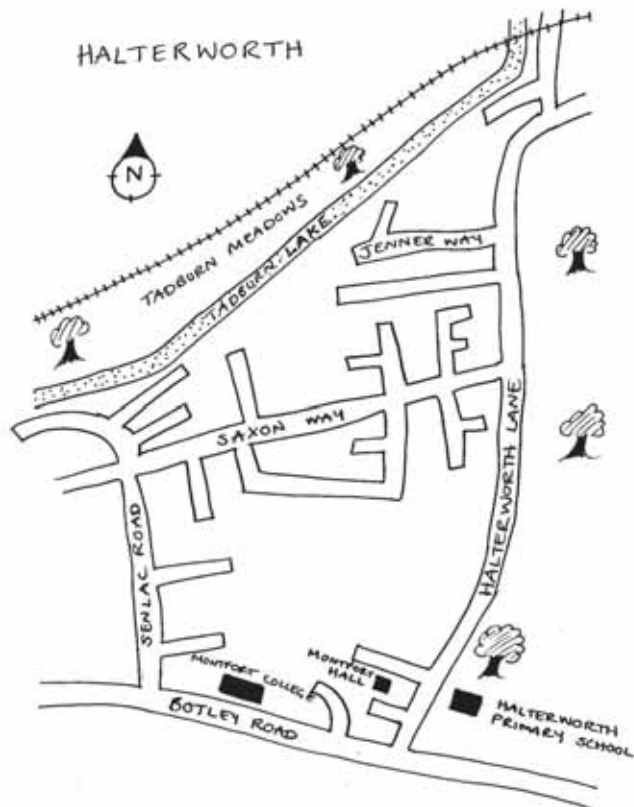


Halterworth Design Statement

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Area Setting and Landscape Including Views



Halterworth lies on the eastern plateau above the Test valley. Part of the plateau is cut through by the valley side of the tributary stream, Tadburn Lake.

The area is bounded on the north by the railway line that runs through the floor of the Tadburn valley. On the east the houses of Halterworth Lane form the boundary and the edge of the built-up area. Botley Road forms the southern boundary. The western boundary is formed by the outer curve of the gardens of Chambers Avenue and Allan Grove. Saxon Way provides access for much of the area, except the streets of the north-east which are accessed directly from Halterworth Lane.



Meon Road

The land alongside Botley Road and the southern half of Halterworth Lane is largely level. The northern part of Halterworth lies on the incline that reaches down to the Tadburn, with varying degrees of steepness. Natural springs and small streams are abundant and drain into the Tadburn.

To the east of the area there are level open fields across which there is a footpath to Highwood Lane. This countryside is much valued by the inhabitants of Halterworth and is a local gap between Romsey and North Baddesley. Halterworth Primary School lies at the southern end of Halterworth Lane and views across its grounds contribute to the feeling of open space in the area. Apart from the school, a shop in Saxon Way, Montfort Hall and offices in Grosvenor Court, the area is wholly residential.



Sheep framed by trees in Halterworth Lane

The configuration of the area is such that external views are limited, although the trees on the northern slope of the Tadburn valley form part of the skyline, as do the trees of Botley Road cemetery.

Design Guidelines

- Development should preserve the sky line.
- The fields forming the local gap to the east of Halterworth Lane are important to the setting of this part of town.



Halterworth House

Settlement Pattern

The area was agricultural until after the Second World War, with a sand pit in the vicinity of what became Benedict Close. A few houses were built along the east side of Halterworth Lane before the Second World War. The oldest of these is Halterworth House which was built before the First World War.

The houses along Halterworth Lane vary from modest bungalows to substantial houses. Mostly they are detached, but a few on the west side are semi-detached. The houses opposite Saxon Way have been built in regular plots, suggesting the original release of a block of land for building. The houses in the group opposite Seward Rise lie in irregular plots. This implies a very different development history.



Halterworth School from Halterworth Lane

Halterworth School lies back from the road and is well provided with open space. The school was opened in 1971 to meet the needs of the new population of Halterworth and Whitenap.

