

BISHOPSTOKE AND FAIR OAK

Character Assessment

I	OVERVIEW	2
2	CHARACTER AREA DESCRIPTIONS	7
2.1	BFO01 Fair Oak core	7
2.2	BFO02 Bishopstoke Historic Core	10
2.3	BFO03 Bishopstoke Early Expansion	14
2.4	BFO04 Residential Suburbs of Bishopstoke and Fair Oak	17
04a.	West of Church Road; St Margaret’s Road environs and The Mount	17
04b.	Large inter-war/immediate-post-war estate to the east of Bishopstoke centre, off Underwood Road and Stoke Park Road	17
04c.	South of Fair Oak Road	18
04d.	North of Fair Oak Road	18
04e.	Damson Crescent environs	19
04f.	Common Road	19
04g.	Dartington Road environs	20
04h.	North of Alan Drayton Way	20
04i.	Scotland Close	21
04j.	Botley Road environs (south of Fair Oak)	21
04k.	Stoke Heights and Upper Barn Copse	22
04l.	Sandy Lane environs	22
04m.	North of Fair Oak Road, at junction with Sandy Lane	23
04n.	South of Eastleigh Road, west of Botley Road	23
04o.	South of Mortimer’s Lane and east of Botley Road	24

BISHOPSTOKE AND FAIR OAK

Character Assessment

I OVERVIEW

I.1 The 'Bishopstoke and Fair Oak' conurbation lies to the east of Eastleigh and north of Hedge End, with the western part of the area on the east bank of the River Itchen. The conurbation has a curving linear form with the two historic settlements of Bishopstoke and Fair Oak at the western and eastern ends of the area. The land rises gently from the valley to the north and east, the rise becoming steeper on the eastern edge of Fair Oak. The landscape setting becomes more rural to the east, where pasture and rough grazing fields are interspersed with some arable land and ancient semi-natural assart woodlands. The two connected settlements curve around the foot of the 90ha Stoke Park Woodland which rises above the houses on a slight plateau. The River Itchen is internationally important for its biodiversity, and is designated as a Special Area of Conservation (SAC).



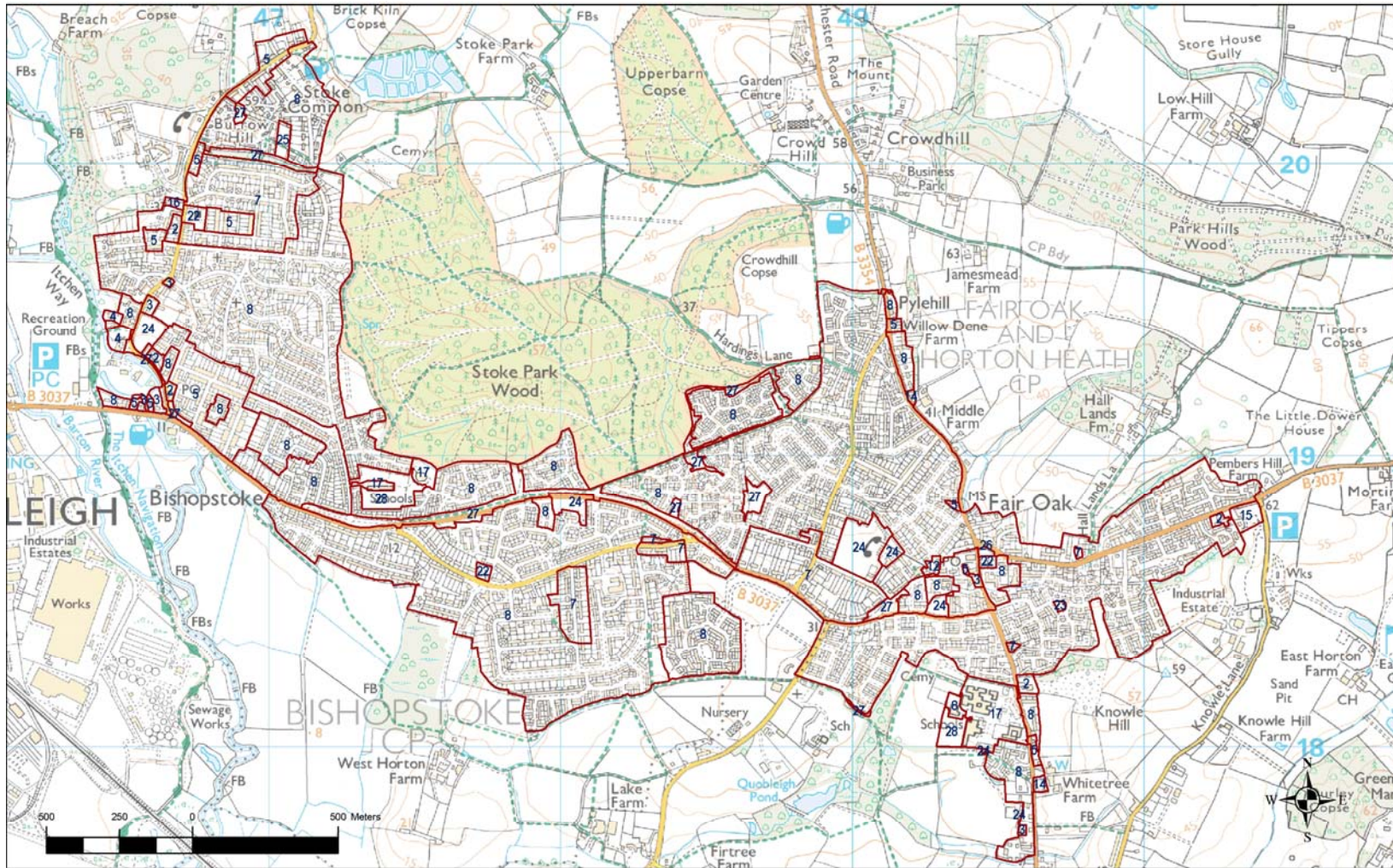
I.2 At the close of the nineteenth century there were several settlements within the area of the present-day conurbation; the principal two being the village of Bishopstoke to the west, on the edge of the Itchen valley, and the hamlet of Fair Oak to the east. These two settlements were linked by a lane, Fair Oak Road, along which sat isolated farmsteads and a very small area of settlement called Middlestreet, with further dispersed farmsteads in the farmland to the south. To the north of Bishopstoke was the hamlet of Stoke Common. To the north of Fair Oak was another hamlet, Crowdhill, most of which lies outside the extent of the conurbation, just the southern edge of the hamlet having been subsumed within the suburban development.

