

# Look At Romsey

Romsey Town Design Statement

for Romsey Town and Romsey Extra



## Area 5 Great Woodley



*ke Meadows, Romsey Old Town, Town Centre Outer Core, Harefield and Little Woodley, Woodley and Ganger, Crampmoor and Highwood, Whitenap*  
*Old Town, Town Centre Outer Core, Harefield and Little Woodley, Woodley and Ganger, Crampmoor and Highwood, Whitenap, Halterworth, Tadburn*  
*Core, Harefield and Little Woodley, Woodley and Ganger, Crampmoor and Highwood, Whitenap, Halterworth, Tadburn Valley, Tadburn Gardens, Gr*  
*Woodley, Woodley and Ganger, Crampmoor and Highwood, Whitenap, Halterworth, Tadburn Valley, Tadburn Gardens, Great Woodley, Upper Cupern*  
*ger, Crampmoor and Highwood, Whitenap, Halterworth, Tadburn Valley, Tadburn Gardens, Great Woodley, Upper Cupernham and Winchester Road*  
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*, Tadburn Valley, Tadburn Gardens, Great Woodley, Upper Cupernham and Winchester Road, Lower Cupernham and Fishlake Meadows, Romsey Old*  
*rdens, Great Woodley, Upper Cupernham and Winchester Road, Lower Cupernham and Fishlake Meadows, Romsey Old Town, Town Centre Outer C*  
*per Cupernham and Winchester Road, Lower Cupernham and Fishlake Meadows, Romsey Old Town, Town Centre Outer Core, Harefield and Little V*



**TEST VALLEY**  
BOROUGH COUNCIL

*ter Road, Lower Cupernham and Fishlake Meadows, Romsey Old Town, Town Centre Out*  
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# Great Woodley Design Statement

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This section of the Look at Romsey project was prepared by a team of volunteers in Great Woodley. It was jointly sponsored and led by the Romsey and District Society and the Great Woodley Residents' Association. It was presented to Test Valley Borough Council in August 2006. It was adopted as a Supplementary Planning Document in January 2008.



## Area Setting and Landscape

Great Woodley is a residential area of the town of Romsey. It lies above the town on the plateau above the eastern slope of the valley of the River Test. Most of the houses in Great Woodley have been built since 1960.

The area is bounded by Winchester Road (A3090) to the south, Braishfield Road to the east, and Woodley Lane to the north and west. There are no watercourses in this area.

The district has two distinct areas of settlement. The larger development was laid out as a Radburn Estate, a design layout in which vehicles and pedestrians are largely separated. The smaller and newer estate forms a crescent on the north-east side, named Horseshoe Drive.

The area is fairly level, although there is a gentle slope to the west. From many parts of the central area, there are views of Romsey town centre and across to the western side of the Test valley. The northern side of Great Woodley is rural. Ganger Farm, Ampfield Woods and Hillier Arboretum are all nearby and help to create an attachment to the adjoining countryside.

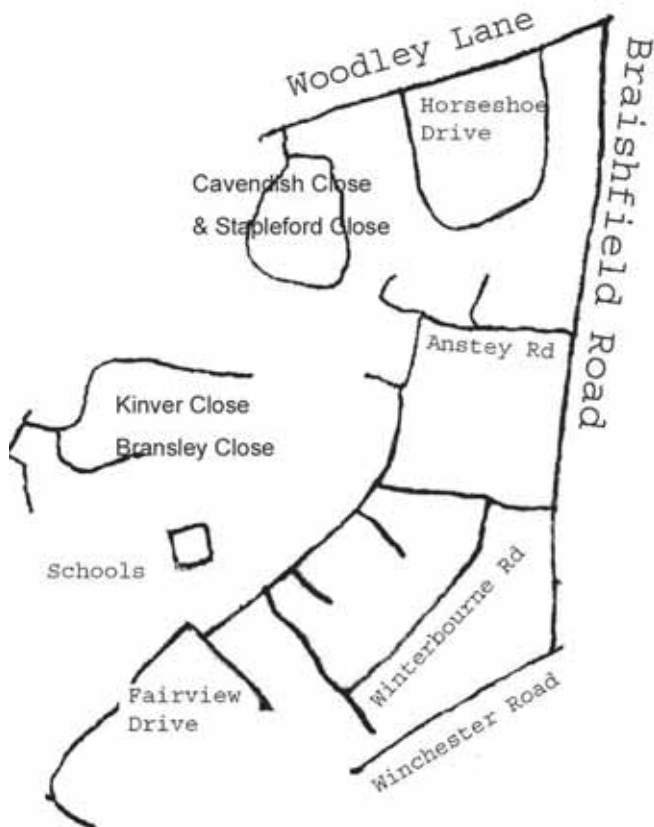


Diagram showing the area of this statement

## Settlement Pattern

No houses face directly onto Winchester Road and few onto either Braishfield Road or Woodley Lane. Thus the area is relatively inward looking.

