

Look At Romsey

Romsey Town Design Statement

for Romsey Town and Romsey Extra



Area 4 Tadburn Gardens



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Tadburn Gardens Design Statement

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This section of the Look at Romsey project was prepared by a team of volunteers in Tadburn Gardens under the guidance of the Romsey and District Society. It was presented to Test Valley Borough Council in December 2005. It was adopted as a Supplementary Planning Document in January 2008.

Area Setting

Tadburn Gardens is situated on the southeast side of Romsey about one kilometre from the town centre. It is largely composed of housing development, including the original semi-detached houses that form its eastern border and which are characterised by their long narrow back gardens. Fencing and hedging mark the boundary between these gardens and the lower slopes of the recreation ground which rises gradually to the large flat area of common ground. Very pleasant views of Romsey may be enjoyed from this vantage point, the Abbey being one of the prominent features.

Tadburn Gardens is bordered to the west by the railway line and to the north by Botley Road. To the south attractive meadowland belonging to Broadlands is a visual amenity appreciated by residents. Similarly, the Romsey Allotments present a pleasantly open vista along the western edge lying immediately beyond the railway line.

History

Originally farmland, a nursery business was set up in 1926 with tomatoes as the main crop. This was thought to be the largest nursery in the south of England, and the sea of glasshouses was a dominant feature. The installation in 1928 of a railway siding enabled train loads of coal for the boilers to be brought direct to the nursery; this continued in use until the removal of the sidings in the 1950s.



Tomato tower at Wills Nursery

In 1926 Mr Wills, the owner of the nurseries, built 24 houses for his employees in Tadburn Road, the first houses to be built here; he added Tadburn Cottages for his foremen in the 1930s. Another three houses were built on the eastern edge of Tadburn Road in the 1950s, along with the small development of Tadburn Close. Between 1965 and 1985 Tadburn Gardens as we know it today gradually took shape.

Settlement Pattern

The 295 dwellings plus a small commercial site are on a plain some 20 metres above sea level. There is a clear division between the two “halves” of the estate. The properties on the eastern half, mostly built up until the 1980s, have been laid out in a strong rectilinear pattern.



Rectilinear housing

A generous distance between the rears of houses gives privacy. Within the rectilinear pattern the road and closes are wide, the roads with their associated pavements totalling 8.8m in width. The greater width gives a feeling of light within this part of the estate. The housing covers about four hectares with a density of about 23 dwellings per hectare.

The properties on the western half and built since the 1980s have been sprinkled on the landscape, the houses facing all aspects to give privacy.



Sprinkled housing

Serpentine roads and closes serve the houses. People and their vehicles share the same surfaces in the small closes with typical widths of 4.8 metres. The absence of pavements allows houses to be grouped more closely together. This area is about six hectares with a density of about 28 houses per hectare and includes a recreational/play space of about 0.25 hectare.

The south of the estate has three blocks of flats that occupy about a hectare of land with an extensive view of farming land to the south.

To the east of the residential area recreational land rises some 15 metres in about 60 metres through open woodland. The flat area beyond is a playing field.



The glade in the recreation ground

Tadburn Gardens is predominantly residential taking up 11 hectares. Commercial premises occupy another hectare.

Design Guidelines

- **New housing should respect the character and design of existing properties in the vicinity.**

Buildings and Materials

The majority of properties (120) are semi-detached; 117 are detached. Four of the semi-detached properties have been converted into maisonettes. There are 18 terraced homes; nine are houses and nine are bungalows. The three blocks of 3-storey flats have 12 dwellings in each block.

Main Development:

Materials

The houses built in the 1970s and 1980s are mainly of red brick and demonstrate the style of the period, giving coherence to the area. All have 40-degree slope gable roofs with either concrete pantiles (the majority) or flat tiles. Apart from Mount Temple there are few exterior chimneys; most properties have ridge tile vents.

Several features add a degree of interest: two strings of bricks parallel to the roof at the gable end can be seen on many properties, particularly in the closes on the west of the estate. They sometimes match the red brickwork or lend a contrast in yellow or blue. Occasionally they have been painted over.



Brick detail

A series of stepped bricks projecting from either side of the front walls immediately below roof level appear on the same properties.



Brick detail in pale brick

About 15 per cent of houses in this section deviate from the red brick by being of either yellow or beige brick.

Nursery Gardens was built at the same time, some of the houses here being distinguished by having red mortar.