Montfort College stands in its own landscaped grounds as do Montfort Lodge and Grosvenor Court. Montfort College had been built as a Catholic Seminary in 1911, and was converted to flats in the 1980s, when an additional building was constructed. The nearby houses in Montfort Close and Montfort Heights were built at about the same time as the conversion was made. They are substantial detached dwellings. The Montfort Fathers still own land in the area.



Montfort Heights with avenue of limes

The whole area was built as private housing by several developers. Many of the streets form closes off Saxon Way, and the street pattern is heavily influenced by the slope of the land. This is particularly apparent in the north-east part of the area which was developed later than the rest. There the roads slope steeply and there is no regular pattern in the layout of the houses.



Holyborne Road

Throughout Halterworth, most houses lie parallel to the street line and open plan front gardens are normal. In Holyborne Road the backs of the main terrace face the road, and the fronts overlook Tadburn Meadows. The houses in Montfort Close and Montfort Heights are approached along private driveways as, in each case, the public highway only extends a short distance into each road.



The Vikings

In parts of The Vikings and Wessex Gardens, the houses face onto greens and have no vehicular access to the front of the houses, although there is rear access to the houses in Wessex Gardens. The absence of nearby parking space causes some people in The Vikings to drive across the green onto their front gardens.

The houses throughout Halterworth are mostly semi-detached or built in terraces, although detached houses predominate in Hestia Close and Jenner Way. The area contains many small homes, as well as some substantial ones.



Detached houses in Hestia Close

There are many footpaths so that the locality is very permeable and people can walk from one part to another off road. In several places, there are flights of steps linking the higher ground to the lower parts of the valley.



Steps in Jenner Way

Montfort Hall, near Benedict Close, is approached by footpaths from several directions. It acts as a focus for community activities.



Montfort Hall



Playground in Tadburn Meadows, now altered.

Open and Other Spaces

The primary open space in Halterworth is Tadburn Meadows, a public open space and Local Nature Reserve formed in the wetland and woodland adjacent to Tadburn Lake. This is a strip of ancient woodland through which paths and streams are found, together with a glade of open grassland and a children's playground.

The northern boundary of the area is formed by the railway and a substantial and visually intrusive security fence. This is necessary for safety and security reasons to prevent people crossing the line or placing obstructions upon it. There is no crossing point from Tadburn Meadows to the houses on the north side of the valley.

Tadburn Meadows is a resource widely used by the residents of Halterworth who have formed a volunteer group called Tadburn Conservation Volunteers to help look after the area. Tadburn Meadows is an important habitat for native wildlife, such as frogs, water voles and a large number of bats, butterflies, moths and birds.



Fence by railway line

There is an open green to the south-west of Benedict Close which includes the disused burial ground of the Montfort Fathers. This plot is surrounded by a laurel hedge. The green includes a short length of open stream which is home to a colony of smooth newts. Nearby are Montfort Hall and its car park. The area immediately around the hall is surrounded by a bank of earth thus giving privacy to the adjacent houses and reducing any noise.

Apart from these substantial pieces of open land, there are a number of grassy swards across Halterworth. The largest of these lies to the north of Feltham Close, and leads into a footpath alongside the railway to Tadburn Meadow. Unfortunately, the path by the railway does not extend eastward to join up with Halterworth Lane by the level crossing, but is diverted southwards into Hestia Close.



Open land at Wessex Gardens

There are several pieces of open grassland in Seward Rise, some of which are surrounded by hedges, particularly of laurel.

There are small greens in the vicinity of Avon Crescent, Ashdown Way, Hereward Close, Wessex Gardens and The Vikings. Many of the pavements have a grass border between footway and road. Montfort College lies in its own landscaped grounds.

Design Guidelines

- The small greens and verges are an important feature of this part of Romsey and should be retained.

Building Form and Materials Details

Although there is variation in the groups of houses, there are a number of common features. For example the houses are brick built with pitched tiled roofs. There is variation in window sizes and styles, although casement or picture windows are normal. Porches are common, verging from small flat canopy roofs, to fully enclosed extensions. Garages are widespread, although many are found to be too small for their owners' needs. Garages usually have 'up and over' doors.