I.3 Bishopstoke was recorded in the Domesday Book and continued as a small agricultural community into the nineteenth century. However, by the late-nineteenth century there were no farmsteads within the settlement, which consisted of the parish church, several large houses, the mill and several cottages. To the east was Longmead, a large house set in a small park which ran up to Spring Lane, and another large house, The Mount, lay to the north. By 1900 the village had begun to grow, with the development of Hamilton Road, Scotter Road and Guest Road. This growth may have been associated with the development of the railway carriage works recently developed at Eastleigh. A new parish church was also built on a new site within the village. In the early years of the twentieth century further new streets were laid out to the east of the new church and were developed in the years leading up to World War II. Other than a few small areas of development to the west, Fair Oak remained largely unaltered until the mid- to late-twentieth century. During the

late-twentieth century, there was rapid development of the area between Bishopstoke and Fair Oak along, and to the north and south of, Fair Oak Road, which itself was superseded as the main route between the two settlements by a new road, Alan Drayton Way.

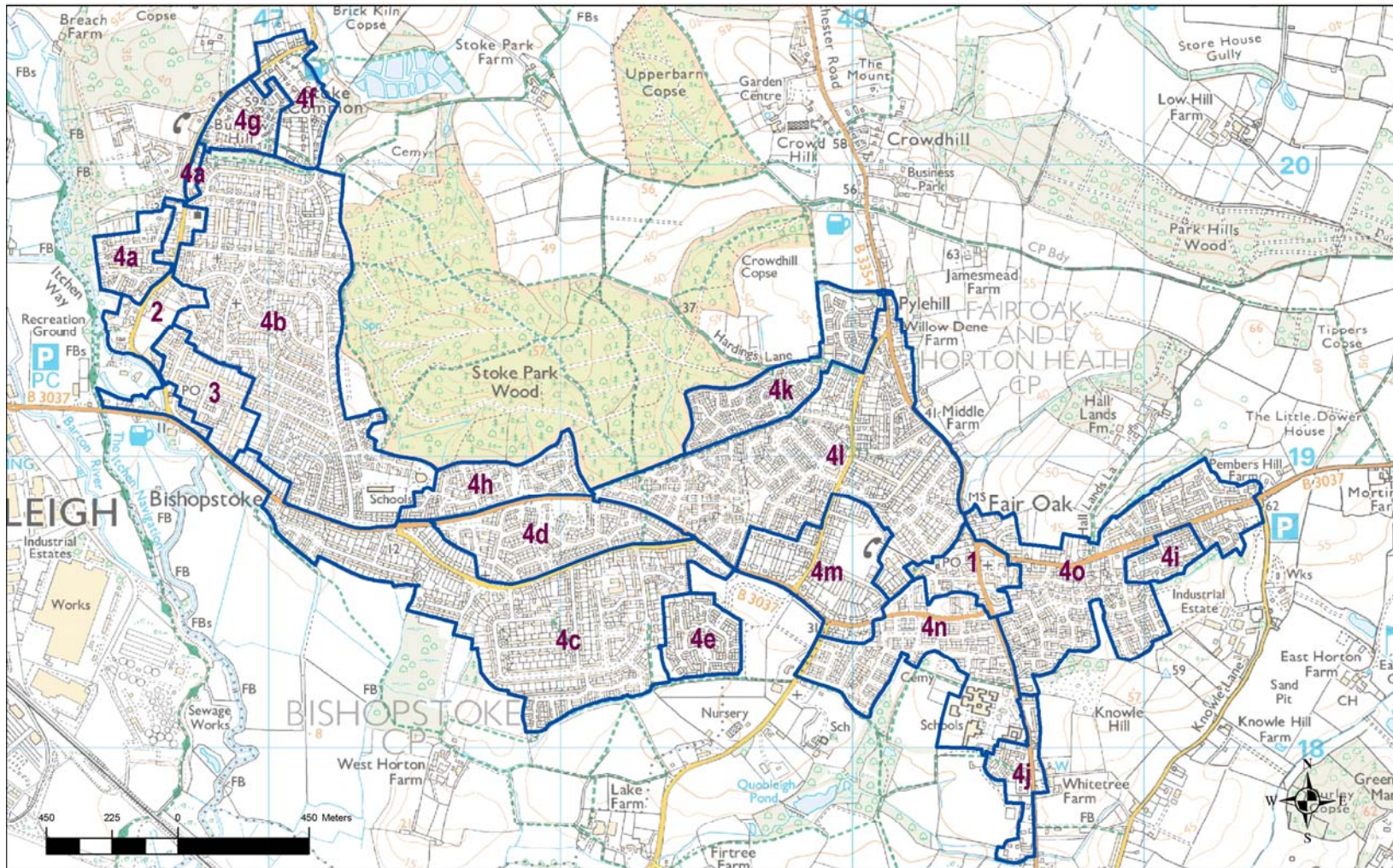
Hampshire Towns Character Assessment – Townscape Types

TCT	Description
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



BISHOPSTOKE AND FAIR OAK TOWNSCAPE TYPES





**BISHOPSTOKE AND FAIR OAK
CHARACTER AREAS**



2 CHARACTER AREA DESCRIPTIONS

2.1 BFO01 Fair Oak core

2.1.1 Character Summary

This character area is a mixed-use district centre for the residential suburbs of Fair Oak, with other uses such as the petrol filling station taking advantage of the location on a principal traffic route between Winchester/Eastleigh and Fareham/Portsmouth. The area has grown around the junction of Botley Road and Eastleigh Road and includes the survival of an early-nineteenth-century public house, The Old George, on Winchester Road.

2.1.2 Key Characteristics

- A mixed-use area (mostly on a small to medium scale) at a junction of principal traffic routes
- The area is relatively flat but has rising land to the north and south
- Regular, medium-sized to large plots
- Buildings are generally set back from the roadside with wide pavements and/or small forecourts (usually given over in part or fully to car parking)
- Red brick (and other types), painted brick and render, some faux timber-framing. Roofs of clay tile, and concrete interlocking tiles
- Two-storey buildings almost throughout
- Small and large independent shops, petrol filling station, small offices, public houses, flats and sheltered housing
- Some tree cover to rear gardens north of Eastleigh Road, some street trees and trees to (eastern) roadside boundaries. No public green space
- Wide pavements in places and a small informal square. Street trees, varied use of materials but busy, heavily trafficked routes. Very limited on-street parking, cars mostly using car parks or forecourts
- Good access and connectivity, particularly for the car user

2.1.3 Boundaries and setting

The character area is completely enclosed by the residential suburbs of BFO04. To the north-eastern edge and corner, the character area is very close to open countryside; the fields and open paddocks of Hall Lands Farm. The setting is strongly defined by the character area's relationship with the principal routes meeting at its centre. These feed residential suburbs leading into and out of Fair Oak's district centre in all directions except the north-east. The boundaries are sometimes difficult to define with a subtle transition from predominantly residential use to low-level mixed-use units and a change in built scale with more blocks of flats and large floor-plate residential layouts.

The wooded slopes leading up to Hall Lands Farm form the backdrop for the character area to the north-east.

