulation to façades of houses and flats within the character area. Houses are predominantly flat-fronted with most of the articulation in the roof profile with gables and dormers used to vary this throughout. Traditional window types, such as casements with glazing bars, provide variation to the building types. Flats are low rise and built in blocks, either separate or as corner blocks within the housing layouts. Some have inset balcony areas.

Materials are varied with a range of brick colours and textures used and some use of render. Roofs are either modern clay tiles (some profiled) or grey concrete interlocking tiles to mimic slate.

2.2.9 *Predominant land use*

The character area comprises private residential dwellings and some social housing; houses and flats generally mixed into perimeter blocks (although some stand alone).

2.2.10 *Public realm*

The quality of the public realm is high with wide roads, open-fronted gardens and on-street parking integrated into the layout design. There is limited traffic, unobtrusive lighting and a variation to surface finishes and cross-overs providing shared surfaces for car user and pedestrian alike. There is a notable absence of grass verges and street trees. Slightly older development has parking to the front of houses (often taking up the full extent of the front area). The latest development places private parking in parking courts to the centre of perimeter blocks.

### 2.2.11 *Open space*

There is a very good provision of public open space built into the informal street grid pattern. There are extensive sports facilities within a large park to the west including sports pitches and tennis courts, a formal landscaped park, and informal semi-natural areas. Greenways allow off-road access through the estates into the 16ha Gull Coppice woodlands to the south-west, although access into Botley Wood is less well-planned, with Whiteley Shopping Village forming a barrier to the east. Most houses have reasonable-sized gardens, with communal space to blocks of flats being more limited.

### 2.2.12 *Biodiversity*

The woodland and grassland open spaces and green routes create a habitat network through the character area, linking to the three ancient semi-natural woodlands adjacent to the character area to the north, south-east and south-west, which are all designated as SINCs. Garden areas often back onto these green corridors and open spaces particularly to the southern sections, although the fine-grain development means gardens are smaller than other character areas with fewer wildlife habitats. Tree-lined historic field boundaries, particularly to the west, act as important green wildlife corridors through and to the edges of the character area.

### 2.2.13 *Access and connectivity*

There is very good access for the car user and pedestrian. Connectivity is also reasonable and much of the area is legible due to the hierarchy of principal streets and feeder roads forming an informal grid. The pedestrian is favoured in terms of connectivity with adjacent estates and other character areas being easily reached by a network of footpaths and open spaces.

## 2.3 SW03 Whiteley Shopping Village

### 2.3.1 Character Summary

**The shopping village comprises an inward-facing pedestrianised open mall on a cross-plan open to its southern and eastern arms. There is a food retail outlet to the north-eastern corner but separate to the shopping area. The shops sit within a large expanse of hard-surface parking. The development is of two storeys throughout and designed to read as separate units (with varying materials and architectural detailing defining each unit) and some variation to the building line throughout. There are cafes and restaurants in addition to the retail outlets.**

### 2.3.2 Key Characteristics

- A modern (late-twentieth-century) internal-facing open pedestrianised shopping street
- The area is predominantly flat
- Perceived as regular plots (architecturally varied) but built as large-footprint buildings
- Varied building lines and eaves lines break up large buildings
- Predominantly buff and red brick and render, with clay tile and slate
- Two-storey buildings
- Retail outlet stores, large-scale food retail, cafés and restaurants. Large expanses of parking
- Maturing landscape to car parking areas and some street trees to ‘squares’. Public open space adjacent but none to the character area
- High-quality public realm designed for the pedestrian, parking areas are less resolved for the pedestrian
- Good access and connectivity. Designed for the pedestrian with good connectivity to surrounding offices and residential uses

### 2.3.3 Boundaries and setting

To the north and west are the residential developments of SW03. Immediately to the west are sports fields and recreation grounds, largely dividing the retail area and its extensive parking from the houses to the west. To the south is Round Coppice, a good survival of broadleaved woodland, dividing the retail areas from the business parks to the south and south-east. To the east is the edge of the Whiteley developed area with Ridge Copse and Botley Wood beyond. The survival of woodland to the eastern and southern edges of the character area provides some relief to its setting which is generally that of hard-landscaped surface-level parking with limited mature landscaping. To the south-west, houses come close to the setting of the shopping development but integrate well with the inward-facing development.

### 2.3.4 Designations

There are no statutory listed buildings or designated conservation areas within or adjacent to the character area.

2.3.5 *Townscape types present*  
TCT11, 12 and 31.