Montfort College area

Montfort College is a four-storey building, with a semi-basement and rooms created in the attic with dormer windows. The building is in the shape of a double cross and the centre front has a projecting bay rising to a gable with brick pillars supporting a projecting cornice. The building stands in its own grounds which are parkland. There are separate garage blocks to the east. These have matching green doors and pitched slate roofs. The parking area is well lit with globe lights.



Montfort College from Botley Road

Grosvenor Court and Montfort Lodge are similar heights, but less imposing buildings. Montfort Lodge is about the same age as Montfort College and has a mansard roof. Grosvenor Court was built recently.

The houses in Montfort Close have large complex footprints, partly due to their integral garages. Although of similar size, the houses in Montfort Heights are more regular in shape. These houses are faced with a mixture of hand-made bricks and hung tiles, and their pitched roofs are tiled in Roman tiles or pantiles. The houses have integral double garages and are laid out in such a way that other vehicles can be accommodated in the forecourts.

Halterworth Lane

Halterworth School is single storey. The buildings are set well back from the road and screened by bushes. There is staff parking between the school and the road, and the entrance is prone to flooding in wet weather. There is no provision within the grounds for parents to stop to deposit their children, so parent parking takes place in the Lane.



Bungalows in Halterworth Lane



Houses in Halterworth Lane

At the northern end of Halterworth Lane, is an old residence, now flats, called Halterworth House, that is probably a nineteenth century building. It is brick built with some decorative features. Between the school and Halterworth House, there are two groups of housing. The southern one is a group of detached bungalows and houses, built on plots developed before the Second World War. The buildings are all different and some have been substantially re-built. Several have been extended into the roof space, thereby making them three-storeys high. The most striking house here is Halterworth Acre with four gable roofs facing in each direction. Its roofs are steeply pitched and provide for rooms on three floors. The houses around Halterworth House are more recent.



Halterworth Acre

The western side of Halterworth Lane contains a few groups of houses that were built after the Second World War, but some few may be older. They include some pairs of semi-detached houses. Between these original houses, later roads have been inserted and the spaces filled in with houses.

The lack of a continuous, common building line on either side of the Lane, and the presence of mature trees, has helped Halterworth Lane to retain its rural aspect.

North-east Halterworth

*Seward Rise, Jenner Way,
Feltham Close, Hestia Close*

The buildings are a mixture of two-storey houses with a few bungalows. The two-storey houses vary between detached, semi-detached and terraced.

The area has a reasonably consistent vernacular of brick facing and tile hanging. Many of the houses in this area have small projecting bays at the front, either containing a front window, or in some cases the front of the garage.

The usual arrangement in Halterworth is for roof ridges to lie parallel to the street. However in Hestia Close, a number of houses have been constructed so that the gable ends face the road. Because the ground levels change between each house, the builders have constructed separate roofs for each dwelling, even where the houses are joined into terracing. This is particularly noticeable in Jenner Way.



Jenner Way with stepped roofs

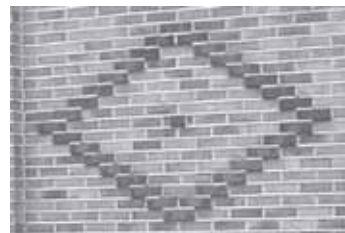
Parking varies between integral garages, separate garage blocks and marked bays. The dedicated parking areas do not all have the benefit of street lighting. Integral garages are part of the houses in much of Seward Rise and the larger houses in Jenner Way. They are under pitched roofs which extend along the front of the houses to incorporate the porch and ground floor bay window.

In Hestia Close, variety has been provided by the use of rough cast bricks, and some decoration has been included by the presence of soldier courses.

Central Halterworth

Saxon Way, Kennett Close, Kennett Road, Meon Road, Meon Close, High Firs Road, High Firs Gardens, Avon Crescent, Anton Close, Halterworth Close, Hereward Close

The houses in these streets are nearly all semi-detached two-storey buildings with garages that are either integral or stand-alone within the curtilage. The houses are arranged formally so that they lie parallel to the street, although some are separated from the road by grass verges between pavement and road.