2.1.4 *Designations*

The Old George Public House on Botley Road is statutory listed at Grade II. This early-nineteenth-century building is two storey, with painted brickwork (Flemish bond) and a hipped slate roof.

There are no designated conservation areas within the setting of the character area.

2.1.5 *Townscape types present*

TCT09 and II.

2.1.6 *Topography*

Land steadily rises to the north and south. Eastleigh Road, running east–west, sits in a shallow valley, continued by Mortimer’s Lane to the east.

2.1.7 *Layout and Pattern*

The district centre is grouped around the junction of Eastleigh and Botley Roads with a small, informal, open civic space (square) set out at the widening of Eastleigh Road as it meets Botley Road. This has been given legitimacy and integrity with the addition of a war memorial and mature tree to the roadside. Buildings are mostly set back in forecourts, usually used for parking, or with car park areas to the side and rear of properties. Plots are regular, of a medium to large size, having been amalgamated for blocks of flats development in places.

2.1.8 *Buildings and materials*

Buildings are a mix of purpose-built, mid- to late-twentieth-century structures (single and two storey) with low-pitched roofs, and older properties including the early-nineteenth-century, statutory listed, Grade II Old George Public House, and the Church of St Thomas.

Red and other coloured brickwork is seen, with some painted brick and render. Roofs are predominantly modern clay tile or concrete interlocking tiles, and flat. There is some use of faux timber-framing. There is a distinctive use of flint and stone to the Church of St Thomas (1863, Colson).

2.1.9 *Predominant land use*

There is a complementary mix of uses to the character area, with a parade of independent shops, separate individual shops, a church, public house and petrol filling station. There are also limited small offices and some residential blocks of flats.

2.1.10 *Public realm*

Wide pavements, forecourts and a widened street plan combine to give good pedestrian areas. There are a few street trees which help soften the urban feel to much of the character area. There are some mature trees to roadside boundaries, particularly to the east side of Winchester Road. On-street parking is usually to allocated bays, forecourts or side and rear car parks. The area is, however, highly trafficked with Winchester Road/Botley Road being a difficult road to negotiate as a pedestrian.

2.1.11 *Open space*

There is very limited open public green space within this character area other than the churchyard to St Thomas Church and the adjacent tree-lined green space to the junction with Mortimer's Lane. There are some private garden spaces but much of the space around commercial premises and blocks of flats is dedicated to parking, with only limited landscaping.

2.1.12 *Biodiversity*

Habitats include private green spaces with mature trees, mostly to the north of Eastleigh Road. A busy enclosing road network impedes good connectivity to other larger potential habitats (particularly to the north-east). However, the churchyard and tree-lined space to the north combine to provide a green wildlife corridor for at least part of the character area.

2.1.13 *Access and connectivity*

There is good access and connectivity for the pedestrian and car user.

2.2 BFO02 Bishopstoke Historic Core

2.2.1 Character Summary

This character area takes in much of the Bishopstoke Conservation Area and extends north to include early terraces relating to the ribbon development running north–south, up to and including the church of St Mary. The river strongly defines the character and structure, dividing the area (visually and physically) into two sections. The first, to the east, has medium to fine grain, mixed-use and varied periods of development and scale while the second, to the south, has large, detached houses set in generous grounds (mostly statutory listed) and with riverside settings (effectively set on islands). The riverside itself is strongly defined by mature trees which largely obscure development to the west side of the river. There is a village feel and scale to this area with the presence of a small number of shops, public houses, memorial hall and the church to the north.

2.2.2 Key Characteristics

- Early settlement with later infill to the riverside defining this stretch of the River Itchen but maintaining a semi-rural feel
- The area steadily rises (occasionally steeply) north-eastwards from the riverside
- There is much variation to plot sizes and shape; small and regular (to the east side of river) and very large and irregular (to the west side of river)
- Relatively consistent building lines following roads and river
- Brick (some flared headers), some painted render, brick boundary walls (mostly Flettons), clay tile and slate. Very limited survival of timber-framing and thatch
- Two-storey buildings almost throughout (although sometimes seen on a grand scale, west of the river)
- Small independent shops, public houses, public hall, church and residential. Some flats but mostly private dwelling houses
- Strong treelines to the edge of the river (west side), trees forming a backdrop to the north, especially to Spring Lane. Many houses have mature trees to front and back gardens
- The open riverside (with post and rail barrier) provides an attractive setting to the public realm. Some trees to the roadside, other areas are strongly defined by brick boundary walls. Slate kerbs survive and there is limited through-traffic
- Good access and connectivity, particularly for the pedestrian, with access to the Itchen Way and a crossing point linking to Oakbank Road. Access and connectivity are more limited for the car user

2.2.3 Boundaries and setting

To the north are the residential suburbs of BFO04 (BFO04a and BFO04b). To the west and south, the boundary with the western edge of the Bishopstoke settlement is shared with the floodplains and waterways of the River Itchen, the Itchen Navigation and Barton River beyond. To the east is BFO03, the early, large-scale expansion of Bishopstoke, with the rectilinear grid of roads lined with terraced houses running east–west from the character area.

The setting of this area is strongly defined by the river and its tree-lined path down through the flood plains. Beyond is the industrial edge of Eastleigh, brought about by the redevelopment of the railway sidings of the town. These areas are largely screened from the residential sections of the character area by the considerable tree belts and large grassed areas (to the former floodplain) which sit along or adjacent to the edge of the character area (and conurbation). Trees also, in part, screen the north-eastern edge of the character area from the more densely developed inter-war and post-war housing to the east. In this respect, the character area feels contained, largely screened and distinct from its surrounding residential suburbs.

2.2.4 *Designations*

There are a few statutory listed buildings, all Grade II. These are: the Church of St Mary (E.P. Warren, 1889, 1909) with its external walling of flintwork with stone dressings and red tile roof; and four early to mid-Victorian houses – The Old Rectory and its outbuildings with walls of painted brickwork and a natural slate roof; and three villas – Manor House, Itchen House and Bishopstoke Mill House, all painted stucco with slate roofs and sashes. These last three houses have excellent tree-lined river settings. There are also the timber-framed and thatched cottages (now a single house) to Spring Lane.

Much of the area falls within the Bishopstoke Conservation Area, with only the terraced and semi-detached housing (of various periods but including some early development) lining Church Road to the north of West Drive excluded (but included within the character area). The conservation area takes more of the setting of the river within its boundaries, to the west.

2.2.5 *Townscape types present* TCT02, 04 and 05.

2.2.6 *Topography*

The land is steadily rising from the river north-eastwards along Church Road and Spring Lane (the latter is steeply rising in places). The southern section of the character area is to riverside; flat and low lying.

2.2.7 *Layout and Pattern*

Buildings generally relate to the riverside and/or roadside. To the northern section of the character area, there is a more formal structure of houses laid out in terraces, short rows or semi-detached. These are set back from the road in small gardens but with consistent building lines forming good enclosure. To the south, this becomes more informal as the river has more influence on the layout of the streets. The east side of the river is enclosed by development, some of which is to the back of pavement whilst other groups are offset, giving a staggered building line in places. Houses to the west of the river are generally set in generous tree-lined plots off the roadside or riverside. The buildings typically sit parallel or perpendicular to the river within their plots.

