

ODIHAM SETTLEMENT AREA APPENDIX 2

HART URBAN CHARACTERISATION AND DENSITY STUDY

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All maps within this document can be downloaded from the Council's website as individual PDFs

2.1 INTRODUCTION

Odiham is one of the smaller urban settlements in Hart, which acts as an important local shopping centre for the western part of the District. It lies at the edge of the North Hampshire Downs, and is now by-passed by the A287 which runs to the north and east of the settlement. Odiham has a particularly distinctive character as a historic coaching town with a long, broad main street lined with mainly listed houses and commercial premises. Other historic areas of the town include The Bury, next to the medieval church, and the medieval Deer Park, which lies to the north.

The historic core of the town and the adjacent landscape forming the Deer Park have been designated a conservation area. The Basingstoke Canal passes just to the north of Odiham, crossing the Deer Park in a roughly east-west orientation. The canal is a separate conservation area and includes an area of High Townscape Value at Colt Hill, which leads up to the site of former wharfs on the canal side.

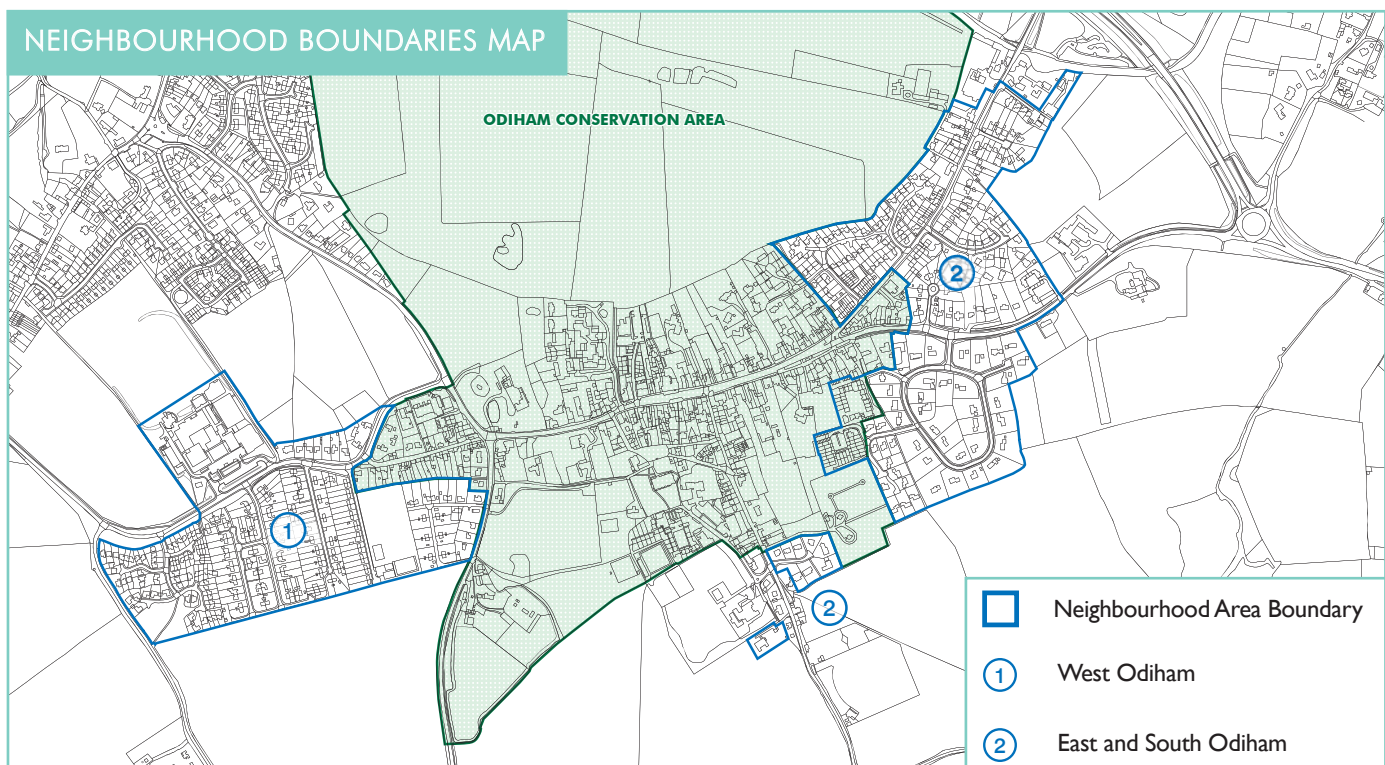
The historic core of the town has a long and complex history stretching back at least to the late Anglo-Saxon Period, which has been summarised in the Odiham Conservation Area Character Appraisal. The settlement boundary contains two principal areas outside the Odiham Conservation Area, which lie to the east and west respectively. To the east, Colt Hill is an historic road that formed part of the road through Hartley Wintney to London. It includes ribbon development dating to the 18th and 19th century, including a listed row of buildings of early 19th century origin (Albert Cottages).