Brick patterns

Most of the houses are faced with brick. In High Firs Road and High Firs Close the bricks are yellow or brown. Elevations are lightened by a number of decorative features, including contrasting colours around the upper windows and in some cases lozenge patterns are picked out in contrasting brick. Throughout the area, some upper storeys are tile faced. In Meon Road tile facings extend down to ground floor window sill level.

The Co-op shop in Saxon Way is the only retail outlet in Halterworth. The building has been much extended to the rear although the front observes the street building line. The position of the shop means that it can be seen without dominating the street. There is a parking area to the side of the shop which contains recycling bins and is not enhanced by the fencing and garages that are adjacent. The rear of the shop forms a prominent part of the view in Halterworth Close without being in visual agreement with the houses there.



Co-op in Saxon Way



Rear of Co-op in Halterworth Close

Benedict Close



Distinctive style of house in Benedict Close

This street has a separate entrance from Halterworth Lane. It comprises a spine with a series of small closes that open off on either side. Some of the houses have mock timber decoration. They are mostly brick finished and many of them have a small gable over the window above the front door. The houses with this feature have projecting porches under a small pitched roof. The windows are a mixture of leaded lights and clear glazing in uPVC or wood frames. Montfort Hall is approached from Benedict Close. It is a single storey brick building with a shallow-pitched gambrel roof covered with tiles.

Western Halterworth

Ashdown Way, Mead Close, Senlac Road, Wessex Gardens, The Vikings



The entrance to Ashdown Way

The houses in this group are terraced or semi-detached. Few have garages or parking spaces within their curtilages. Provision for parking has been made in dedicated blocks of garages, which are rather rundown and mostly unlit.



Garage block

The houses are finished in brick, with tile-hanging being a common decoration on the front upper storeys. In Wessex Gardens dark tiles have been used. By contrast the upper storeys of houses in The Vikings are faced with shiplap.

Houses in this area have projecting front porches which are enclosed, although those in Senlac Road tend to be open.



Porches in Senlac Road

Holyborne Road

There is pedestrian access to Holyborne Road via steps from Mead Close. The houses in this road are built as a series of terraces. Two of the terraces are perched on the hillside and overlook Tadburn Meadows. They have shiplap on the upper storeys and the roof line gives a pleasing unity to the group. The other houses face up the road and are tile-hung on the upper front storeys. In order to reach these houses, it is necessary to pass the back fences and garages of the other two terraces.



Terraced housing in Holyborne Road

Design Guidelines

- Extensions and infilling should match their surroundings, in brick type and colour. They should maintain the pitch of surrounding roofs.

Streets and Street Furniture

No houses face onto the Halterworth part of Botley Road between Senlac Road and Halterworth Lane. In this area, Botley Road is a wide road with footpaths on both sides. Four pedestrian refuges have been constructed to keep traffic speeds down along the upper part of the road. Adjacent to Halterworth, there is one by The Vikings and another outside Montfort College. There is a lay-by near Grosvenor Place which provides parking for drivers who wish to use Mace Express shop opposite (in Whitenap). There is a bus stop outside Montfort College.

Halterworth Lane was formerly a country lane that now forms the eastern boundary of Halterworth. The houses are named, not numbered, which can cause difficulty. The footpath on the eastern side of the road ceases to be made up north of One Tree Cottage. Beyond that there is a wide grass verge that has been encroached upon by the hedge in places making it too narrow to use safely, particularly near the corner at the junction with Jenner Way. The footpath on the western side of the lane is continuous but this is the opposite side of the road from the school.



Junction box with graffiti on verge

Many of the roads in Halterworth have grass verges between footpath and road, those in Meon Road being especially generous. They give a feeling of spaciousness and calm to the streets.

Halterworth is laced with a network of footpaths enabling people to circulate without using roads. On the steep north-western side, some of these take the form of steps. However there is an absence of street name signs linked to these footpaths, so that pedestrians have no way of knowing where they are.