2.2.8 *Buildings and materials*

Buildings fall into two groups: modest two-storey houses with a mix of detached, semi-detached and terraced houses and some early groups (particularly to Spring Lane); and mid- to late-eighteenth through to nineteenth-century houses, although most of their original features have been replaced. To the west of the river, the large detached villas dominate. They are characterised by highly articulated roof profiles, a grand scale and classical proportions, and restraint in detailing.

Red brick is the dominant material, with a number of very prominent brick walls strongly defining the roadside. Some brick has been painted. Render and pebbledash are also seen and are generally painted white. Natural slate is seen on the larger villas, but elsewhere clay tiles are used extensively although there has been much replacement with modern concrete interlocking tiles. A rare survival of thatch enlivens the street scene to Spring Lane and this is combined with timber-framing and plastered panel infill, adding to the semi-rural village feel to parts of this character area.

2.2.9 *Predominant land use*

Private residential, with individual dwelling houses (detached, semi-detached and terraced), is the predominant land use, with a number of community facilities interspersed within the townscape, such as a memorial hall, a few independent shops (including a butcher), two public houses and the church. There is the sense of a village community on a district scale with the facilities, although limited, providing a hub for a larger area.

2.2.10 *Public realm*

There is a good survival of historic paving materials, such as slate kerbing. The attractive riverside setting is a valuable part of the character of the public realm. There are limited street trees but good enclosure from hedged and tree-lined boundaries to houses, areas of open green space and the riverside. Good enclosure from either built form or boundary walls helps clearly define the public realm. In places, there is a semi-rural feel to the public realm (for example, Spring Lane) due to the lack of pavements and street lighting, and the presence of high, mature, tree-lined or green banks. There is some on-street parking but this does not dominate or detract from the quality of the streetscene.

2.2.11 *Open space*

Open spaces, together with the River Itchen and large gardens, combine to form a large green corridor through this character area and give a green leafy feel to much of the area. Glebe Meadow is an informal amenity green space used for recreation and dog walking to the east side of Church Road. Opposite this open space is St Mary's Churchyard Garden, a former churchyard that is now an accessible informal green space with direct access to the River Itchen and the Itchen Way. This is a long-distance footpath from Hinton Ampner to Southampton and also provides local access to a large area sports facility on the other side of the river, with tennis courts and sports pitches. The 'new' church of St Mary sits to the north side of a large churchyard lined by some very attractive trees in places, particularly to the north-western corner adjacent to the roadside. Open space adjacent to the river is largely in private ownership, and these dwellings enjoy very generous grounds consisting of

landscaped areas of grassland surrounded by mature trees. Private gardens are fairly generous throughout, providing good open space provision for private enjoyment.

2.2.12 *Biodiversity*

The River Itchen runs through the character area: a chalk river which is designated as a Special Area of Conservation (SAC) and Site of Special Scientific Interest (SSSI) for its habitats and species. Semi-natural grassland habitats, adjacent to the south, are also part of the SSSI. The river corridor interconnects with large mature gardens, mature trees and open spaces to form substantial, green, north–south corridors, although Church Road forms a barrier to continuous, linked green space on travelling east–west.

The abundance of mature trees, particularly in relation to the riverside, is one of the overriding positive characteristics of the conservation area, and subsequently of the character area, of which this forms a significant part.

2.2.13 *Access and connectivity*

Pedestrian access across the character area is very good, and footpaths connect to the Itchen Way travelling north–south along the river. The road network provides good access to adjacent areas to the north and east but the river is a significant barrier to the west, with only one main crossing point at Bishopstoke Road. Access to the riverside is good and forms a significant part of the character of the conservation area, and subsequently of the character area, of which this forms a significant part.

2.3 BFO03 Bishopstoke Early Expansion

2.3.1 Character Summary

This character area comprises a very clearly defined residential suburb of late-nineteenth-century terraced housing set on a rectilinear grid of streets running roughly parallel and perpendicular to Bishopstoke Road. The area is closely related to the Bishopstoke ‘village’ area to the west and is the early expansion of the Bishopstoke area. It is also closely related to the significant expansion of Eastleigh to the west and the development of railway-related industries in that town. The consistency in scale, use, materials and detailing strongly defines the cohesiveness of this character area.

2.3.2 Key characteristics

- Late-nineteenth-century residential expansion of Bishopstoke village
- The area is flat and low lying
- Regular, modestly sized plots throughout
- Consistent building line; houses set slightly back from roadside in small gardens
- Red brick, occasionally painted and some painted render. Mostly concrete interlocking tiles replacing natural slate, the latter still survives in small numbers
- Two-storey terraced and semi-detached houses
- Residential, with local convenience shops
- Very few trees to rear gardens, a small number of pollarded street trees, no open green spaces other than private gardens
- On-street parking to both sides of street gives a cluttered feel. High degree of wirescape throughout
- Good access and connectivity

2.3.3 Boundaries and setting

This character area is to the east of Bishopstoke ‘village’ (BFO02). To the south is the edge of the settlement with the floodplains of the River Itchen beyond. To the north and east are the residential suburbs of BFO04 (BFO04b and BFO04c).

The setting of the area comprises the village and riverside of Bishopstoke (a designated conservation area) with which it is very closely related. Views into the area from Bishopstoke Road are enclosed and funnelled by the terraced housing. To the east and north, the edge of the character area is well defined by a distinct change in style and period of development and a general opening up of townscape. The character area is notable for its enclosure, which is due to continuous building lines to both sides of the road, with a clear change and weakening to that sense of enclosure experienced to the edges of the character area.

2.3.4 Designations

There are no statutory listed buildings within the character area and no designated conservation areas. The Bishopstoke Conservation Area shares a boundary with the western edge of character area. In this respect, the character area forms part of the setting of the conservation area.

2.3.5 *Townscape types present*
TCT05.

2.3.6 *Topography*

The area is generally flat and low lying, but gently and almost imperceptibly rises to the north.

2.3.7 *Layout and Pattern*

The area is laid out on a rectilinear grid of wide streets. Regular plots with terraced and semi-detached houses are set slightly back from the roadside with small front gardens, generally lined with low brick boundary walls although some (but not significant numbers) have been laid over for parking. The enclosure formed by the continuous building line to both sides of the street is a distinctive part of the townscape character of this part of Bishopstoke.

2.3.8 *Buildings and materials*

Houses are mostly terraced with some semi-detached houses on a slightly grander scale. House types vary but most have projecting bays to the ground floor with some having full height bays. Roof style varies between gable and hipped roofs (mostly the latter). Chimneys, and the repetition of architectural features such as decorative lintels, and the vertical proportions of sash window openings (although very few original sashes survive) maintain the rhythm of the facades which form an important part of the character of the area.