In the 20th century, these were augmented by a string of houses on the east side of the road built during the Inter-War period or shortly after, and a contemporary cul-de-sac leading off Farnham Road. Later development has included estates of medium and large sized housing built as cul-de-sacs and circular roads. Development has continued into the 21st century included small cul-de-sac development making use of small parcels of land on the edges of the settlement.

To the west, the Odiham Conservation area covers the extent of the settlement up to its limit at the beginning of the 20th century. Areas of the settlement outside the conservation area to the west include Inter-War and early post Second World War housing developments at Crown Fields and south of West Street. To the north of West Street, the Robert May's Secondary School occupies a large area with buildings dating from between the 1970s and the early 2000s. A development of housing built in the 1980s or 1990s at Robert May's Road has pushed the settlement even further to the west.

Because much of Odiham is a conservation area there are only two Neighbourhood Areas:

- East and South Odiham
- West Odiham



2.2 EAST AND SOUTH ODIHAM NEIGHBOURHOOD AREA

LOCATION

This area is located on the eastern edge of the town, bounded to the west by the Odiham Conservation Area and to the north by the Basingstoke Canal. Open fields lie to the east and south.

HISTORICAL DEVELOPMENT

Colt Hill developed as a small area of housing just outside the settlement of Odiham, occupying a ribbon of land between the London Road (later Colt Hill) and Odiham Deer Park. The oldest building in this area is the Water Witch Public House (within the Basingstoke Canal Conservation Area), which is of 17th century origin. Following the Basingstoke Canal's construction in the late 18th century, two wharves serving Odiham were located at the northern end of Colt Hill. Canal-related buildings developed around these wharves, including a public house standing next to the canal bridge. By the 1880s a ribbon of development had spread along the west side of Colt Hill as far as Albert Cottages.

Further development in this area began in the later 1930s, when houses and bungalows were built along the west side of Colt Hill, facing the older housing. A formal cul-de-sac of semi-detached houses was built on the north side of Farnham Road in the late 1930s, with a line of large houses running along Farnham Road to the east. The Archery Field development was built in the 1960s and 1970s, and was followed in the 1980s and 1990s by developments of housing in isolated fields and orchards to the west of Archery Fields and on both sides of Colt Hill. During the late 1990s and 2000s, terraced houses and blocks of apartments were developed, usually in courtyard form, on small parcels of land either within existing development or on the edges of Odiham.