The layout of roads is such that it is not possible to drive across Great Woodley. Instead, there are separate access points for traffic to different parts of the area.



Woodley Lane, junction with Cavendish Close

The northern and western sides are reached from one of three access roads leading from Woodley Lane, as are Cupernham Junior School and Cupernham Infants School. Horseshoe Drive joins Woodley Lane at either end of the crescent. This road is wrapped around Great Woodley Farmhouse, a seventeenth-century listed building standing in a substantial plot of land.



Great Woodley farmhouse

The roads to the east have access from two access points from Braishfield Road, Anstey Road and Winterbourne Road. These two roads form three sides of a square acting as a local distributor road off which the eastern and southern parts of the estate can be reached. There is no vehicular access point directly from Winchester Road.

Despite the complexities of traffic access, the estate is fully permeable to pedestrians and it is easy to walk from one part to another. However, the layout of the estate can be confusing and the road name signs are not entirely helpful. In particular it can be difficult to find specific addresses.



Direction sign on Woodley Green

In the Radburn Estate layout vehicular access is to the back of the houses and pedestrian access at the front. In consequence many people use the back door as their main entrance. In Horseshoe Drive vehicles can drive up to the fronts of houses all of which have substantial private driveways, some shared.

The focus of Great Woodley is a large open grassed area known as The Green. Many houses have been built around The Green, with several facing directly onto it. The houses near Winchester Road, Braishfield Road and Woodley Lane are further from The Green, but none are very far from it. Horseshoe Drive is fairly self-contained but there are footpaths through to the rest of Great Woodley. Cupernham Infant and Junior Schools lie to the south-west of the area and are adjacent to The Green.

Most of the area is made up of terraced houses, although interspersed with a few rows of semi-detached buildings. In addition there are two blocks of flats which are three storeys tall, as is the block that contains a parade of shops at ground floor level and maisonettes above. On the Radburn Estate the layout of the terraces of houses was deliberately arranged to give a casual and informal structure. In some cases, houses have been built around small communal courtyards or facing onto small grassy areas. Vehicular access is to the backs of the houses or to garage blocks.



Houses in Horseshoe Drive

The houses in Horseshoe Drive are detached having garages within their curtilages. Elsewhere some properties have garages in their back gardens, usually built as joined pairs. In addition there are many garages standing in separate blocks, often screened by brick walls. Many of these garages, particularly their forecourts and the walls, require immediate investment. Some walls have reached the point where they are considered hazardous. Furthermore, street lights have not always been placed to provide light to these enclaves and many garages are not served by electricity.



Garages in Warren Gardens

## Open and Other Spaces

The major open space in the area is The Green which is fairly central and greatly valued by residents. To the west of it lie the Cupernham Schools with their substantial playing fields that back onto houses in Woodley Lane and Fairview Drive. Cupernham Junior School has an outdoor swimming pool. The Green has a few trees on its perimeter and a children's playground near the schools. There are two substantial open lawns in the vicinity of Fairview Close.



View across The Green

In addition, the Woodley area has a number of communal small green areas and paved courtyards, some of which have trees growing in them. However, many of these areas would benefit from remedial works and enhancement to improve the setting of the surrounding buildings. For example, there are several paved courtyards in which patches of grass show where trees once grew.



Trees in the courtyard of Halden Close

The estate is separated from Winchester Road by a shelter belt of trees that grow in a small disused gravel pit, known locally as 'The Dip'. The houses that face Braishfield Road are set well back and separated from the road by grass verges. In particular that at the southern end is wide. Similarly there are grass verges on the northern side of the estate along Woodley Lane. A number of houses in Horseshoe Drive have grass areas alongside the footways.



Shops in Warren Gardens



There is a substantial privately owned parking area in front of the shops in Warren Gardens and a service area behind. The shops include a Post Office, a hardware shop, a launderette, a grocery store and a take-away. They are used by most households in this area. The other two blocks of flats, Selborne Court and Winchester Court, each stand in their own grounds which contain both grass areas and allocated residents' car parking spaces.