Attempts to individualise homes show in the treatment of gable ends, which are sometimes rendered and/or painted. Two homes near Nursery Gardens feature horizontal wood inserts. Wills Way and Grays Close have a fair proportion of houses that are hung with tiles or shiplap.



Shiplap and tile-hung houses

The nine bungalows in and near Grays Close all have decorative shutters; two or three sport stone cladding or a stone insert.



Bungalows in Grays Close

Fenestration

All windows, except on one house, are of casement design. The predominant window feature is the shallow curving bow.



Bow windows

Square bay windows are also found, mainly in Mount Temple.



Square bay windows

Here too is the greatest number of leaded lights although some other closes have a fair sprinkling. Other distinctive features of some windows are scalloped lead flashing, concrete lintels (especially in The Tyleshades) or fans of near vertical bricks.



Window with fan bricks, Nursery Close

The difference between the two halves of the estate is very apparent from their window frames. In the eastern part just three homes out of 133 have brown frames. Of the 161 homes on the western part, 20 have converted to white from the original brown.

Doors

Some doors have been replaced. Even where this is obvious, it is interesting that many are in the same style as the original. There are 3-4 types of front door prevalent throughout the area.



A selection of front doors

Whilst the majority of doors are brown or white, a small minority (approximately 10-20 houses) have elected for more colour – green, blue, red, most commonly.

Flats

The south side of Tadburn Gardens contains three blocks of 3-storey flats, which date from 1965-1975. Two have roof slopes of 25 degrees, the other a 40-degree slope. They all have flat concrete tiles and gable ends. As well as raised ridge tile vents, there are some chimneys, 4 external and 2 internal. One block is all brick with individual balconies of horizontal boards protruding at the back; the other two blocks have their upper storeys in brick and the lower storey rendered. One of these has balconies of three horizontal boards at the front; the other has balconies of clear plastic sheeting at the back.



Rear of David Court and James Court

Older Houses

The 1920s houses in Tadburn Road contrast with the later dwellings. They are all semi-detached and typical of the period.



Older houses in Tadburn Road

They have hipped roofs with 40-degree slopes and outshots with a 25-degree slope. Most have their original clay pantiles; half have a central chimney and the others an internal one. Many have seen changes over their 70-year history: some four are now arranged as maisonettes while others have extensions.



House extensions in Tadburn Road

We see a variety of materials and treatment including part red brick, part beige brick, (some painted), part cement, part rendered and part pebble-dash. All have bay windows to ground. All have white frames, some wood and some plastic. All have scalloped lead flashing beneath at least one window.

Tadburn Close

Of the houses in Tadburn Close and the adjacent three houses in Tadburn Road, all brick-built around 1960, five have hipped roofs and two gabled with flat clay or concrete pantiles. Two are tile hung. Half the window frames are wood and half plastic. Two have bay windows to the ground in either brown or white.



Tadburn Close

Tadburn Cottages

Fifty-degree half-hipped roofs are seen on the two 1930s cottages (Nos.1 and 2) facing Botley Road with clay pantiles and central chimneys. They have an interesting combination of painted brickwork and rustic timber gable ends. Both have white plastic window frames.



Tadburn Cottages, Botley Road

Garages

Almost every house in this area has a purpose-built garage either attached or alongside the property. The majority of these are single garages, with standard up-and-over metal doors. There are approximately 30 double garages most of which are concentrated in Mount Temple and Wills Way. There are several blocks of garages in the area, e.g. Reynolds Court and James Court, set to the side or behind the flats, and David Court built over its garages, which are not visible from the front of the property. There are further smaller blocks of garages to the rear of some of the houses on the eastern flank of the area, and some to the bungalows in Grays Close. All the houses in Tadburn Close are provided with garages. Sixteen of the original 24 houses in Tadburn Road have a garage.

Architectural Changes

It is clear that a number of houses have been enlarged, a few by adding rooms to the front and some to the side. Most of the brick-built extensions fit in well with the existing design.



House with projecting lower storey and single storey extension, St Barbe Close

The most common form of extension is the glass conservatory, most often built to the rear of properties and therefore not usually visible from the road.

Design Guidelines

- **New buildings should complement the height and style of the current development.**
- **Brick is the preferred material and should blend with existing colours. Other materials such as shiplap and cladding are acceptable where sympathetic.**
- **Roof tiles should follow existing colour and material.**
- **Extensions should reflect existing design features of the original building.**

Landscape and Townscape

Trees, Hedges and Other Natural Features

The trees, shrubs and hedges of Tadburn Gardens are assets highly regarded by the residents of the area. There are two significant tree lines, both of which can be seen from most parts of the area and beyond. One line is of five tall, mature poplars that stand between David Court and James Court and make a dramatic statement at this point in the road.