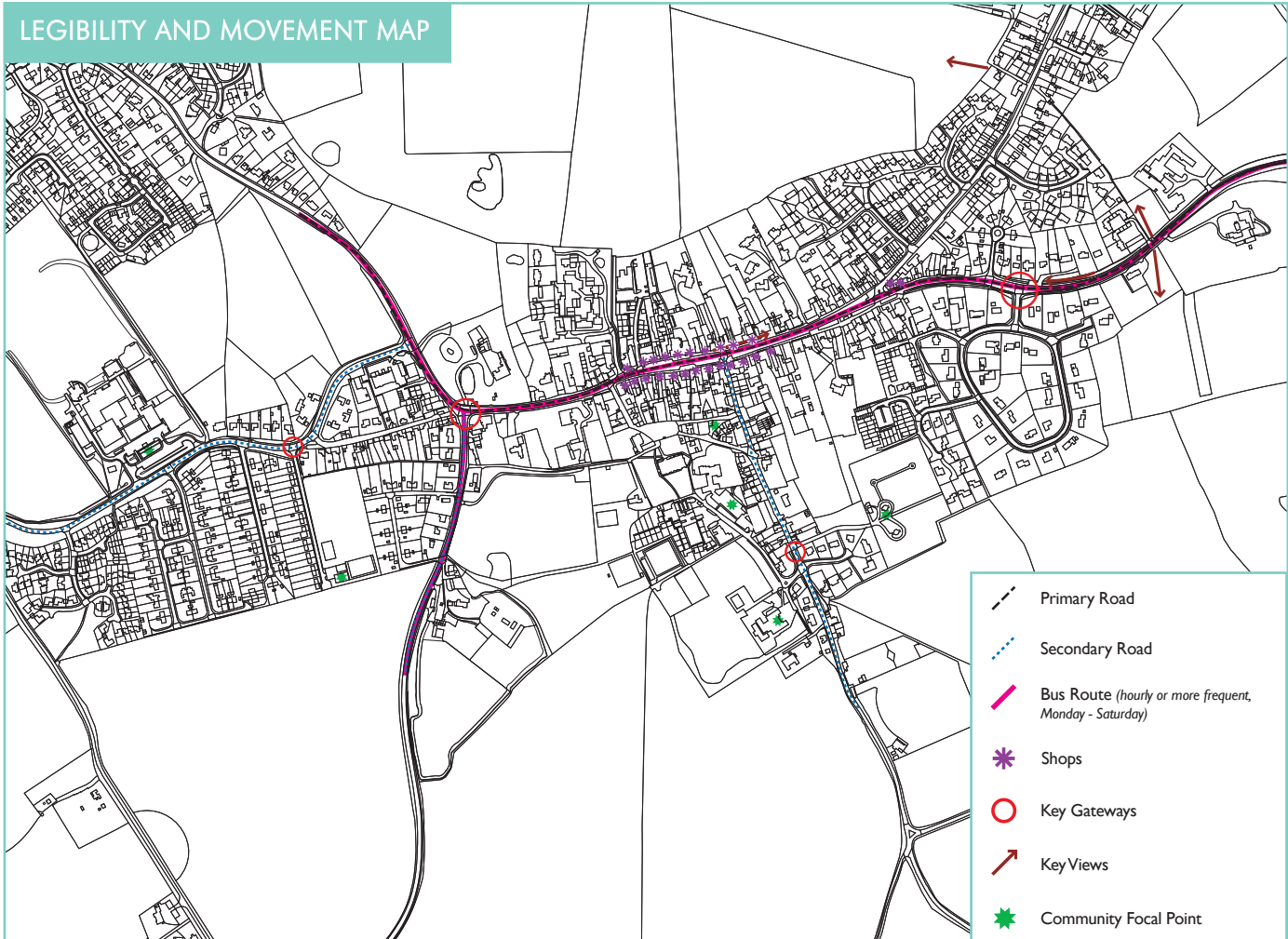
GENERAL DESCRIPTION

This is a residential area forming the eastern periphery of the town. It includes the two routes of Farnham Road and Colt Hill, which run from the east and north east respectively, converging at Odiham High Street, just to the west of the study area. Farnham Road is the principal entry route to Odiham from the A287 to the east, and is a busy road with a sweeping sinuous course and modern public realm features such as wide tarmac pavements and concrete kerbs to either side.

London Road/Colt Hill is a much quieter road providing access to residential properties along the road and within small housing developments to either side. It reaches a dead end at the car park close to the Basingstoke Canal, from where walkers can access the towpath. There are views over fields used for grazing to the north, although to the south views are constrained by mainly modern housing. Archery Fields lies to the south of Farnham Road and forms a large circular road, which also provides an area of quiet residential development with no through traffic. These areas lie just outside the town centre and are well connected to it by roads and footpaths.

At the west end of Farnham Road, views southward take in more farmland which is similarly used for grazing. Many properties on the east, south and north boundaries of this area adjoin open farmland including the former Odiham Deer Park. Views westward along Farnham Road include the buildings within the Odiham Conservation Area.

LEGIBILITY AND MOVEMENT MAP



DESCRIPTION OF THE EAST AND SOUTH ODIHAM CHARACTER AREAS

THE PRINCIPAL CHARACTER AREAS ARE:

Area A: Mixed historic ribbon development at London Road

- An area of High Townscape Value
- Two storeys
- Largely comprised of buildings constructed before 1880 including the listed buildings (Nos. 1 – 4 Albert Cottages)
- Closely spaced properties create a well defined frontage, with a shallow set back and well tended small front gardens with boundary walls or painted picket fencing
- Mixture of handmade red brick or white painted brick and render
- Roofs of Welsh slate and plain tile of various profiles
- Buildings set long side to the street creating long frontages
- Details include prominent chimneys, canted bay windows, timber and cast metal casement windows and vertically-sliding sashes
- Some intrusive overhead wirescape