Red brick is dominant although this has been painted and rendered in places. Concrete interlocking tiles have replaced most of the original natural slate roof finishes. The latter survive in small numbers. Decorative painted lintels (probably plaster), painted cills, and some string courses add to the distinctive character of streets.

2.3.9 *Predominant land use*

Use is residential almost throughout, with mainly single-family dwelling houses. There are some blocks of flats to the western boundary, grouped and low-rise. A single convenience shop survives although there is evidence of former corner shops, now converted to residential.

2.3.10 *Public realm*

The streets are relatively wide although they are somewhat compromised by on-street parking to both sides of the road. There are some pollarded street trees to Guest Road. Traffic is present but generally slow-moving and local.

There is a high incidence of wirescape throughout the character area with a noticeable presence of telegraph poles and multiple runs of wires to individual houses.

2.3.11 *Open space*

There is no provision of public open space with this character area. Houses have modest-sized gardens with only limited tree cover due to their scale. There is, however, access to the countryside through a right of way to the south, and through BFO02 to the facilities there.

2.3.12 *Biodiversity*

Habitats include private gardens. These are mature, with mostly ornamental trees, and interlinked. There is the significant boundary of Bishopstoke Road, between the character area and the farmland and semi-natural environments to the south, which means that green corridors are limited. However, the green open space immediately to the west of the boundary (within BFO02) is a good amenity space and is linked to adjacent gardens.

2.3.13 *Access and connectivity*

There is good access and connectivity for both pedestrians and car users due to the grid layout linking directly to the adjacent housing areas and the village and riverside of historic Bishopstoke.

2.4 BFO04 Residential Suburbs of Bishopstoke and Fair Oak

2.4.1 Character Summary

This large character area comprises the extensive residential suburbs of the Bishopstoke and Fair Oak urban area. They are further divided into those areas socially and physically related to the centres of Bishopstoke or Fair Oak although there is no distinct difference between these two overarching sub-areas. There is a surprising consistency in terms of grain, with most areas being of medium grain and fairly open, with mostly detached houses (some bungalows) but with closely spaced buildings. The area has been expanded in three key periods; immediate post-war, 1970s and late 1980s to 1990s. These periods, differences in grain (from coarse medium to fine medium), layout and pattern, and provision of open space are reflected in the fifteen sub-areas identified in this character area.

2.4.2 Key characteristics

Sub-areas of BFO04 associated with Bishopstoke

04a. West of Church Road; St Margaret's Road environs and The Mount

- Mostly post-war medium-grain development on the north-western edge of Bishopstoke
- The land falls steadily to the west
- Regular plots, some very long
- Houses set back in gardens, with a generally consistent building line and ridges set parallel to road
- Brick (various colours) and render, tile roofs, limited survival of natural slate
- Single- and two-storey, semi-detached and detached houses
- Mostly residential, a school/training centre to the north
- Limited tree cover within the sub-area but extensive backdrop of trees to west
- Some open areas and open boundaries to later estates, grass verges and some on-street parking but not intrusive
- Reasonable access and some connectivity but the river is a significant barrier to the west

04b. Large inter-war/immediate-post-war estate to the east of Bishopstoke centre, off Underwood Road and Stoke Park Road

- Immediate post-war 'Garden City' type, terraced and semi-detached housing
- Steadily sloping from north to south
- Regular, generous plots (particularly those to corners or curves in the layout)
- Mostly a consistent building line following the roadside layout, some chamfered corners and offset houses to Underwood Road, Sedgwick Road and Shears Road
- Predominantly brick with tile roofs
- Two-storey houses, some single-storey but in limited numbers
- Residential throughout; single-family dwelling houses

- Some tree cover within gardens, with groups of historic planting and good street trees to Underwood Road and West Drive
- Wide grass verges and associated semi-mature broadleaved-tree planting along Underwood Road and West Cliff, open green spaces at the centre of loops and at route intersections. On-street parking and open boundaries
- Good access and connectivity for pedestrians and car users

04c. South of Fair Oak Road

- A large area of medium, very regular grain, post-war expansion (dating from the 1950s and 1970s) of single- and two-storey detached and semi-detached houses and bungalows
- The area gently slopes down from east to west
- Regular, generous plot widths
- Continuous building lines throughout strongly define the sub-area
- Brick and render walls and tile roofs
- A mix of one-, one-and-a-half-storey- (with dormers) and two-storey houses
- Residential throughout; single-family dwelling houses
- Grass verges and semi-mature broadleaved-tree planting along Oakgrove Gardens
- Wide roads with on-street parking (but not significant), some grass verges (corner green areas) and some well-defined boundaries with low brick boundary walls. Overhead wirescape
- Good access and connectivity, favouring the car user

04d. North of Fair Oak Road

- 1960s to 1970s regular pattern, medium fine grain, semi-detached (some detached) development on a series of loops and multi-headed cul-de-sacs in east Bishopstoke
- The topography is flat
- Regular modest-sized plots
- Consistent building lines, occasionally offset
- Brick, tile hanging and low pitch roofs with concrete tiles
- Two-storey houses
- Residential almost throughout; single-family dwelling houses, some blocks of flats (grouped)
- Limited tree cover to gardens or to boundaries, some single survivals of historic planting
- Some areas of open green space between houses, linked by footpaths, mostly open boundaries and some grass verges, on-street parking to wide roads, some parking courts
- Access and connectivity with footpaths linking green spaces, favouring the pedestrian

04e. *Damson Crescent environs*

- 1990s to present day detached development on a loop and multi-headed cul-de-sacs on the south-eastern edge of Bishopstoke
- The topography is flat
- Large, detached houses set in regular plots around a crescent and green
- Largely consistent building line, staggered in places
- Red and buff brick, some tile hanging, clay tiles and grey concrete interlocking tiles
- Two-storey houses throughout
- Entirely residential; single-family dwelling houses
- Almost no tree cover and immature landscaping throughout
- Wide roads, open-fronted gardens, limited traffic and unobtrusive lighting, and some shared surfaces to cul-de-sacs
- Good access but poor connectivity, although there is footpath access to open space to the south

04f. *Common Road*

- Mix of Victorian/Edwardian and inter-war terraced, semi-detached and detached houses at a coarse regular grain, linear ribbon-like layout, on the northern edge of Bishopstoke
- There is a steady fall down to the east along Church Road with the remaining area undulating throughout
- Regular, predominantly narrow plot widths but with deep plots that go back some distance
- A varied building line throughout, with changes in the degree of set-back between and within roads
- Brick/render with clay tile roofs of various types, some interlocking and some natural slate, but limited
- Mostly two-storey, some single-storey houses
- Entirely residential; single-family dwelling houses
- Trees mostly confined to front and back gardens; coniferous/mixed ornamental, some mature trees survive and good tree belts to Stoke Common, allotments to Jockey Lane
- Wide roads with on-street parking (but not significant), some trees to generally well-defined boundaries, no grass verges
- Good access and connectivity, including pedestrian access to large public open spaces (Stoke Common and Stoke Park Wood)