View east along Tadburn Road

The other is a 120-metre line of mature poplars along the lower edge of the recreation ground. However, these are due for felling and replacement shortly.

This is backed by a wooded area with grassy glades and substantial trees, mostly oaks, extending along the whole eastern boundary of Tadburn Gardens and along the southern boundary of Botley Road masking the playing field from the traffic.



View across to poplars (now removed) at edge of the recreation ground

These woods extend to nearly two hectares and help to give the area its rural feel.



The woodland of the recreation ground

Currently there is one Tree Preservation Order (TPO) only. This is on the oak tree behind 24 Tadburn Road.

Open Space

The largest area of open space is the Recreation Ground, which is used by junior football teams, walkers and dog-owners.



Teen shelter and lamp on the recreation ground

There is no direct access to this area from Tadburn Road or from the farmland. A flight of steps from Botley Road leads to the lower section of the Recreation Ground.

Tadburn Gardens has two main green spaces: the public grassed area between Jacobs Close and Petty Close and bordered by Tadburn Road itself, the other being the private ground belonging to and fronting the three blocks of flats to the south of the area. The grassy areas contain some attractive ornamental trees as well as a number of silver birches.



Play space, Tadburn Road



Flats screened by trees

Low-level fencing and hedging where these open areas meet the road, afford very pleasant views and a welcome sense of space to all who travel past and a welcome sense of space.



Mature trees from St Barbe Close

Gardens

Tadburn Gardens has a pleasant open-plan appearance, especially true of the more recent part of the estate. A great deal of pride is taken in the maintenance of most gardens; many of them are very colourful and attractive, especially in the summer months.



Flowers at front of house

There has been a recent trend to lay brick paving, gravel or pebbles to house fronts, but the majority of front gardens are green and cultivated, making a pleasant aspect for passers-by.

Boundary Features

There are few tall hedges, walls or fences. A close-boarded fence between brick pillars screens Jacobs Close from the road and there is a high brick wall along Tadburn Road between Mount Temple and Knyght Close.



Bus stop and road name plate

A low white-railed fence at one end and a laurel hedge at the other separate the flats from Tadburn Road. The tall poplars there effectively break up the height of the flats.



Hedges in an open plan street

A wooden fence and a metal fence enclose the Tadburn Cottages. Ornamental trees and a large bramble hedge border Tadburn Road. Hillier Garden Centre is separated from the road by a tall wire fence next to a border of shrubs.



Hillier's Garden Centre, Botley Road

A high close-boarded fence and a well-tended ornamental hedge border Nursery Gardens on its northern and eastern edges.



Hedge in Tadburn Road

Streets and Street Furniture

Much of the street furniture is supplied by 'statutory undertakers' over which there is very little planning control.

Residents comment adversely on the unsightly plethora of telephone and electricity poles and wires, and other street furniture.



Electricity feeder poles and cables

Streetlights

Residents also express dislike of the utilitarian nature of the streetlights.



Telephone pole and street lamp

Hard Surfaces

All roads and footpaths in Tadburn Gardens are asphalted, but there is also block paving to some of the more recently-built closes.



Street scene, The Tyleshades

Traffic Circulation

Vehicular access to all but one close is from Tadburn Road, a horseshoe-shaped feeder road with each of its ends joining Botley Road; the eastern end is potentially difficult with the angle and vegetation obscuring downhill traffic. An interesting feature of the estate is the pedestrian linkways joining together various closes (see map).



Walkway through front gardens



Walkway through back gardens

Pedestrians and cyclists are largely funnelled into the northwest corner which opens onto Botley Road. Between the Tadburn stream and the allotment gardens runs a footpath, the surface, lighting and maintenance of which could be improved as this is a much-used route into town.



Path by Tadburn Lake

Design Guidelines

- **Trees:** The trees in the locality should be retained or if necessary replaced.
- **Open space:** The recreation ground where facilities and views are especially appreciated, should be retained.
- **Gardens:** The attractive and open-plan nature of the gardens in this area should be retained.
- **Boundary features:** Fences, hedges and walls should be consistent with those in their immediate vicinity.
- **Street furniture:** Whenever possible, all telephone, cable television and power lines should be underground.

