



TWYFORD CHARACTER ASSESSMENT

informing design policies in the neighbourhood plan



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Introduction to the Character Assessment

The purpose of a Character Assessment is to recognise and document the feel and appearance of individual character areas within a neighbourhood, pinpointing their distinctive characteristics. These features combine to give a neighbourhood its unique identity.

The approach to produce the Character Assessment has used tried and tested guidance from Planning Aid, an organisation within the Royal Town Planning Institute, and is supported by previous experience working on Character Assessments. The character areas were defined by distinctive characteristics in relation to their feel, appearance, and historic development. Considering such diversity in the historic development and urban form of the Twyford, 21 character areas of varying sizes were identified. Volunteers were trained to assess each area by filling out a pro-forma, taking photographs, and applying their local knowledge. The information gathered has been written up and edited where needs be against aerial and street views, with photographs used as illustrations.

The Character Assessment has been developed as a supportive document to the Twyford Neighbourhood Plan, and more generally as a record of the history and character of the village. It can be used as the basis of design policies and to support other policies in the Neighbourhood Plan.

The main function of the Character Assessment is to underpin design policies that require new development to respect, respond to, and enhance existing character. Examples of new developments could be infill, extensions, or prospective new housing. Development proposals need to consider the content of the Character Assessment because of the value the existing character of Twyford has for local people. A well-designed proposal that respects and complements the existing character can be achieved by understanding the feel and appearance of a development's setting. Alternatively, disregard for local character can lead to inappropriate design that may harm the visual landscape. If developers do not follow guidance then the Character Assessment can be used as a tool to raise objections.

In addition, the Character Assessment can be used to inform other Neighbourhood Plan policies, for example the protection of routes or open spaces identified in the assessment. Overall, it forms a comprehensive document that provides the legwork for other/future policies.

Note: the numbers in brackets refer to the Character Areas (see map)

Overview

There has been a settlement at Twyford since at least the Bronze Age, say 2000 BC. Occupation appears to have been continuous; the Roman remains include the Roman Villa in Park Lane (14) and farmsteads at Hockley Golf Course and the Roman Roads at Morestead and Compton. The cemetery recently excavated at Twyford School (4) is late Roman/early Saxon. While the Character Assessment is primarily concerned with existing features rather than archaeology, there are existing features throughout the village which appear to trace their origins back to these early periods and explain the structure and form of the village today. The Roman Roads for instance are two thousand years old and still in use today. The fords of Twyford (1, 2, 5) are probably four thousand years old but still in the position they were then. They have been key elements in determining the village form. The routes leading from the fords to the hills and ridgeways are now mostly footpaths and tracks; examples of these are the Upper Church Path (6) and possibly "The Drove" (11).

The Village in its present form was first established in the area between Twyford School and Twyford Lodge (2). The Church would then have been close to the heart of the village.

North and South Twyford 1000 AD to 1600

In about 1000 AD, the village was divided into two by the creation of South Twyford (11, 12). This was a planned settlement with rectangular layout of plots fronting Queen Street (11) and houses and barns built tight up to the road frontage to maximise the usage of the plots. It was described always as South Twyford in documents and maps. The form and layout is still clearly evident. The earliest buildings may be of the 1300's but the main evidence is in the boundaries of the present house plots of Queen Street and of some of those across the B3335 and fronting it.

The layout of North Twyford is less easy to reconstruct but appears to have been in less regular plots fronting Searles Hill and along the main Road with a second group around what is now Church Farm (2).

Most of the village was confined to these two areas from about 1000 AD to the mid-19th Century. Within the Queen Street/High Street area there are buildings of all periods from the 14th century onwards, many of which are listed.

Other pockets of earlier buildings with mediaeval origins are in Segars Lane (11), the Manorial complex (the Manor House, the Monastery and Manor Farm) (18), around the Church (the Rectory and Mildmay House) (2) and at Hazeley Farm.

The road and footpath system which exists in the village today appears to have been set during this period.

Twyford 1600 to 1850

In the 17th, 18th and the first part of the 19th centuries, tenant farms seem to have progressively replaced the peasant farmers of the mediaeval common field system. The Farm houses dating from this time are, for example, at Segars Farm (11), Church Farm (2) and Water Farm (5), some with their Barns and cottages. There are other surviving examples awaiting further research.