Typical housing density: 22 units per hectare

Sensitivity to change: High

Area B: Inter-War ribbon development

- Area of detached and semi-detached housing
- One to two storeys
- Hipped and pyramid roofs in plain tile
- Red brick
- Deep set-backs to building line or use of tree lines to screen properties from the main road
- Details include single storey canted bay windows, tiled kneelers to eaves and dormer windows
- Grass verge to roadside and no pavement on parts of Colt Hill/London Road



Typical housing density: 6 – 14 units per hectare

Sensitivity to change: Medium

Area C: Inter-War and early Post-War cul-de-sac development

- Detached and semi-detached development set around short, straight cul-de-sac streets at Coronation Close and Linden Avenue
- Coronation Close is uniformly two storeys
- Linden Avenue mixed one and two storeys
- Using of matching materials and detailing throughout the development
- Red/brown brick concrete tile with hipped and pyramid roofs
- Properties radiate from circular road heads with narrow frontage and broad rear garden space
- Common building line observed with set-back of around four meters on straight road sections and around ten metres around road heads.
- Use of low clipped hedges as front boundaries and in between properties
- Rectangular or L-plan houses with return wing breaking forward



Typical housing density: 14 units per hectare

Sensitivity to change: High

Area D: 1970s - 1980s housing development

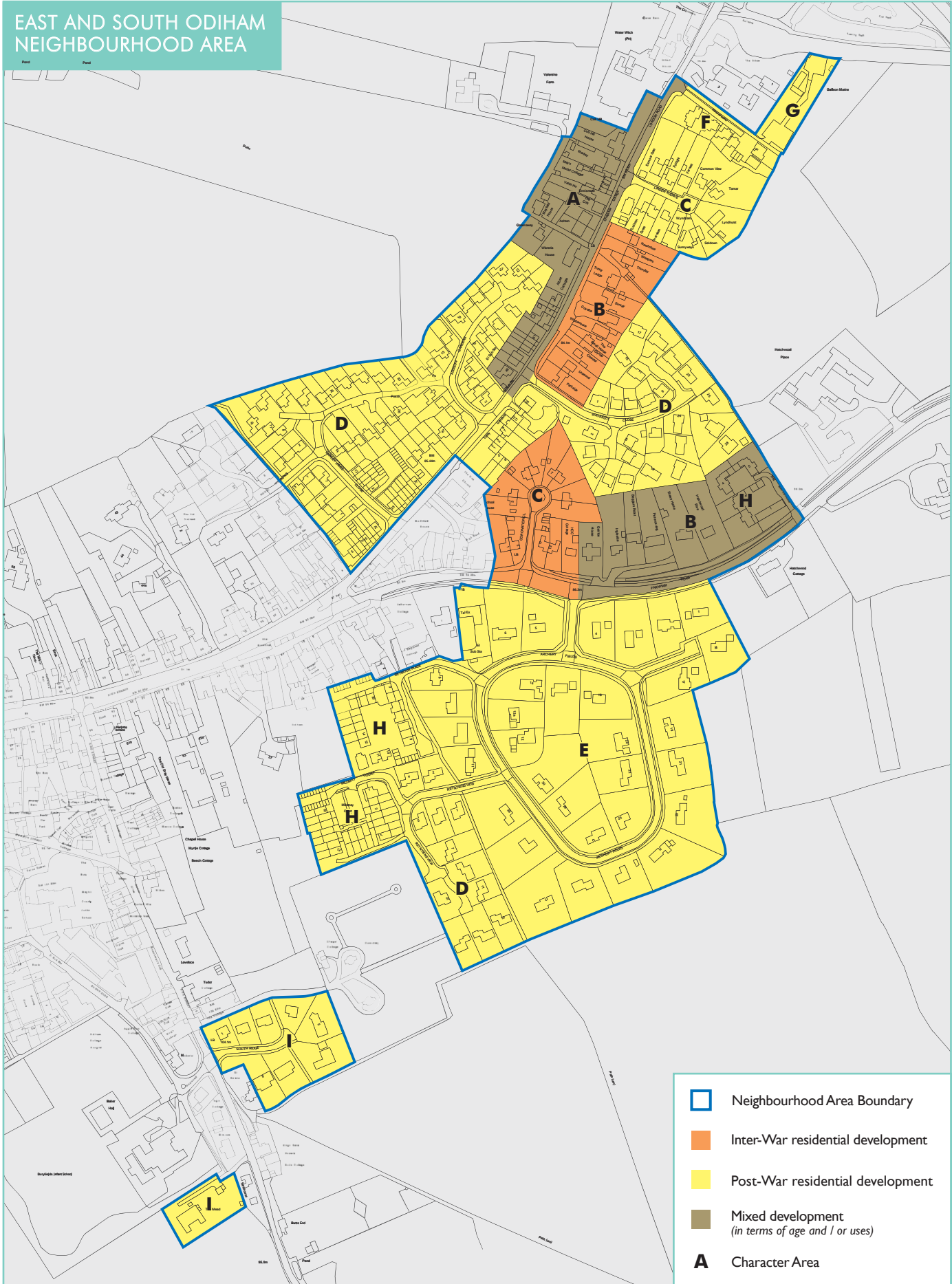
- Mostly detached housing with a small cluster of terraced properties fronting onto London Road and Manley James Close
- Set around curving street lines including some communal green space
- Mostly two storeys with one area of one storey at the eastern settlement edge (Waverley Close)
- Brown/red brick with some brown painted weatherboarding and brown concrete tiled roofs
- Regularly sized plots running back from the roads normally at least twice as long as broad
- Little formal division of plots from the pavement with 'open' front gardens and drives
- Mixed uniform and staggered building frontage lines, often with only shallow set-backs
- Details include brown painted or powder coated window frames
- Shared highways and pedestrian surfaces