Conclusion

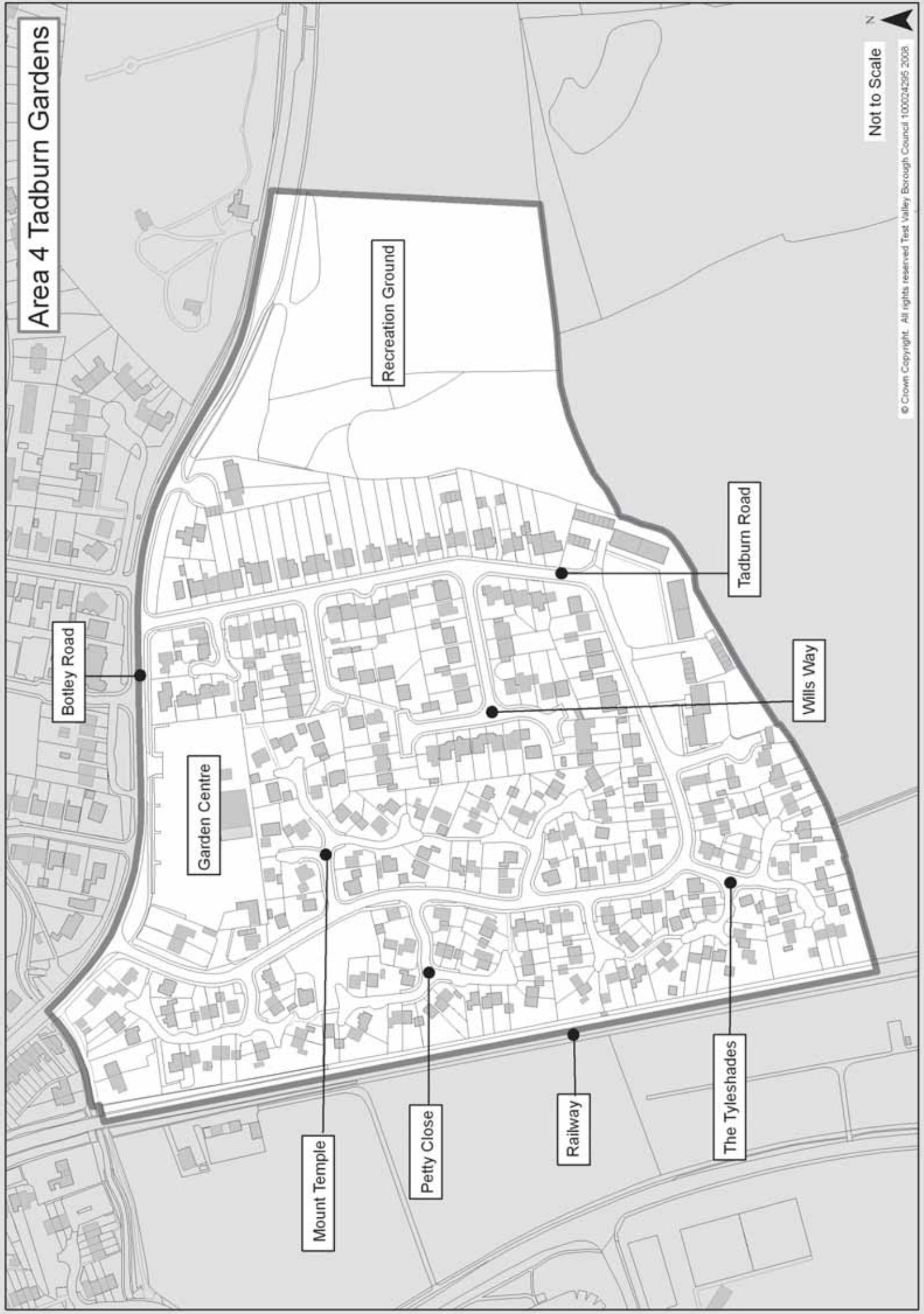
Bordered by green spaces on three sides, Tadburn Gardens is an area considered by residents to have a near-rural feel in contrast to the neighbouring developments. Above average spaciousness and relatively low density housing reinforce this viewpoint.

Any new development should reflect the height and style of the surrounding properties. It should also have regard to the provision of gardens and sense of spaciousness.

Design Guidelines

- **Adjacent countryside and woodland should be respected.**

Area 4 Tadburn Gardens



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