A number of larger houses were built in the village during this period: The Manor House (18), Shawford Park (5), and Mildmay House (2) by the Mildmays; Twyford House 2, Twyford Lodge (2), and then Twyford Moors (19) by the Davies/Shipleigh family and the Elms. It was during this period

Historic Development of Twyford

that North Twyford seems to have been turned from an area of small tenant plots into an area of predominantly large houses in grounds.

The creation of the park of Twyford Lodge at the beginning of the 19th century further changed North Twyford, with the building of Hockley Mill and Farm (2), and the diversion of roads.

Other house building in this period appears to have been rather limited – farm cottages, tradesmen, pubs, small farms – some of which survive from all periods, but again have not yet been set in their context. Throughout this period, Twyford supported a substantial base of trades, serving the farms and travellers using the improved Turnpike and toll roads and the large houses; again, there are many surviving buildings built for trade from this period.

Twyford's preparatory school (4) dates from the early 19th century. Twyford's primary school (11) was built in 1861.

The later 19th and early 20th century

The building of more housing in the village started in earnest in the later 19th century, after the railway was built in the 1840's and Shawford Station some years later. The new housing was built both for existing villagers working in local industries, in service and on the farms. People of independent means and those working in professions in Winchester and Southampton and as managers in the railway works at Eastleigh were also attracted to Twyford in this period. It is for them that the larger redbrick detached houses were built; they can be seen in Hazely Road, Roman Road (14), The Avenue, Finches Lane (9), High Street (17), Highfield Avenue (12), and Bourne Lane (4). The grandest were Colleton House (17), Knighton House, and Littlebourne (15), all with small parks of their own. The smaller houses are in St Mary's terrace (9), The Drove (11), and Park Lane (12, 17). Around the Post Office (10), were a mixture of houses and businesses built around from this time. The village hall (10) was built in 1903.

WW1 to 1950

Next came School Road and Hill Rise (11); this was on a larger scale. The building of these semi-detached and terrace house spanned the start and finish of WW1.

The exact sequence of building in the interwar and post War period is more difficult to establish. Building took place in Manor Road (16), Highfield, Highfield Avenue (12), High Street, Park Lane (17), Bourne Lane (4), and Serles Hill (6). During this time some building was also taking place at Northfields (3).

Council House Building 1950 to 1980

In the post war years the drive of the Government to improve rural housing resulted in the building of a series of Council estates. Churchfields (8) and Northfields (3) were both major enterprises and were built in a number of phases over 20 or so years; they contain a variety of house sizes, types and construction methods. They have flats, OAP bungalows and family houses. Dolphin Hill (13) was built in the late 1960's for OAP's and was part of a civic group incorporating the Fire and Police station and Police Housing (13).

Recent development 1960 to 2015

There has been a great deal of building as infill, redevelopment and conversion but building in this period has been in small groups of at most 15. These have taken place in almost all parts of the village but the greatest growth has been at Northfields where both private and social housing has been built.