Typical housing density: 17 – 26 units per hectare

Sensitivity to change: Medium

EAST AND SOUTH ODIHAM NEIGHBOURHOOD AREA



Area E: Archery Fields 1960s housing development

- An area of large detached houses set in spacious gardens
- Two storeys
- Yellow or red brick with tile hanging at 1st floor level and concrete tile roofs with exposed gables.
- Most buildings set long side to street but with some at offset angles or built with gable end to the street
- Curving street lines, high front boundary hedges and closely spaced street trees restrict views and create enclosure
- Some areas with less formal division of gardens from the pavement
- Grass verge between pavement and road
- Some recent extensions provide a poor match to the original building
- Established avenues of street trees provide particular areas of interest



Typical housing density: 6 units per hectare

Sensitivity to change: High

Area F: 2000's high density large houses

- A recent development of large detached houses within the former garden of a large house set along a private drive
- Two storeys
- Red brick with plain tile roofs and shallow arched openings to windows
- Includes hipped and exposed gables with white painted barge boards and timber finials
- Property fronting London Road has a recessed front door in large 1920s-style arched opening

Typical housing density: 20 units per hectare

Sensitivity to change: Medium

**Area G: Galleon Marine**

- A small canal side boat repair and hiring yard
- Located at the end of a narrow unmade road with a cluster of single storey timber sheds and open sided temporary working shelters
- Includes storage and car parking areas
- An open frontage on the Basingstoke Canal allows access to the water
- The site provides an important service to canal users and contributes to the vitality of the adjacent conservation area

Sensitivity to change: Medium



Area H: 2000s character housing developments

Three areas of recent development forming contained courtyards or groups of residential buildings, with associated outbuildings for parking, each designed to provide a distinctive character.

Mildmay Court

- One and a half to two storeys terraced houses and apartments
- Red brick with plain tile roofs and some painted render
- Staggered building frontages
- A central courtyard provides a landscaped car parking
- Small gardens to the rear

**Seymour Place**

- Two storeys terraced and semi-detached houses
- Referenced styles are Regency and mid 19th century vernacular
- Red brick with blue slate or plain tile roofs, or painted render with parapet
- Details include sash style windows and hoods on brackets over front doors
- Narrow grass verge as set back from shared surface road
- Small gardens and communal grassed courtyard behind the main frontage

The Mapletons

- Two storeys, large houses designed to resemble converted barns and farm houses
- Brindled red brick and cedar weatherboarding, two storey glazed 'cart porches'
- Mixture of half hipped and gable ended plain tile and blue slate roofs
- Timber framed and clad outbuildings

Typical housing density: 11 – 35 units per hectare

Sensitivity to change: High

Area I: South Ridge 1960s mixed housing and The Mead

These are small, separate areas on the southern edge of Odiham lying on either side of King Street, both bordering the Odiham Conservation Area.

