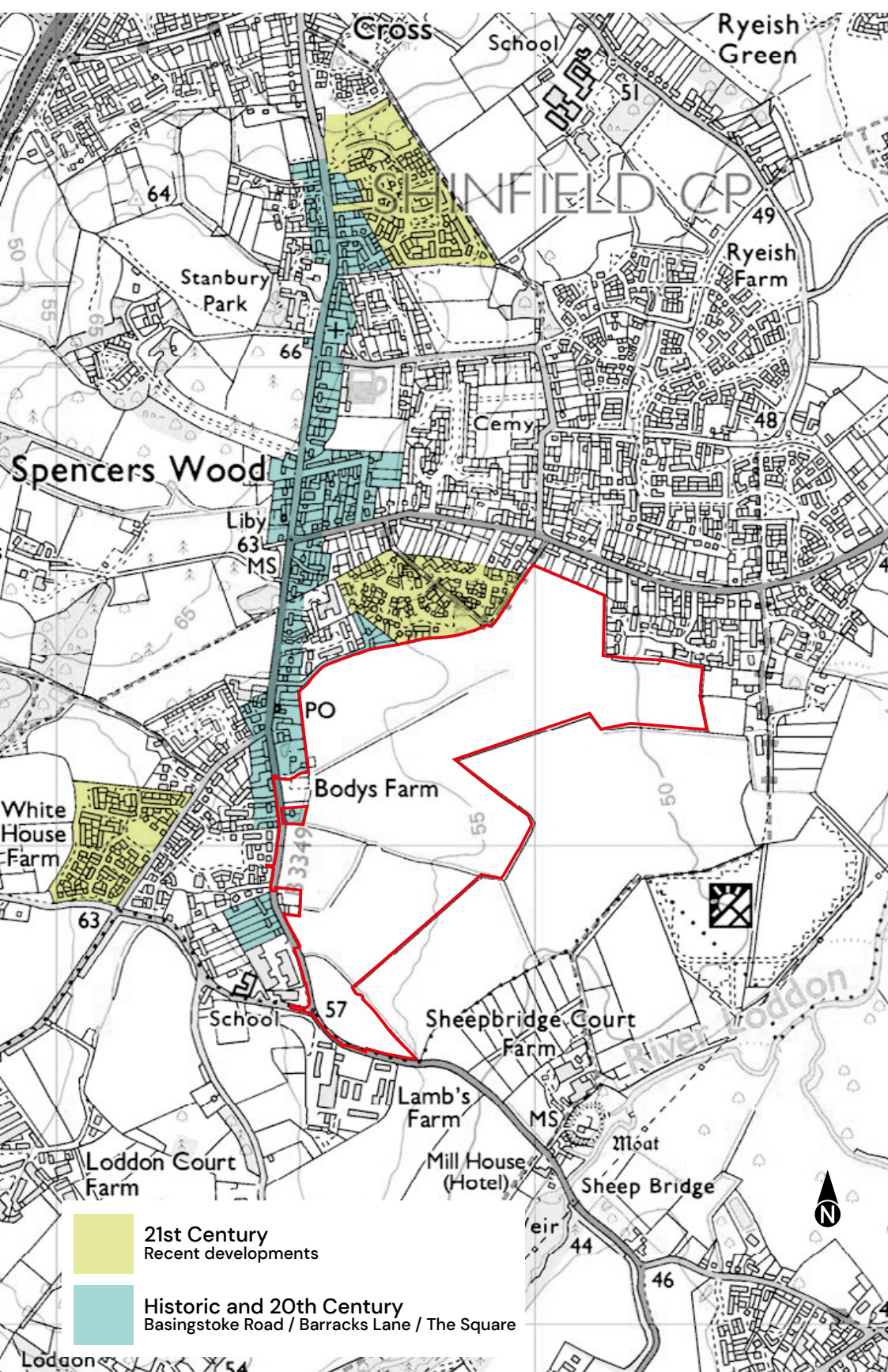




LOCAL CHARACTER

"Local identity is made up of typical characteristics such as the pattern of housing, and special features that are distinct from their surroundings. These special features can be distinguished by their uses and activity, their social and cultural importance, and/or their physical form and design. Most places have some positive elements of character, particularly for their users. These can help to inform the character of a new development."

(Para. 52, NDG 2021)

3.19 The National Design Guide states that well-designed new development is influenced by:

"...an appreciation and understanding of vernacular, local or regional character, including existing built form, landscape and local architectural precedents;"

(Para. 53, NDG 2021)

3.20 An analysis of the existing built form of Spencers Wood can help identify patterns of development and key design components. Together these character generators and design components can help to inform the design approach.

3.21 The immediate site context to the north and east of the site is predominantly residential, where a range of architectural styles, detailing, materials and thereby character is evident, as demonstrated across the following pages.