2.3.6 *Topography*

The area is predominantly flat with only very gentle changes in level which are barely perceivable on the ground.

2.3.7 *Layout and Pattern*

The shopping area of the 'village' is laid out on a cross-plan with a principal pedestrianised street running north–south and a shorter street running east–west. To the north, west and south the streets widen to form informal squares. The internalised areas are pedestrianised with all parking at surface level and to the perimeter of the internalised streets. Service yards are also set around the external predominantly blank facades of the shopping units. There is a subtly varied building line which breaks up the facades of what are large-footprint buildings.

2.3.8 *Buildings and materials*

The building area is on a very large footprint but is subdivided to give the impression at 'street level' of a fine-grain traditional shopping street. Varied materials, architectural treatment, use of canopies and some articulation of the eaves and roof line (with dormers and gables) all contribute to the effect of breaking up the single mass of built form.

Materials are predominantly a buff and red brick mix with white painted render. Roofs are a mix of clay tile and slate. Shopfronts are timber with glazed canopies.

2.3.9 *Predominant land use*

There are small- to medium-scale retail outlets and a large-scale food retail unit. There are also cafés and restaurants. Much of the character area is given over to hard-landscaped surface-level parking, and service yards and associated road infrastructure.

2.3.10 *Public realm*

There is a high-quality public realm to the pedestrianised areas of the shopping mall. This includes widened areas of the streets for tables and chairs for cafés and restaurants. There is some well-placed tree planting to these informal squares. Landscaping to the car parking areas is less successful. There is limited provision for the pedestrian within the parking areas.

2.3.11 *Open space*

There is a high degree of open space within the character area but it is entirely hard surfaced, internalised, pedestrian areas or car parking. There is no open green space other than parts of the landscaped areas immediately to the south of the shopping area.

### 2.3.12 *Biodiversity*

There are very limited opportunities for habitats to develop within the character area with only minimal green space and landscaping and limited links to natural habitats due to an extensive perimeter of hard landscaping. The character area lies adjacent to Botley Wood and Everett and Mushes Copses Site of Special Scientific Interest (SSSI), but forms a hard barrier between the woodland and other semi-natural habitats in SW02 and SW04.

### 2.3.13 *Access and connectivity*

There is very good access and connectivity, particularly for the pedestrian. The retail areas (especially the food outlets) are popular with the adjacent business parks and are well-connected by pavements and crossing points.

## 2.4 SW04 Solent Business Park

### 2.4.1 Character Summary

**The Solent Business Park and Solent Centre comprises a series of office and high-tech research and development facilities set in landscaped grounds of grassed areas with lakes and car parking. They are grouped, with a series of buildings (usually sharing common materials and detailed design) being accessed from a single entry point from roundabouts off the feeder road Whiteley Way. This character area retains large areas of woodland to the north and central section of the character area and this, combined with woodland to the east of the character area, gives most development a tree-lined backdrop.**

### 2.4.2 Key characteristics

- A modern business park with units set within extensive landscaping and tree-lined backdrops
- The area falls away gently to the north
- Medium-sized to large regular plots with buildings set in car parking or landscaped grounds
- Irregular building lines throughout with some offset, some set forward and others back from the access roads
- Generally steel-framed with brick, stone and composite claddings and structural glazing with flat or very-low-pitched roofs
- Scale varies from single-storey buildings to two- and three-storey blocks
- Predominantly office accommodation on a large 'headquarters' scale, some research and development facilities
- Good survival of trees to a central area of woodland and to the east. Well-landscaped grounds almost throughout with maturing trees
- Public realm comprises wide roads with verges and most are tree lined. Some on-street parking despite extensive parking to the immediate setting of buildings
- Good access throughout for the car user and pedestrian. Connectivity is good for the pedestrian with a series of footpaths linking office areas and parking to adjacent areas

### 2.4.3 Boundaries and setting

To the north of the character area are the residential suburbs of Whiteley (north) SW02 and Whiteley Shopping Village (SW03). To the east are Leigh Ground Coppice and Hazel Coppice. To the west there are fields, and part-developed areas (with small-scale business units) to the west of Whiteley Way. To the south, are the residential suburbs of SW05 (Leafy Lane environs).

The setting of this area is mixed but includes some residential development in very close proximity to the office complexes. Much of the setting of buildings appears as transport infrastructure; wide roads, pavements, verges, large roundabouts and considerable expanses of surface-level parking.