South Ridge

- Small cul-de-sac of 1960s origin, one to two storeys high
- Pitched pantile roofs with exposed gables
- Yellow or red brick with white painted timber or uPVC weatherboarding
- Plots radiating from cul-de-sac end with narrow road frontages broadening to the rear

**The Mead**

- A large H-plan detached house of late 20th century origin set well back from road, two storeys high
- Red brick with hipped plain tile roof

Typical housing density: 10 units per hectare

Sensitivity to change: Medium

DESIGN GUIDANCE FOR EAST AND SOUTH ODIHAM NEIGHBOURHOOD AREA

Area A

- Preserve and enhance the streetscape by retaining historic buildings, reinforcing the building line, and protecting front garden spaces and boundaries
- New development will need to be of a sympathetic design and scale (generally two storeys high) and reference the texture and colour of traditional materials

Area B

- Replacement buildings should reflect their context in the choice of materials and roof profiles, although some increase in height to two storeys might be acceptable
- New development will need to respect the building line and should preserve the attractive garden frontages to London Road

Area C

- Seek to maintain the unity of development through the preservation of existing building lines, and the use of building materials and roof profiles for any new extensions that are consistent with existing details
- Protect the low, clipped hedges which are used as front garden boundaries

Areas D, F, I

- Replacement buildings must be of a similar scale and height
- The amalgamation of plots might be acceptable subject to fitting in with the general character of the area
- New development should preserve the existing building lines

Area E

- Seek to maintain the unity of development through the preservation of existing building lines, and the use of building materials and roof profiles for any new extensions that are consistent with existing details
- Seek to retain lines and avenues of street trees

Area G

- This site and how it is used contributes to the activity within the adjacent Basingstoke Canal Conservation Area
- The present group of sheds and temporary structures could be improved
- Replacement buildings should use materials evident within other canalside buildings such as the listed Tally Office and Wharf Barn just to the west, which include red or white painted brick, natural slate or plain tile

Area H

- Extensions to properties will need to respect the range of materials and features established within these highly individual developments

2.3 WEST ODIHAM NEIGHBOURHOOD AREA

LOCATION

This neighbourhood lies just to the west of the town centre on rising downland. The B3349 and Western Lane form the eastern limit of the area, marking its boundary with the Odiham Conservation Area. To the south, west and north, the settlement boundary forms the neighbourhood's limits.