A number of privately installed security lights are too bright and intrusive to neighbours. Some of the street lights are felt to be poorly positioned. In particular, there are insufficient lights on the path to the rear of Benedict Close and this deters people from using it.



Overhead cables in Halterworth Lane

There are overhead telephone cables and their attendant poles in several of the older streets including Halterworth Lane, and Halterworth Close which detract from the appearance of the area.

Trees, Hedges and Other Landscape Features



Trees in Montfort College

The major collection of trees is to be found in Tadburn Meadows which is old woodland, probably dating back to medieval times, when it was managed on behalf of Romsey Abbey. Tadburn Meadows now has the benefit of a group of volunteers who help in its management. The trees of Tadburn Meadows extend eastward along the stream side to the level crossing in Halterworth Lane. The Tadburn stream runs through the Meadows from east to west and is much visited and enjoyed by residents.

Above Tadburn Meadows lines of trees mark old field boundaries that existed before the area was built up. For example there are rows of trees on the slopes of the valley between Kennett Road and Seward Rise, and also below Halterworth Close and Mead Close.

North of Benedict Close, an old property boundary is marked by the line of trees running west almost from Halterworth Lane to the rear of Wessex Gardens where it meets another row of trees that runs north-south.

There is a public open space to the west of Benedict Close in which the former burial ground of the Montfort Fathers stood, although there are no longer any graves there. It is surrounded by a laurel hedge which was recently much reduced in height as a result of community action, which has made the adjacent footpath feel much safer. The little piece of stream near Montfort Hall acts as a magnet for small children to explore and investigate. The green by Avon Crescent and Anton Close has been planted with shrubs which need proper maintenance.

There are a number of mature trees, mostly oak, along Botley Road, especially in the vicinity of Montfort College. Within the grounds of the college there is a fine collection of trees in the English parkland tradition, and to the rear there are both a double row and a single row of lime trees. Some of the houses in Montfort Heights have been built between these rows of trees.

In addition there are mature trees along Halterworth Lane, notably in the vicinity of the school. The school has a wildlife pond that enriches the learning experiences of its pupils.

Look at Romsey: Halterworth



Trees in Halterworth Lane by school

Design Guidelines

- Trees should be retained.

Boundary Features

Much of the built area has open plan gardens with grass or low-growing plants that preserve the openness of the estate. A few have been converted to provide car parking and some have been surrounded by hedges thereby changing the character of the area.



Decorative railings, Montfort College

The older properties in Halterworth Lane mostly have hedged front gardens and these are quite large. Montfort College has a low wall with decorative railings above. There are railings between the car parking area adjacent to Wessex Gardens and Montfort Hall open space.

One of the most conspicuous boundary features is to be found at the rear of the houses in Holyborne Road, where the visitor is faced with a row of fences and flat roofed garages. There is a robust wall alongside the footpath to the Co-op which is utilitarian rather than attractive.



Fence types by footpath to Montfort Hall

A variety of solutions have been used to provide privacy in back gardens especially where these are adjacent to the highway. In some places, large wooden fences have been erected some of which are obtrusive in the street. Other solutions also exist, for example, there is a length of wall along Halterworth Lane north of Saxon Way which is not inappropriate.