Selborne Court

There are a number of car parking spaces near the access roads. Many of them have small pieces of grass adjacent. Much of this grass is used for car parking which causes damage. In addition, some of the principal distributor roads are bordered by grass strips, often instead of tarmac or paved footways.

## Building Form



Cavendish Close

The predominant building style is two-storey houses. As stated, many of them are terraced, although with a scattering of semi-detached houses throughout the area.



Detached houses in Horseshoe Drive

There are a few detached houses to the south of the schools in the Fairview Drive area as well as all the houses in Horseshoe Drive. These buildings are mostly rectangular although some of their footprints have been altered by extensions. The houses in Horseshoe Drive have more complex shapes and are larger than most of the others. Selborne Court and Winchester Court have complex footprints.

Some of the houses in Fairview Drive and Fairview Close have projecting front porches that provide entrance lobbies.



Porches in Fairview Drive

Many of the terraces are groups of six homes, although other length groups are also found. Mostly the terraces form a rectangular group, although the individual blocks are set at different distances from the footpath giving more variety to the 'street' line.

Some of the semi-detached houses are arranged in staggered rows. The houses on the outer side of Horseshoe Drive have recognisable building lines whereas those on the inner side have a less formal arrangement. However the curving arrangement of the road and the placement of garages mean that the regular building line is not readily apparent.

Cupernham Infant School is single-storey although Cupernham Junior School building is partly two-storey. They are system-built structures beneath flat roofs, known as SCOLA buildings, and are well landscaped into the area. The Junior School has an open-air swimming pool which is not obvious from the public highway.

There are no bungalows in Great Woodley and few maisonettes. There have been pressures to split houses horizontally and form two flats out of single dwellings.

The garage blocks are plain rectangular in outline. They have 'up and over' doors and flat felt-covered roofs. Most garages are of insufficient size for the larger modern vehicle. Layout of many garage areas and indiscriminate parking makes some access difficult.

By contrast, the garages in Horseshoe Drive, many of which are double garages, stand by the front drives of the individual properties with adequate turning spaces. Most of these garages are separate buildings from the houses. They have pitched roofs.

## Design Guidelines

- Any new buildings and extensions should be designed to be sympathetic with the style of surrounding buildings.



## Materials, Fenestration and Chimney Details

Most of the houses are built of pale bricks, although those in Horseshoe Drive are darker, nearer to the traditional red brick of this part of Hampshire. At the western end of the drive, several houses are tile hung. Elsewhere houses in Horseshoe Drive have been faced with large flints set between bands of red brick. The windows of those houses are picked out in red brick surrounds, with a shallow arch above.



Window in Horseshoe Drive

In places variety has been provided by incorporating some darker bricks, often grey, into the structures. For example, Winchester Court has darker bricks randomly incorporated into its walls. The houses facing Woodley Lane are all faced with darker red bricks. There are no examples of patterned or decorative brickwork in Great Woodley.

Whereas Selborne Court, Winchester Court and the houses in Horseshoe Drive have substantial areas of visible brickwork, this is less true elsewhere on the estate. Much of each ground floor frontage is taken up with windows. Most houses have upper storeys faced with shiplap, weather boarding or tiles. Most of the finishes on the upper storeys are dark brown, although some houses have white or painted shiplap in either uPVC or wood. The upper windows abut the eaves.

Thus the amount of visible brick on the fronts of the houses is very small, apart from the front edges of the dividing walls.



Shiplap and windows at the front of houses

Many houses have shallow-pitched roofs, though not all have the same pitch. The roofs are symmetrical above the houses with the apexes being over the middle of the buildings. Some houses have plain roof tiles, while others have been covered with interlocking concrete tiles. Selborne Court, Winchester Court and the schools have flat roofs. The maisonettes above the shops have a pitched roof.

Apart from Great Woodley Farmhouse and on a few houses in Horseshoe Drive, there are no dormer windows in Great Woodley. It is evident, on those houses which have roof lights, that the roof space is being used. Many, but not all, of the houses have modest single chimneys. The other houses have vents in the roof.

Where houses have projecting porches, porch roofs vary. Some have pitched roofs, for example in Bransley Close and part of Woodley Lane, while others have flat roofs, for example those in Fairview Drive.



Porches in Woodlands Gardens

Most garages are built of brick with flat felt roofs. Their doors are of the 'up and over' kind and painted in a variety of colours.