#### 2.4.4 *Designations*

There are no statutory listed buildings or designated conservation areas within or adjacent to the character area.

#### 2.4.5 *Townscape types present*

TCT12, 13 and 27.

#### 2.4.6 *Topography*

This area slopes very gently down to the north but this is almost imperceptible on the ground.

#### 2.4.7 *Layout and Pattern*

The office blocks (with some research and development facilities) are generally set out in groups of buildings developed within the same period. They share common materials within these groups and are built around landscaped courtyard spaces, usually containing some parking or, in some cases, fully comprising landscaped parking areas. These are generally set out informally; most are parallel to the access roads and feeder road (Whiteley Way) with others being offset. In plan, the access and feeder roads form loose grids, although this is not clearly perceived from ground level. Almost all buildings are set back from the roadsides within landscaped grounds and/or large areas of surface-level parking. Some grounds include water features fed from existing streams and drainage ditches.

#### 2.4.8 *Buildings and materials*

There is some variation to detailed design which is mostly expressed in the use of different materials. Most buildings are flat roofed or have very-low-pitched roofs. They range from one to three storeys.

Buildings are generally steel-framed with claddings of brick, stone and composite materials, with some use of structural glazing. Colour is sometimes used to articulate facades, with claddings of light grey, terracotta and white being used either with brickwork or glazing, sometimes to good effect. Roofs are generally flat or very-low-pitched with some use of grey interlocking tiles or zinc sheets.

#### 2.4.9 *Predominant land use*

There is high-quality office accommodation throughout, with some small ancillary café and takeaway provision. There are some research and development type facilities ancillary to the office uses. Much of the area is given over to transport infrastructure and parking areas.

#### 2.4.10 *Public realm*

Roads are wide with pavements and grass verges throughout, often tree lined. There are extensive landscaped grounds to much of the development within the character area adding to a sense of quality and carefully maintained spaces. Lighting is prominent to the feeder road (Whiteley Way).



#### 2.4.11 *Open space*

There is a high degree of open space around and adjacent to the built form within this character area. Much of this is in private ownership but can be enjoyed by employees of the various occupying companies; a large central park area is publicly accessible including a large landscaped park and a retained woodland block, Round Coppice. Much space is given over to surface-level car parking but this is generally well-landscaped. Structural landscaping takes advantage of a backdrop of trees for much of the area and there are water features (lakes, streams and fountains) to a number of the grouped office buildings.

#### 2.4.12 *Biodiversity*

Round Coppice, to the north of the central open space, is an ancient semi-natural woodland SINIC. Botley Woods SSSI lies adjacent to the east. The open space throughout the development, together with formal and semi-natural landscaped areas and green routes, provide some green corridors through the business park, but the high degree of hard surfaces reduces the wildlife value of many of the built spaces. There is also very limited connectivity between the two woodlands.

#### 2.4.13 *Access and connectivity*

There is good access for cars and pedestrians. The pedestrian's opportunities to connect with adjacent areas are higher than that of the car user. The latter is restricted to the hierarchy of the feeder road (Whiteley Way) and access roads, which are invariably cul-de-sacs.

## 2.5 SW05 Whiteley residential suburbs – south (Leafy Lane environs)

### 2.5.1 Character Summary

***This character area is one of a series of private housing areas surrounding the business and retail parks of Whiteley. It comprises housing estates separated by the retention of a high degree of broadleaved woodland, some older field boundaries (often tree lined), lanes and topographical characteristics. The low to medium grain of this area gives it a distinctive sense of quality and spaciousness and the consistent backdrop of trees to much of the character area adds to the sylvan qualities of this area.***

### 2.5.2 Key characteristics

- Late-twentieth-century low- to medium-grain housing
- Steeply rising landform from south to north
- Medium grain, open character with detached houses arranged around cul-de-sacs and green spaces breaking up the built form
- Inconsistent building lines due to constantly curving access roads and cul-de-sacs
- Modern multi-bricks, small bays, modern pantiles and concrete interlocking tiles
- Two-storey houses
- Entirely residential; single-family dwelling houses
- Mature landscaping and backdrop of trees and woodland throughout
- Some shared pedestrian spaces, hedge-lined footpaths, grass verges, open boundaries
- Good pedestrian access and connectivity, poor connectivity for car user

### 2.5.3 Boundaries and setting

To the north are the purpose-built office groups of the Solent Business Park and Solent Centre (SW04) in their landscaped settings (often comprising mostly surface-level car parking backing onto the residential areas). To the east is an area of detached properties set in large plot – known as Skylark Meadows – which is a gated development set around a golf course. To the south are small areas of woodland and open grassed areas which act as a buffer to the M27 Motorway corridor beyond. To the west there are also tree-lined areas with coarse, open-grain employment-use development beyond (in this case office and ancillary uses). However the access road, Whiteley Way, dominates the western boundary, despite a wooded buffer zone. Despite its intensively developed edges, this character area manages to maintain a tranquil feel throughout much of the residential development. Its setting is often tree lined with much of this being formed from larger areas of surviving woodland.