HISTORICAL DEVELOPMENT

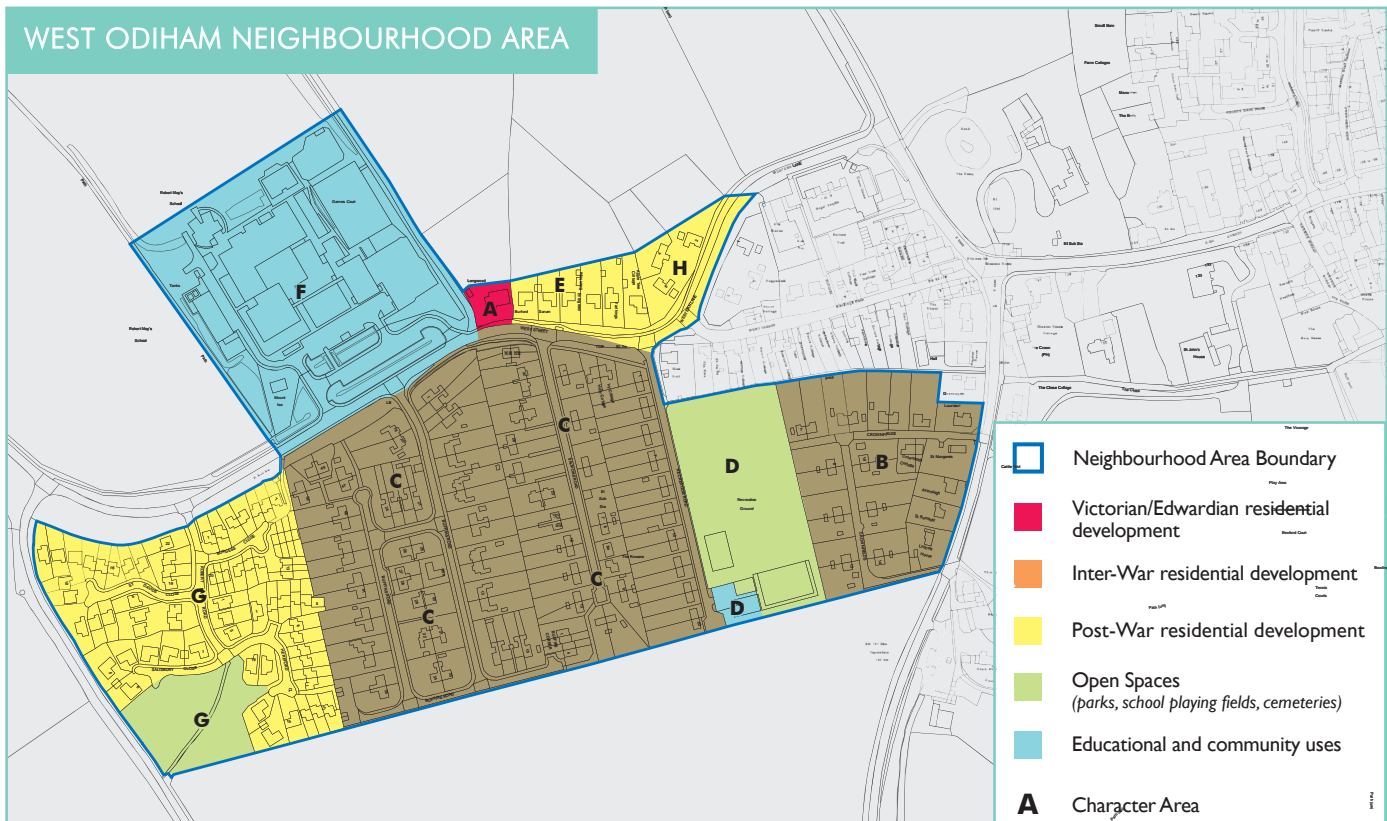
Until the early 1930s this area was fields and rural lanes to the west of the town and contained only one house, which stood on the north side of West Street (now named as Longwood). However, by 1932 a small development of detached and semi-detached houses with an associated recreation ground had been built in the east (Crownfields). Either in the late 1930s, or shortly after the Second World War, a larger development of Council housing was built in the style of Garden City planning to the south of West Street and to the west of the recreation ground (Buffs Road, Salmons Road and Recreation Road).

Robert May's Secondary School was built on the present site to the north of West Street between 1953 and 1957. Further school buildings were added in the 1970s, and again in 1987, 1993 and 2002. A small development of bungalows was built on the north side of West Street in the 1960s. Further development in the later 20th century pushed the settlement further west with cul-de-sacs of mixed housing types off Robert May's Road.

GENERAL DESCRIPTION

West Street is a sinuous spinal route through this area, providing access to the town centre and local road networks to the east and west. It is a wide road with deep grass verges. The residential streets to the south of this road are quiet areas without through traffic. Alton Road (the B4449) is a relatively narrow country lane and runs from the settlement southward to RAF Odiham, allowing access to properties fronting Alton Road and Crownfields. A series of footpaths and open spaces provide pedestrian access through the areas to the south of West Street. Development is between one and two storeys throughout.

A few tall trees stand out as of importance to the landscape, although they are generally sparse, reflecting the character of open agricultural land that the developments replaced. Notable tree lines surround the Robert May's School and screen the rear aspect of houses at Robert May's Road, Burgess Close and St David's Close from West Street. Views northwards from West Street across open fields towards North Wamborough are particularly attractive, whilst the arable fields on the rising downland to the south provide an important backdrop to many views through the area.



DESCRIPTION OF THE WEST ODIHAM CHARACTER AREAS

THE PRINCIPAL CHARACTER AREAS ARE:

Area A: Longwood House

- An isolated two storey Victorian property originally built as a double fronted house but now considerably extended
- Red brick with a plain tile roof with exposed gables
- One surviving chimney stack and sash windows
- Stands parallel to the road with a deep set back

Sensitivity to change: High



Area B: Crown Fields Inter-War housing

- Detached and semi-detached two storey houses
- Mixture of red brick and white painted render with plain and concrete tile roofs
- Hipped, pyramid and gable ended roof profiles
- Details include flat hoods over front doors on brackets and patterned brickwork string courses between ground and first floor
- Regularly shaped spacious plots
- Buildings set parallel to the street and are set back between three and five metres, following a defined building line
- Low clipped hedges form boundaries to front gardens and in between properties