04g. Dartington Road environs

- 1960s to 1970s development of largely detached houses at a medium grain, relatively short plot to building size ratio, on multi-headed cul-de-sacs, on the north-western edge of Bishopstoke
- The topography is predominantly flat
- Medium-sized to large plots with detached houses set around cul-de-sacs and greens
- Buildings set back from the roadside in their own front gardens; open front boundaries, staggered building lines throughout
- Red/orange brick and clay tiles and concrete interlocking tiles
- Two-storey houses, often gable on to the road
- Residential throughout; private dwelling houses
- Good survival of older mature trees, mature landscaping throughout, strong tree belts to the south
- Good public realm with wide roads, limited on-street parking, no street trees, some shared surfaces and very little traffic movement
- Poor access and connectivity, slightly in favour of the pedestrian but severely constrained by the road layout

04h. North of Alan Drayton Way

- 1970 to 1980s development of predominantly detached houses at a low to medium grain, short plots set on multi-headed cul-de-sacs in east Bishopstoke
- The topography is very gently undulating
- Medium-sized to large plots with detached houses (some terraced property) set around cul-de-sacs and greens
- Buildings set back from the roadside in their own front gardens; open front boundaries, staggered building lines throughout
- Red/orange brick, some tile hanging and faux timber-framing, and clay tiles and concrete interlocking tiles to roofs
- Two-storey houses, some with projecting gabled bays to the road
- Residential throughout; private dwelling houses
- Very few older mature trees, mostly ornamental trees to gardens. A backdrop of strong treelines to boundaries throughout
- Wide roads, limited on-street parking, no street trees, some shared surfaces and very little traffic movement. Very wide grass verges to the north side of Alan Drayton Way.
- Poor access and connectivity, severely constrained by the road layout and limited access to adjoining public open space

Sub-areas of BFO04 associated with Fair Oak

04i. Scotland Close

- Immediate-post-war, medium-grain development of semi-detached houses in a 'Garden City' style around a cul-de-sac, immediately south of Mortimer's Lane, east of Fair Oak
- Gently sloping down towards the north-eastern corner
- Generous-sized plots, those to corners can be very generous, side accesses and some front drives
- Building lines are consistent and maintain the formal building composition around the central open space and cul-de-sacs. Houses are set back with good-sized front gardens
- Red brick, sometimes painted and some render, clay tile roofs and brick chimneys
- Two-storey, semi-detached houses throughout and no use of roofspace for additional accommodation (due to limited headroom and pitch of roof)
- Residential throughout; single-family private dwelling houses
- Good provision of medium-sized and large green public open spaces, some tree groups within the spaces
- On-street parking throughout, wide roads and grass verges combined with open gardens gives the impression of spaciousness
- Very limited public access and connectivity

04j. Botley Road environs (south of Fair Oak)

- Mix of pre-, inter-war and post-war linear development with infill, laid out in a medium open grain at the southern edge of Fair Oak, off Botley Road
- The land steadily rises to the east and west of Botley Road
- Generally, detached houses and bungalows in medium-sized to large plots
- Houses set well back from roadside with much irregularity to the building line, some houses are set side-on
- Red brick, with clay tile and natural slate roofs, later interlocking tiles and profiled tiles
- Predominantly two-storey but some single-storey dwellings
- Residential throughout; generally medium-sized to large private dwelling houses
- Coniferous/mature broadleaved tree belts to the east side of Botley Road
- Strongly defined public realm with good boundary treatments, no grass verges, very limited on-street parking and some shared surfaces to later developments. Some developments are gated
- Good access but very limited connectivity (other than along Botley Road), some public access to open countryside to the east and west of Botley Road

04k. *Stoke Heights and Upper Barn Copse*

- 1980s low to medium fine grain, irregular layout, development of detached houses, set on a local thoroughfare with multi-headed cul-de-sacs, on the north-western edge of Fair Oak
- The landform steadily rises to the north
- Medium-sized to large plots with mostly detached houses (some semi-detached) set around cul-de-sacs and informal greens
- Buildings set back from the roadside in their own front gardens (largely laid over to parking), open front boundaries, staggered building lines throughout
- Red/orange brick, some tile hanging, some painted render, clay tiles and grey concrete interlocking tiles to roofs
- Two-storey houses, some with projecting gabled bays to the road
- Residential throughout; private dwelling houses
- Good survival of older mature trees lining green spaces, mostly ornamental trees to gardens. A backdrop of strong treelines to boundaries throughout
- Wide roads, limited on-street parking, no street trees, but mature trees to roadside boundaries. Some shared surfaces and very little traffic movement
- Poor access and connectivity, severely constrained by the road layout but good access to the adjoining Stoke Park Wood

04l. *Sandy Lane environs*

- A mixed area of inter-war and post-war (mainly 1970s and some 1980s) medium-grain housing to the north-west of Fair Oak, with loops off spine roads and areas of incomplete block layouts with cul-de-sacs
- The area is undulating but predominantly falling towards the north-west
- Regular, medium-sized to large plots throughout, some very long but narrow to the roadside
- Generally a consistent building line to streets, there is some variation but this is not significant
- Brick/render walls, tile and slate roofs
- Single-, one-and-a-half- and two-storey detached, semi-detached and terraced houses, mixed within roads and developments
- Residential throughout; private dwelling houses
- Strong planting to gardens and boundaries, mostly a mix of coniferous/semi-mature broadleaved/mixed ornamental
- Grass verges to Winchester Road, and wide grass verges to Yew Tree Close (other examples throughout), some street trees and on-street parking throughout although this is never dominant. Wirescape is prominent in some parts of the sub-area
- Good access and connectivity, including footpaths and green spaces linking some roads to others

04m. North of Fair Oak Road, at junction with Sandy Lane

- A mix of Victorian/Edwardian and inter-war and immediate-post-war linear development of mostly houses, at a coarse grain, to the west of Fair Oak
- Topography is predominantly flat but with a gentle slope down to the east along Shorts Road
- Regular plots, narrow to the roadside and very long
- A strong and consistent building line throughout which makes this area particularly distinctive, houses slightly set back in gardens (some plots converted for parking)
- Brick/render walls, tile roofs and some natural slate
- Single-, one-and-a-half- (with dormers) and two-storey mix of houses
- Residential throughout; private dwelling houses
- Good survival of mature trees to rear gardens (some evidence of early field boundaries), trees to front gardens (where found) are predominantly coniferous/ mixed ornamental
- Grass verges and semi-mature broadleaved-tree planting along the southern edge of the Shorts Road recreation ground
- Good accessibility and connectivity