3.22 Two character areas have been chosen to study as each area illustrates contrasting urban forms and building details, providing a palette of design references that may be drawn from. This will allow the proposed design response to reflect local character.

3.23 Each character area is identified on the plan opposite and accompanying photographs across the following pages.

21st Century Recent Developments

Urban Form

Modern development within established field parcels previously on the edge of the historic edge of Spencers Wood. These developments are typically accessed off a main road in one or two locations depending on the size of development, with the rest of the road layout arranged as internal loops or cul-de-sacs. This follows the developments of the late 20th Century around the village.

Whilst late 20th Century development maximises land use with plots backing onto field edges, modern development features outward facing parcels within the original field boundaries, providing green edges to development particularly where developments adjoin open countryside.

Building Typology:

Built form is typically a range of detached, semi-detached and terraced dwellings with densities and massing in keeping with the local vernacular. Some apartment and maisonette buildings are also present.

Building Lines

Generally, a formal building line following the street edge with varying front garden spaces accommodating a mixture of frontage parking and landscaped frontages.

Building Heights

Predominantly 2 storeys but with 2.5–3 storeys used at focal locations and along key frontages within the developments.

Roofscape

Varying roofscapes with use of pitched and gable fronted roofs, hips and half hips. Use of boxed eaves, exposed rafter feet, flat roof/gable dormer windows feature throughout. There is a limited use of chimneys to dwellings.

Building Detail

A mixture of materials are present, with a prominence on orange/red multi brick, with stock brick and render also visible. Timber cladding and tile hanging are also used occasionally as facing materials which add variation to streetscenes.

Window heads and cills vary between reconstituted stone heads/cills and brick arches. Use of flat-roof porches, bay windows and brick string courses are used to varying degrees across developments.

Landscape

Varying front garden spaces, ranging from turf, hedgerow/planting to gravel and hardscaped frontages. Frontages are typically shallow in depth.

Public green space includes parks, play areas and natural landscapes, all working to promote a healthy outdoor lifestyle. The presents of tree-lined streets and areas of landscaping contribute to the visual appeal, environmental sustainability and accessibly recreational opportunities of the area.

Parking

A range of parking typologies are present ranging from on-plot, side parking, courtyard parking and on-street parking. Parking is typically to side of plot with garages set back from the building line. Undercroft parking is also used to help keep cars off the streetscene. Visitor parking in parallel bays are located amongst runs of green verge to help keep highways clear of parked cars.

Boundary Treatments

Varying use of hedgerows and landscape planting to frontages. Use of orange/red brick walls is present where private amenity spaces bound the highway.

Urban Form



Historic and 20th Century

Basingstoke Road / Barracks Lane / The Square

The village historically grew as a linear settlement along Basingstoke Road, from around Hill House in the north down to Bodys Farm in the south. This is evident with the historic buildings along this road, including St Michael's & All Angels Church, Spencers Wood Library (formerly a school house), the village hall, Hill House and other residential properties along the road.

Amongst the historic buildings along the linear core centred along Basingstoke Road Leighton Road, later development has infilled and/or replaced built form along the road – such as the Red Lion public house being replaced with Red Lion Cottage/Blake's Cottage.

Building Typology and Heights:

Built form is typically detached or semi-detached on deep plots. Later development includes a mix of detached and semi-detached dwellings. Built form is predominantly 2 storeys in height, with 2.5 storey properties amongst the historic mix.

Building Lines

Informal building lines articulate the historic grain of the streetscene, typically with wide formal frontages and some gable ends addressing the road. Later development has more formal building lines with varying front garden depths accommodating a mixture of frontage parking and landscaped frontages.

Roofscape

Varying pitch roofscapes with use of hips, pitched and gable fronted roofs. Use of boxed eaves, corbel details, gabled dormer windows and chimneys feature throughout.

Building Detail

A mixture of materials and detailing are present, reflecting the varying eras of building predominantly 19th–20th Century. Facing materials are prominently orange/red brick and render, with some stone featured. Blue brick, stone and yellow brick are used for detailing such as window surrounds and string courses.

Window heads and cills are typically brick soldier courses but with some stone featured. Single and double height bay windows feature on larger wider frontages. The use of pitched-roof porches and chimney stacks are present throughout.

Landscape

Varying front garden spaces, typically gravel with some hardscaped paving and grass. Properties are typically up to back of footpath with no verge along the highway. Gardens feature hedgerow planting and trees. Where the lands for the Highlands and Stanbury estates abut Basingstoke Road, these add dense tree and hedgerow planting to the streetscene.

Parking

Parking is typically on-plot to the front of dwellings. Garages on later development are typically to the side of the main dwelling in the same building line from the building line.

Boundary Treatments

Predominantly low red brick walls with brick piers, typically of a style and detailing to match the associated dwelling. Natural hedgerow boundaries break up the streetscene. Some narrower plans have no boundary treatment, either removed or never built, which allows for access to park to the front of these dwellings.