## Design Guidelines

- **Materials and finishes should be in keeping with the immediate area.**

## Streets and Street Furniture

The area is generally considered to be very difficult to interpret and more name signs would prevent the current confusion and difficulty of delivery people and visitors who are trying to find specific addresses.

The roads are designed in such a way as to enable vehicles to get to specific destinations, but not to traverse across the estate. Road names are placed so that they can be seen by drivers who are driving from the main entry points. There is a general lack of signs for drivers who are moving along the roads back towards the access points, and little provision is made to inform pedestrians who are taking advantage of the many footways across the area.

The area has several styles of lamp posts due to the replacement of some of the old concrete standards. Their variety reduces visual cohesion. Some of the footpaths are in need of additional lights as are some of the garage forecourts. The new down-light design of street lights is generally popular.



Children's playground on The Green

The children's playground is much used and is supported by daily maintenance checks. The area lacks seats in public spaces. Opinion is divided between those who would like seats and those who fear that they would become a focus for the badly-behaved. A similar split of opinion exists for the idea of having a teen-shelter.



Winterbourne Road

The lack of footpaths along some routes means that pedestrians walk in the road. This is particularly the case in Winterbourne Road where there is a grass verge beside the road, but no footway. In places large puddles form and there should be sufficient capacity for efficient drainage of the area.

The road surfaces are all composed of tarmac. There have been no attempts to differentiate different parts of the roads, for example by picking them out in brick setts. Many people would like to see parking bays marked out within designated parking areas.

Despite the general separation of footways and traffic, there is competition in some places for enough space for all the residents' vehicles. These difficulties lead to parking on corners, on bends in roads and on grass verges.

### Design Guidelines

- Public areas should be adequately lit, including play areas, parking areas and forecourts.

## Trees, Hedges and Fences

The edges of Great Woodley contain a number of mature trees that existed before the twentieth-century houses were built. Species include oak, pine and larch.

The widest of the shelter belts of trees and shrubs separates Winchester Road from Savernake Close, Clarendon Close and Beverley Gardens. The trees have grown in 'the Dip' and provide a rural feature along Winchester Road, as well as screening the houses from the main road traffic.

There are remains of old hedges along Braishfield Road. At the southern end, between Winchester Road and Winterbourne Road, the hedge has been removed although one or two mature trees remain. North of Winterbourne Road, the old hedgerow remains, separating the footway from the road. The back gardens of Horseshoe Drive are fenced with high wooden fences, giving their owners privacy.

Much of the eastern section of Woodley Lane that borders on Great Woodley is also lined with old mixed hedgerow. The section of the lane onto which houses face, has a hedgerow separating the footpath serving those houses from an outer footpath that is near the roadway.

The boundary of Great Woodley that runs behind houses in Woodley Lane is partly high fencing and partly hedging, in particular a laurel hedge. To the north of Kinver Close is an old bank, the hedge of which has grown out, leaving a line of mature oak trees.



Oak trees by Woodley Lane

The boundary of the school grounds does not have public access between them and the adjacent houses in Woodley Lane, but where their grounds abut Woodley Lane they are hedged, with an emergency gate on Fairview Close. The boundaries between Fairview Close and neighbouring houses associated with Winchester Road are marked by a mixture of hedges and fences, with some mature trees amongst them.

Within Great Woodley, there is a mixture of maturing trees although some are causing problems, such as shading of properties or interfering with TV reception. Some roots are causing heave resulting in damage to footways or even nearby houses. Many of these trees were planted when the first part of the area was built in the 1960s.

Trees include silver birch and pine as well as a number of smaller trees, many of which are flowering. In addition the built environment is softened by the presence of small trees in private gardens



One of many attractive closes

Some of the communal courtyards have grass patches where trees once grew, died and were not replaced. Likewise many trees on The Green have been the victims of vandalism and those remaining are mostly small.



Courtyard surrounded by houses

Much of the area was designed as open plan. However, some people have allowed tall hedges to grow around their property which changes the openness of the area and breaks up the vista.