04n. South of Eastleigh Road, west of Botley Road

- 1970s development on multi-headed cul-de-sacs to the south-west of Fair Oak centre
- Topography is undulating and generally falling to the north
- Good-sized plots arranged on a largely informal grid
- Houses laid out in short terraces, semi-detached or detached, with building lines consistent (although slightly staggered in places), mostly small open front gardens
- Red brick, hanging tile and concrete interlocking tiles
- Two-storey, low pitched roofs with a mix of ridges parallel to the road and gables to the road
- Residential throughout; private dwelling houses
- Good provision of open space between groups of houses, with mature trees, and adjacent to larger amenity areas and sports fields
- Good public realm due to generous open space provision, wide roads and generally off-street parking provision throughout
- Good access and connectivity, favouring the pedestrian, with good access southwards to open countryside

04o. *South of Mortimer's Lane and east of Botley Road*

- 1970s to 1980s detached development on multi-headed cul-de-sacs, to the east and south-east of Fair Oak centre
- Topography is falling to the north
- Good-sized plots arranged on a largely informal grid
- Detached houses laid out with staggered building lines to curving access roads throughout
- Red, buff and multi bricks, hanging tile and concrete interlocking tiles
- Two-storey, low-pitched roofs with a mix of ridges parallel to the road and gables to the road
- Residential throughout; private dwelling houses
- Good provision of open space with mature trees between groups of houses and adjacent to the open countryside, with good tree belts to the edge of the sub-area
- Good public realm with generous open space provision, wide roads and generally off-street parking, open boundaries give sense of openness
- Good access and connectivity, favouring the pedestrian, with linked green spaces, footpaths and reasonable access southwards to open countryside

2.4.3 *Boundaries and setting*

Apart from the far western corner of the Bishopstoke/Fair Oak conurbation, this character area shares a boundary with the present urban extent of these two former rural settlements. To the western edge, Bishopstoke (BFO02) and the early expansion of the village (BFO03) form part of the boundary. To the east, the residential suburbs of this character area completely enclose Fair Oak commercial core (BFO01).

The setting very much comprises the open countryside and riverside surrounding these urban extensions, with the river dividing Bishopstoke from Eastleigh and its railway and industry infrastructure. There are key views out to open countryside which form an important part of the setting and buffer zone of this character area. For example, there are good views east to Stoke Common from Church Road (north-eastern corner of sub-area BFO04f) and, similarly, views to open fields to the east of Witt Road (BFO04l). These are two areas where the topography is sufficient to provide extended views out (or in). Long views are not generally a characteristic of this character area (or the conurbation as a whole).

The riverside setting to parts of the character area (most notably in sub-area BFO04a) is important to the character of particularly the western edge, especially given that there are extensive public views of this area from the riverside Itchen Way footpath.

2.4.4 *Designations*

There are two statutory listed buildings (Grade II): The Bush, Botley Road (sub-area BFO04j), originally a seventeenth-century house with early-nineteenth-century extensions and alterations and workshop; and Weymouth House, Church Road, Bishopstoke (circa 1830), red brick with burnt headers and a red clay tile roof (sub-area BFO04f).

There are no designated conservation areas within the character area but the Bishopstoke Conservation Area shares a boundary with the character area to the east and west of a small section of Church Road. These adjacent sections of sub-areas BFO04a and BFO04b could therefore be considered to form part of the setting of this conservation area.

2.4.5 *Townscape types present*

TCT05, 07, 08, 09, 16, 17, 22, 23, 24, 25, 26, 27 and 28.

2.4.6 *Topography*

The character area has no dramatic changes in level. Some of the sub-areas, particularly to the north-east (sub-area BFO04l and BFO04k), are undulating and on rising ground to the north but this is never very pronounced, although it does provide more open views in these sub-areas. The north-west, particularly sub-area BFO04b, steadily climbs to the north and this provides some visual interest as houses are stepped up the slope, but this is not a strong defining feature.

2.4.7 *Layout and Pattern*

There is some variation in layout and pattern across the character area although large areas share common characteristics (e.g. the immediate-post-war, medium-grain 'Garden City' type housing of BFO04b and BFO04i, with open space interspersed with housing and the late 1970s to early 1980s medium-grain estates of BFO04g, BFO04h and BFO04k) with smaller building to plot size ratios than the former. Most variation is due to the period of development and stylistic preferences rather than to topographical or site constraints. The main layout principles are summarised as follows:

Late Victorian and Edwardian houses with significant post-war infill form the basic structure of sub-areas BFO04f, BFO04j and parts of BFO04l. The layout is of mostly large, detached or semi-detached houses, with some bungalows, set on generous plots often with space all around the building, good-sized front and back gardens with off-street parking and varied but mostly robust mature boundary treatments. Development has followed earlier lanes and roads, with later piecemeal additions of cul-de-sac road layouts interspersed with large surviving plots.

The immediate-post-war estates of BFO04b and the small BFO04i have a particularly strong character due to the formal building compositions around open spaces and route intersections. Many of these principles of layout are derived from the 'Garden City' model. The streets, for the most part, are laid out in informal grids and are very distinctive with their tree planting on verges, skewed orientation of buildings (particularly to BFO04b) and uniformity in building lines, materials and form. These houses are set around generous provisions of open green space and there is a general feel of openness to the character of these estates. Despite this, they are set to a medium open grain with relatively generous plots throughout, many with side access and larger corner plots, with houses angled to the road or street, often with public green space in front. Houses are generally laid out in short terraces with some semi-detached houses in groups. There is good public amenity space within estates; small urban parks, greens and informal recreation spaces. Houses in this sub-

area (BFO04b) are, with very few exceptions, set back from the road in their own front gardens but have varied and sometimes angled or offset building lines. Boundary treatments vary but are generally open or low timber fences or hedges. In some cases gardens have been laid over to parking, either informally or formally, through the use of hardstandings.

There is a series of post-war estates which retain their original character; whilst they may be topographically split they share common characteristics regarding layout, density and pattern. These are generally at a low to medium grain and have an underlying strongly defined character due to the predominance of a single building type (be it single-storey, or two-storey buildings) and a continuity in building line. There is also a strong uniformity in plot widths. There is a mix of semi-detached and detached houses and these are generally set on a more informal series of road layouts, often with cranked roads or gently curving principal roads through the estate, with feeder roads and cul-de-sacs leading from these main roads. Good examples can be found in sub-areas BFO04a, BFO04c and BFO04l.

One sub-area is of a markedly coarser grain; BFO04m (north of Fair Oak Road at the junction with Sandy Lane). This area comprises small to medium-sized detached houses and bungalows dating from the Victorian/Edwardian period and both inter-war and post-war periods. Houses are set on generous plots often with space all around the building, relatively narrow to the roadside but long with good-sized front and back gardens, with off-street parking and varied but often mature boundary treatments. Building lines are consistent throughout to rectilinear roads laid out in a roughly square grid plan (but incomplete). This area is particularly sensitive to change given this very distinctive pattern of plots and houses.