### 2.5.4 Designations

Whiteley Lodge, a former farmhouse dating from the seventeenth century with later additions and some remodelling, is Grade II listed and sits on Whiteley Lane surrounded by later development but still retaining some setting. There are no designated conservation areas within or adjacent to the character area.

2.5.5 *Townscape types present*  
TCT08 and 27.

2.5.6 *Topography*

This area is set on a ridge which rises to meet the M27 cutting and travels east–west across the character area. This helps shield the residential areas from disturbance from the transport corridor. The houses use the level change well, stepping up through the ridge and are generally set higher than the adjacent business park to the north. This, along with planted tree lines, helps shield the residential areas from the business park to the north. This change in level also helps the transition from the business park to the residential area and has been used to good effect in this character area.

2.5.7 *Layout and Pattern*

Development within the character area is at a low to medium grain of detached houses, set in groups or around small cul-de-sacs, often with shared surfaces. Trees form the backdrop to development throughout. The layout of the roads reflects the period; development is set along a single entry road, as well as to the feeder roads and cul-de-sacs. A positive aspect of this character area is that houses face onto the entry road as well as feeder roads and cul-de-sacs; avoiding the usual form of a main road into an estate having dead frontages (rear fences/hedges/high boundary walls) for most of their length. Earlier tracks, lanes and footpaths have survived and been incorporated into development patterns, adding to the general informality and semi-rural character of much of this area.

2.5.8 *Buildings and materials*

The houses are two storeys, large and detached throughout, with most having either integral garages or separate garages in small blocks (usually two) adjacent to the house. They are often articulated with the use of large eaves dormers and projecting bays with gables, and some dormers and canted bays to the ground floor.

Brick is the predominant walling material throughout, seen mostly in straight colours; red/orange and some buff bricks. Roofs are a mix of clay tile, with some traditional plain tiles but mostly machine cut. There are also a lot of concrete interlocking tiles.

2.5.9 *Predominant land use*

The area is entirely residential; single-family dwelling houses set in generous gardens with private drives and garages.

2.5.10 *Public realm*

Most of the roads are wide and have limited on-street parking due to the generous off-street provision to houses. Boundaries are generally open and add to the sense of spaciousness. Lighting is unobtrusive. There are some grass verges but no street trees.

#### 2.5.11 *Open space*

There is a very good provision of open space within the character area, including informal recreation spaces, off-road green ways, and semi-natural woodland and grassland greenspaces. Most of it is open to the public. Woodland and well-treed spaces provide a green backdrop of trees to most development. Private gardens are generous throughout and have matured landscaping; mostly ornamental trees.

#### 2.5.12 *Biodiversity*

Botley Woods SSSI lies adjacent to the north-east, and housing to the south is set in an extensive woodland belt, screening the M27. There is some connectivity between the woodlands via a green way. The generous provision of private garden space is often linked. Gardens share historic tree-lined boundaries in places, or are directly linked to open spaces or the woodland and grassland areas to the south. These form green corridors throughout the character area despite some significant barriers, such as major traffic routes to the south (M27) and west (Whiteley Way).

#### 2.5.13 *Access and connectivity*

There is reasonable access for the car user, but very limited connectivity. The pedestrian has better connectivity east, west and north but the M27 to the south is a significant constraint with no crossing points for pedestrians apart from Whiteley Lane on the eastern edge of the character area.