Typical housing density: 18 units per hectare

Sensitivity to change: High



Area C: Inter-War 'Garden City' housing

- Mixed semi-detached and terraced housing, one or two storeys high
- Brindled red brick with plain tile roofs and limited use of painted render and tile hanging
- Mixture of hipped and gable ended roofs
- Partly staggered building lines used to create more informal character
- Narrow but long plots with buildings set back between three and eight metres
- Most buildings set parallel to the road with exceptions at Salmons Road
- Low clipped hedges form boundaries to the front gardens and in between properties
- Very straight relatively narrow roads with long views, including views out to the fields to the south
- Narrow footpaths between roads provide pedestrian permeability

Typical housing density: 16 units per hectare

Sensitivity to change: Medium



Area C: Inter-War 'Garden City' housing

- Mixed semi-detached and terraced housing, one or two storeys high
- Brindled red brick with plain tile roofs and limited use of painted render and tile hanging
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- Very straight relatively narrow roads with long views, including views out to the fields to the south
- Narrow footpaths between roads provide pedestrian permeability



Typical housing density: 16 units per hectare

Sensitivity to change: Medium

Area D: Recreation ground

- Large green open space, with small car park and community hall
- Children's playground and hard surfaced tennis courts
- Provides views from housing on Crown Fields, Recreation Road and West Street through to open countryside
- Part of the Crown Fields development



Sensitivity to change: High

Area E: West Street 1960s bungalows

- Detached bungalows forming ribbon development
- Walls of white painted render on red brick dwarf walls
- Concrete tile roofs with gable ends
- L-plan with a return breaking forward towards the road frontage
- Relatively wide plots with deep set backs



Typical housing density: 15 units per hectare
Sensitivity to change: Medium

Area F: Robert May's School

- Modern school buildings of varied dates (1970s, 1980s, 1990s and 2000s)
- One and two storeys
- Partially screened from the road by tree lines
- Extensive playing fields lie outside the settlement boundary
- A car park with a gyratory access lies between road and school

Sensitivity to change: Medium

**Area G: Robert May's Road 1980s cul-de-sac housing**

- Mixed one or two storey detached, semi-detached and terraced housing
- Matching brown/red brick and brown concrete tile roofs throughout
- Some brown painted weatherboarding and red clay tile hanging
- Narrow winding roads with little formal division of the gardens from the pavement or the road side
- Footpaths restricted to one side of the road
- Includes an attractive landscaped green open space or park
- Some unusual gambrel or mansard roof profiles
- Few significant street trees

Typical housing density: 26 units per hectare

Sensitivity to change: Medium

**Area H: 1970s/1980s Detached housing**

- A small cul-de-sac of two storey detached properties
- Red/brown brick with gable-ended plain tile roofs and dormer windows
- Shared driveways and little division of front gardens
- Plots radiate from cul-de-sac head with narrow frontages
- Screened from West Street/Western Lane by a tall tree line

Typical housing density: 13 units per hectare

Sensitivity to change: Low



DESIGN GUIDANCE FOR WEST ODIHAM NEIGHBOURHOOD AREA

Area A

- Seek to retain this building, including its interesting details such as the roof materials, window openings and joinery, which all contribute to its architectural character and interest

Areas B and C

- Seek to protect the architectural unity of these areas
- Replacement buildings must be of a similar scale and height, up to two storeys
- New housing should maintain the staggered building lines and front boundaries should be protected where possible
- Replacement buildings and extensions should use carefully matched materials and detailing to those of surrounding buildings
- The rhythm of plots frontages should be preserved by any new development

Area D

- Community green open space with recreational facilities
- Some potential exists for improving the small village hall building and various playing surfaces
- Maintain the clipped hedgerows surrounding this space
- Potentially, enhance the footpath surfaces across this area

Area E

- Replacement buildings will need to be of a similar scale and materials to existing buildings
- New development should conform to the existing building line
- Any new development would have to be accompanied by high quality landscaping to protect the generally high standard of the area's appearance

Area F

- Large secondary school with spacious playing fields and landscaped parking areas

Area G

- Seek to protect the architectural unity of this area through the sensitive use of materials and detailing in extensions or replacement buildings
- These should be chosen to complement those of existing buildings
- Protect community open space as an important element of the development
- Some increase in scale to two storeys may be acceptable
- Seek to prevent increased pressure for on-street parking resulting from the conversion of garages to residential accommodation

Area H

- Replacement buildings must be of a similar scale and height
- The spacious plots should be preserved
- New development should preserve existing densities