The 1970s housing layouts within the character area are distinctive and share common characteristics despite topographical disaggregation. Sub-areas BFO04d, BFO04h, BFO04n, and BFO04o (a substantial part of the character area) are built on a coarse to medium grain, sometimes in short terraces of houses with separate parking courts with garages, but mostly semi-detached and detached houses with medium-sized to large areas of open green space between groups of houses and around which houses are set. The house groups are set out with some formality, always fronting the roadside or green spaces. There is some variation to the ridge line, with some parallel to the road and others gable on to the road. This brings variation and interest to the townscape. There is good permeability, with pedestrian routes linking cul-de-sacs with open green space, and wide grass-verged footpaths throughout.

The late-twentieth-century developments within the character area (most notably sub-areas BFO04e and BFO04k) are at a medium grain of semi-detached and often detached houses, set in groups or around small cul-de-sacs, often with shared surfaces. Trees often form the backdrop to development. This period of residential development is characterised by a single entry road, providing access to the feeder roads and 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.

2.4.8 *Buildings and materials*

There is a consistency to this large character area in terms of the height of buildings; through all periods of development, there are rarely any houses above two storeys. Bungalows are seen in grouped roads of this building type (such as large areas of BFO04c) but are mostly mixed with houses. Stylistically there is wide variation across the character area. However, almost all development would be generally considered as traditional; predominantly brick with some painted brick and some render, with pitched roofs, and front and back gardens. There is no true style which dominates, although much of the character area is given over to 1970s and early 1980s housing. Of note is the variation to roof profile which can change within estates from a hipped roof to a series of houses with gable to the roadside. This helps add variation and interest to the townscape. The estates within BFO04b and BFO04i could be considered to be in a 'Garden City' style, sharing some of the common characteristics of this style, namely a cottage scale with small windows, some projecting gabled bays or small porches or door hoods. This type of inter-war and early-post-war housing is well constructed, has provided good flexible accommodation, and has still maintained its integrity. The housing to the southern part of BFO04b and BFO04i are good examples of this type.

Brick is the predominant walling material throughout. There are many different colours, textures and finishes; from red (predominant), orange and buff bricks in straight colour and multi-bricks, and the deeper browns of the inter-war and immediate-post-war examples. Brick has been painted in places. The 1970s developments (BFO04d, BFO04h, BFO04n, and BFO04o) are characterised in part by tile hanging (also seen in different colours from green and grey to red and orange).

Roofs are a mix of clay tile; some traditional plain tiles but mostly machine-cut or concrete interlocking tiles. There is some limited survival of natural slate in places. Low-pitched roofs of bungalows and houses, particularly of the 1970s, use a number of different plain clay and cement interlocking tiles of various designs and colours (browns, greens and greys). It should be noted that there have been a number of conversions of roofspaces and some remodelling of roofs to accommodate additional habitable rooms. This is particularly evident in sub-area BFO04c.

2.4.9 *Predominant land use*

The area is almost entirely single-family dwelling houses. There is some flat development but this is very limited and blocks of flats are grouped (usually between one and three low-rise blocks). There are a limited number of well-used small district parades of shops and single 'corner' shops within estates and on the main roads through sub-areas. Churches, chapels, community facilities, schools and colleges are key land uses and dispersed within the character areas. The latter are found mostly between and to the south of the two commercial cores (BFO01 and BFO02) and are associated with playing fields and large open recreation areas.

2.4.10 *Public realm*

The quality of the public realm is generally good. There are some distinct characteristics of sub-areas BFO04b and BFO04i, such as large open areas of green space and open boundaries to front gardens, giving a strong sense of openness to the townscape.

There are a good number of principal roads (usually post-1970s) with wide (sometimes very wide) grass verges and additional break-out areas of green space. This, when combined with open boundaries as seen in sub-areas BFO04k and BFO04n, gives a real impression of coarse grain, uncluttered townscape and spatial quality. There is, however, a general absence of significant street trees. The exception to this is in parts of BFO04b; notably West Drive. To other areas, street trees are either not established or completely absent.

There is generally on-street parking throughout the character area but, due to wide roads and much off-road parking provision for, in many cases, more than one car, this is rarely a significant issue and does not detract from the general qualities of the townscape.

To some parts of the character area, wirescape is a significant issue; it dominates and defines the skyline and extended views along streets and roads. This is particularly prevalent in sub-areas BFO04c and BFO04l.

2.4.11 *Open space*

Stoke Park Wood, to the north of the settlement, provides a 100ha informal semi-natural woodland green space. This woodland is owned by the Forestry Commission, managed for both timber and recreation, and is directly accessible from BFO04b, BFO04f, BFO04h, BFO04k and BFO04l.

Open space provision is varied within the character area. There is limited provision amongst the housing in BFO04b and BFO04c, but a range of facilities in other areas, including school playing fields, and recreation grounds. Informal semi-natural green spaces tend to be on the edge of the settlements, and there is also a range of rights of way to the north and south into the wider countryside, including several circular walks. There is a large allotment site to the east of BFO04b. The 1970s estates such as BFO04o have 'built-in' amenity green spaces, which are generally tree lined. In sub-area BFO04m the area is strongly defined by the recreation ground to the north of Shorts Road and the setting this provides for the large Victorian/Edwardian houses to the south side of the road.

Gardens are generally medium-sized to large (and very large) with, on average, relatively limited mature tree cover giving houses good private open spaces throughout.

2.4.12 *Biodiversity*

Stoke Park Wood is an ancient semi-natural woodland, once part of a larger deer park. It was used as a hunting ground by King John in 1205 and imparked in 1242 for the Bishop of Winchester. It is designated as a Site of Importance for Nature Conservation (SINC).

There are also various other SINC's interconnecting with urban habitats within the character area, including several woodland SINC's. In particular, there are a number of SINC's to the north and south of sub areas BFO4o and BFO4i, although the roads form an east–west barrier between the sites. Part of the grounds of Wyvern Technology College, adjacent to BFO4n, is designated as a SINC, interconnecting with Quobley Pond and Woods SINC.

The shape of the settlement means that most sub-areas edge onto the wider countryside on one or more sides. This, in combination with the suburban medium-grain housing, creates a relatively porous settlement in terms of urban habitats, where mature private gardens, mainly of a generous size, often link to each other, to open spaces and the surrounding woodlands and fields. Major traffic routes do, however, form a particular barrier between habitats to the north and south of the settlement.

2.4.13 *Access and connectivity*

There is generally good access and connectivity in the sub-areas within the character area, with connectivity heavily favouring the pedestrian. This is particularly in relation to access to the open countryside (notably Stoke Park Wood to the north) and the river corridor via public footpaths. Some of the late-twentieth-century developments (sub-areas BFO04e and BFO04k) offer the least access and connectivity, with cul-de-sac development having no links to either the open countryside or adjacent estates.