A variety of fences

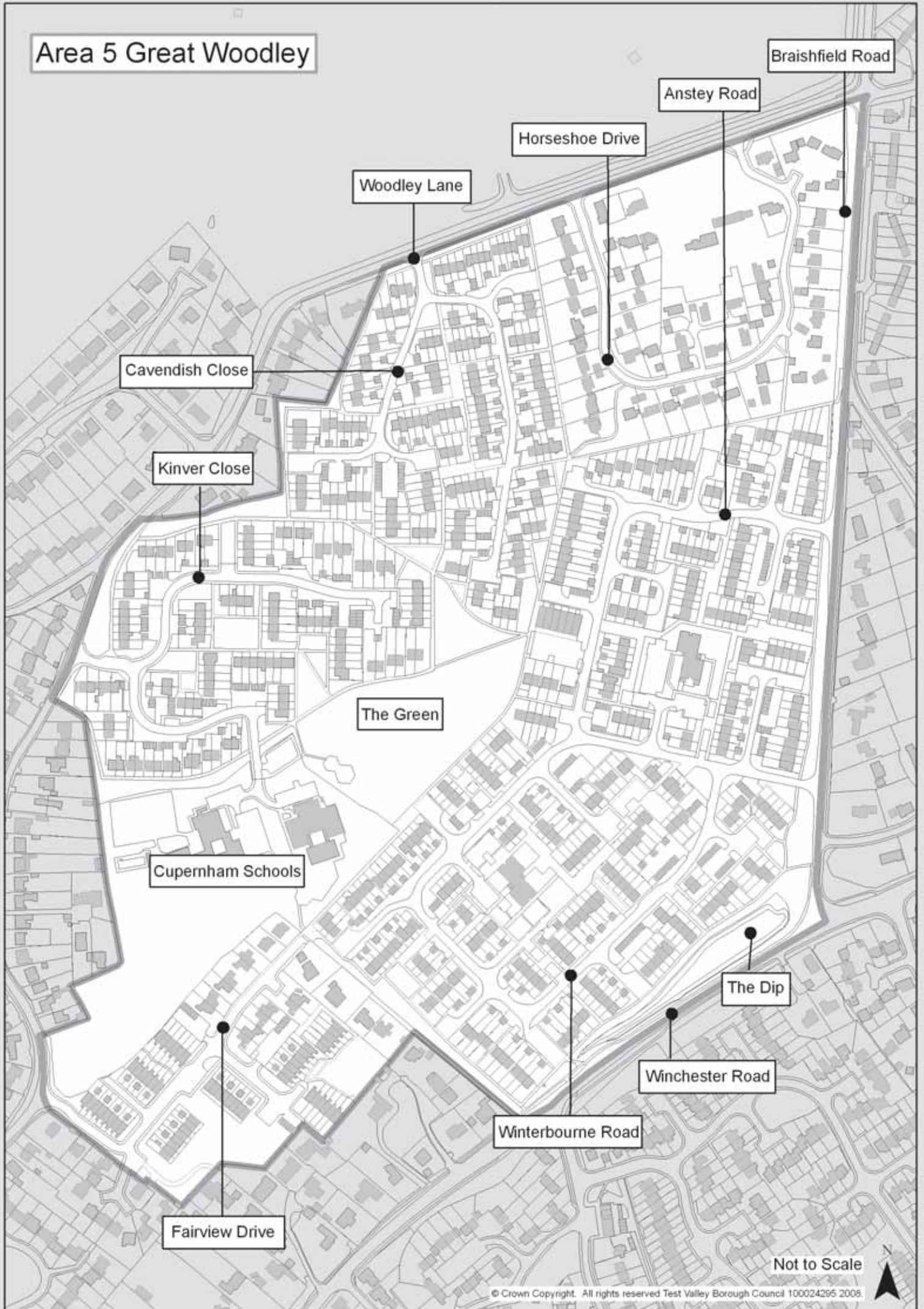
The arrangement of houses in blocks, separated from each other by paths and roads, means that all the back gardens have high fences that are readily visible. Unlike more conventional linear street patterns, houses do not have common back garden fences. Thus the estate has many fences or walls that form part of its landscape. In places they have uniformity, but elsewhere owners have made individual replacements resulting in a variety of fencing styles and colours.

The garages form a conspicuous feature of street scene with their walls adding to the effect of a utilitarian landscape, rather than one which is perceived as people-friendly. This is particularly true of Anstey Road where traffic entering the estate from Braishfield Road is faced with a series of roads turning off and garages and parking lots.

## Design Guidelines

- Trees should be retained.
- Any trees planted on the estate should be suitable to the location taking account of their shape and size once matured.

# Area 5 Great Woodley



Braishfield Road

Anstey Road

Horseshoe Drive

Woodley Lane

Cavendish Close

Kinver Close

The Green

Cupernham Schools

Fairview Drive

Winterbourne Road

Winchester Road

The Dip

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**