## 2.6 SW06 Segensworth North Industrial Estate

### 2.6.1 Character Summary

***This sub-area is part of a much larger area of industrial uses to the north side of the railway and the south side of the M27 corridor. It comprises medium- to large-footprint buildings set on a skewed grid with a single entry feeder road servicing the entire estate. Functional buildings offer large blank facades to roads; mostly low-key manufacturing and storage facilities. Buildings are set in large expanses of hardstanding, much of it used for the parking of cars or lorries. The industrial estate has engulfed a short section of road with a series of houses and private gardens lining one side. The Grade II listed Titchfield Park Farmhouse and outbuildings lie to the east of the industrial units and retain their setting through the retention of open fields immediately to the west of the farm complex.***

### 2.6.2 Key characteristics

- Post-war industrial estate of medium- to large-footprint buildings
- The land is very gently sloping from south-east to north-west
- Very-large-footprint buildings, often inward-looking, linked by a feeder road with a single entry and exit point
- Skewed grid of roads leading to staggered building lines on one elevation; subsequent 'left over' pieces of soft landscaping to the setting of buildings
- Units are clad in profile metal which also often forms the roof covering. Some brick plinths
- Equivalent two-storey heights relative to domestic buildings to eaves lines
- Manufacturing and storage with ancillary office uses
- Large semi-open and open areas for parking and storage of vehicles, some green spaces to settings, trees to boundaries between units and hedges to parking areas fronting roadsides. Considerable tree belt to the east boundary
- Predominantly dead frontages to roads throughout and limited but adequate provision for pedestrian movement
- Poor access and connectivity with only one point of access and egress to entire site

### 2.6.3 Boundaries and setting

To the north is SW05 (Leafy Lane environs) but part of the character area includes the transport corridor of the M27 motorway. This reads as the boundary to the north and to the west (Junction 9). To the east is the edge of the urban area with open fields beyond to either side of Funtley Lane. To the south, the boundary is strongly defined by the tree-lined railway line.

#### 2.6.4 *Designations*

Titchfield Park Farmhouse and its brick-built granary to the west are individually Grade II listed. These are part of an interesting group of farm buildings including the remains of a very large tithe barn to the west of the farmhouse. The open area retained to the west of the farmhouse and its extensive outbuildings could be considered to form part of its setting. There are no designated conservation areas within the character area.

#### 2.6.5 *Townscape types present*

TCT2, 8, 15 and 29.

#### 2.6.6 *Topography*

The land is very gently sloping from south-east to north-west.

#### 2.6.7 *Layout and Pattern*

Streets are laid out on a skewed grid which has led to an uncomfortable relationship of some buildings to the road. Buildings are often offset in large plots but their setting is often defined by the parking of cars or larger vehicles: often articulated lorries and their containers.

#### 2.6.8 *Buildings and materials*

The built form within this character area is on a large scale. The massing of the units is broken up in places by the use of low-pitch roofs seen as a series of gables to the roadside. There is architectural integrity to some of the units but most are utilitarian and highly functional with limited variation in materials and often dead frontages to the main feeder road.

Materials vary but most units are clad in composite panels or profile metal with this material unit also forming the roof covering. Brick plinths using modern stock bricks of various colours and finishes are seen.

#### 2.6.9 *Predominant land use*

Low-key manufacturing, services and storage with ancillary offices are the predominant uses. There are a few isolated semi-detached houses with gardens. To the east is Titchfield Park Farmhouse and farm complex.

#### 2.6.10 *Public realm*

The public realm is adequate for the uses in the character area. Vehicles dominate and there are some grass verges but limited provision for the pedestrian.

#### 2.6.11 *Open space*

There is no public open space within the character area. There are large areas of hardstanding providing forecourts and parking courts, and these are intermittently occupied by cars and/or container lorries or detached containers.

To the east, there are some open fields lined with hedges and trees. These form the setting to the Grade II listed Titchfield Park Farm and its farm buildings.

There is a good degree of tree and hedge cover to the boundaries of this character area and most units have some soft landscaping which helps, in part, to soften the impact of these highly functional buildings. Some buildings have a small area of grass to their immediate setting. These are the areas invariably left after the staggered buildings are taken up to the skewed road alignment (leaving small triangular parcels of land).

The private houses to Witherbed Lane have mature gardens with trees and hedges to the boundaries, particularly to the east and west (in order to screen the large industrial units beyond these boundaries).

#### 2.6.12 *Biodiversity*

Fishpond Meadow in the south-east is a SINC. There is some provision for green space and strongly-defined tree and hedge-lined green corridors to all of the character area's boundaries, including a substantial woodland belt along the railway line to the south. These habitats are directly linked to open countryside to the east but are severely constrained by the motorway corridor to the north.

#### 2.6.13 *Access and connectivity*

There is very poor access and connectivity for car users and pedestrians due to the nature of the uses and the severe constraints of the site; with the M27 motorway corridor to the north (and west, forming part of the Junction 9 infrastructure), and the railway to the south. There are no public rights of way or footpaths across the character area.