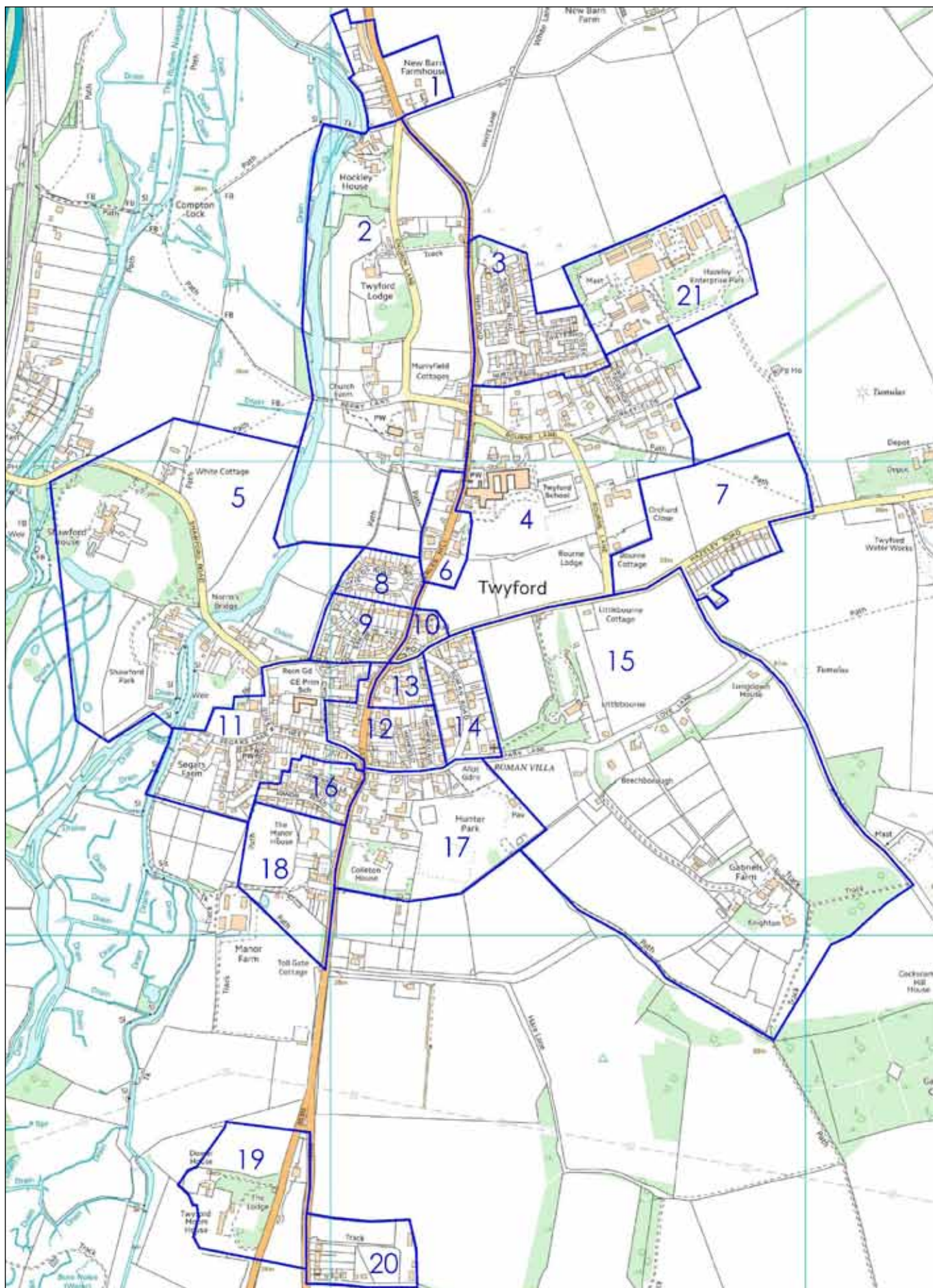
Many householders have extended their properties and modified them, particularly for vehicular access.

There have been extensions to the village at Bournefields (4), Hazeley Road (7), Twyford Moors, and Drove Close (11).

Northfields farm

The commercial development at Northfields farm has grown out a large-scale chicken farm enterprise. This has been the most significant change to the village over the last 50 years or so. Furthermore, an industrial estate has been created, extending the size of Twyford. The process of change in this area is continuing.

Character Areas Map



CA 1 - Hockley Farm

CA 2 - Church Lane & Berry Lane

CA 3 - Northfields

CA 4 - Bourne Lane, Twyford School & Bourne Fields

CA 5 - Shawford Road & Norris' Bridge

CA 6 - Searles Hill

CA 7 - Hazeley Road

CA 8 - Churchfields Road

CA 9 - The Avenue, Crescent, Churchfields & Finches Lane

CA 10 - Twyford Post Office & Surgery

CA 11 - School Road, Queen Street, Seagars Lane & The Drove

CA 12 - The High Street, Highfield & Highfield Avenue

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CA 15 - Hazeley Road, Watley Lane & Love Lane