Design Guidelines

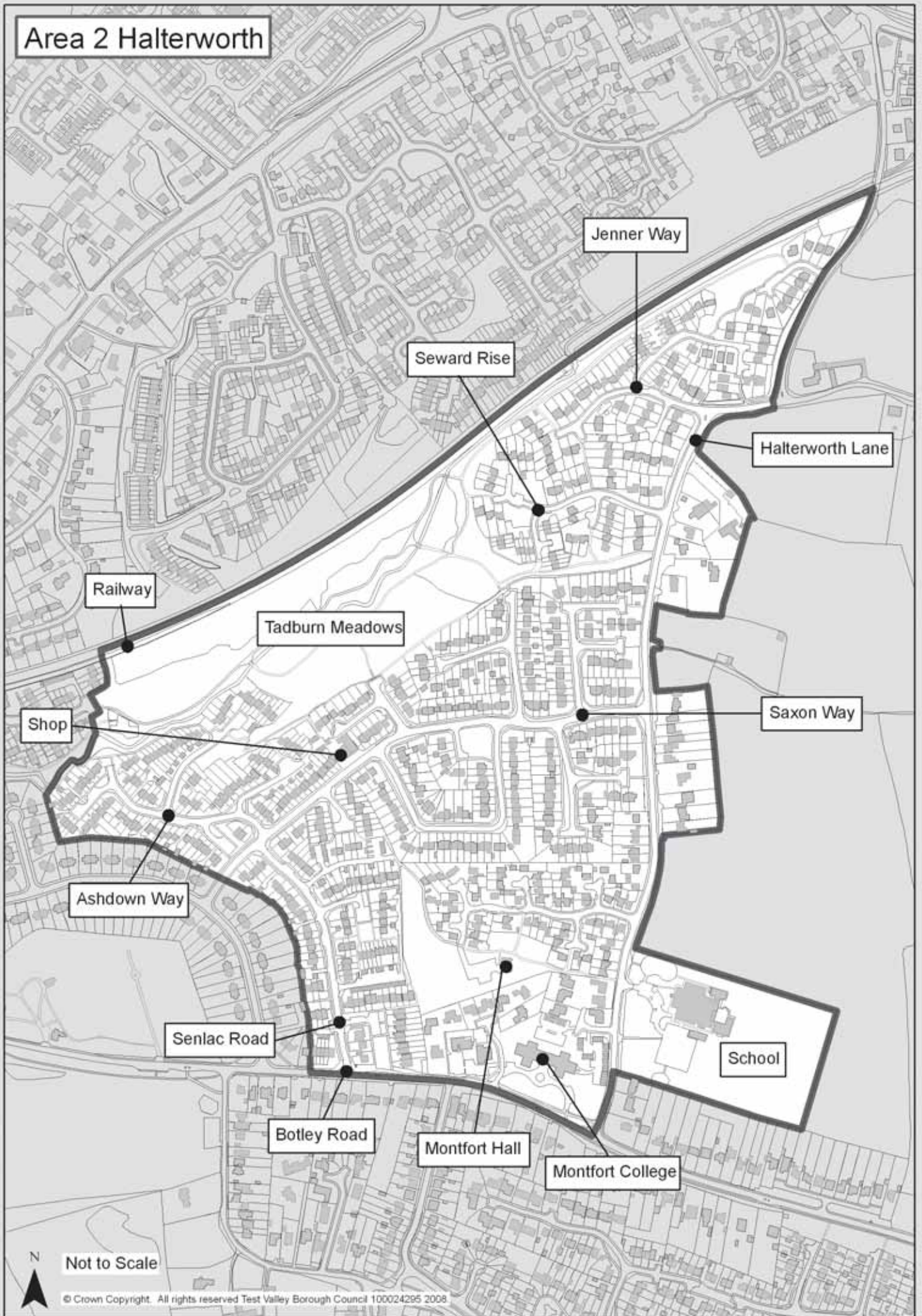
- The open plan layout of the area should be respected and its character retained.

Look at Romsey: Halterworth



A variety of fence types

Area 2 Halterworth



Shop

Railway

Tadburn Meadows

Ashdown Way

Senlac Road

Botley Road

Montfort Hall

Montfort College

School

Jenner Way

Seward Rise

Halterworth Lane

Saxon Way

Not to Scale



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Look At Romsey:

Overview

Area 1 Whitenap

Area 2 Halterworth

Area 3 Tadburn Valley

Area 4 Tadburn Gardens

Area 5 Great Woodley

Area 6 Upper Cupernham and Winchester Road

Area 7 Lower Cupernham and Fishlake Meadows

Area 8 Romsey Old Town

Area 9 Town Centre, Outer Core

Area 10 Harefield and Little Woodley

Area 11 Woodley and Ganger

Area 12 Crampmoor and Highwood