CA 16 - Manor Road & Brewers Lane

CA 17 - Hunter Park & Allotments

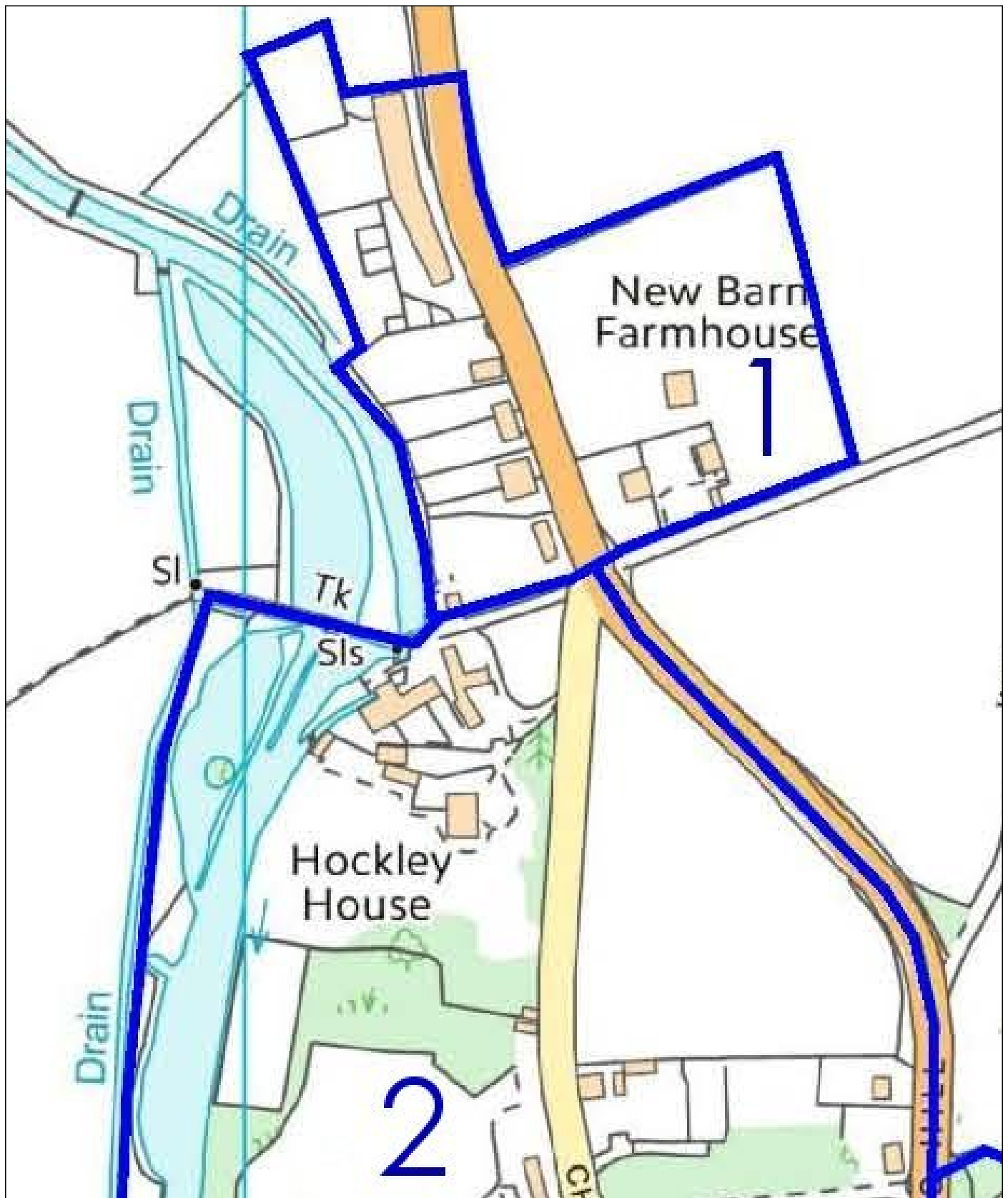
CA 18 - Manor Farm Green, Manor House & The Monastery

CA 19 - The Lodge, Dower House & Twyford Moors House

CA 20 - Twyford Moors

CA 21 - Humphrey Farms & Hazeley Enterprise Park

Character Area Assessment 1
Hockley Farm



Topography

The area is on a north-facing slope on the edge of a valley.

Land uses

It is mainly residential with some agricultural land.

Layout

Most buildings are in a linear layout along the west side of the B3335, in long rectangular plots with gardens that run down to the edge of the River Itchen.



Roads, streets, routes

The Twyford to Hockley road (B3335) runs north to south through area 1. It has a continuous footway along the east side and a partial footway along the west side in front of the houses.

Public footpath no. 3 runs from the B3335 westwards into the water meadows.

To the east an agricultural track is not a public right of way but is well used to access White Lane.

Spaces

None.

CA 1 | Hockley Farm

Buildings

There are 6 groups of buildings:

3 comprise of Hockley Cottages (8 dwellings) in groups of two and three. Each is two-storey built late Victorian/early Edwardian (as agricultural working cottages). Now they are all private. They are built of brick and flint with tiled roofs.

Rose cottage is the same style, but detached and much extended.

New Barn Farm – a collection of agricultural barns.

Hockley Farm – two-storey, built of brick and flint, and currently being extended and modernised. It is no longer in agricultural use.

Landmarks

The River Itchen lays 50m west of the cottages, with water meadows beyond.

Green and natural features

The east side of the B3335 has a grass verge and is covered in trees, whilst front gardens contain bushes and other planting on the west side.

The River Itchen is 50m west of the B3335.

Streetscape

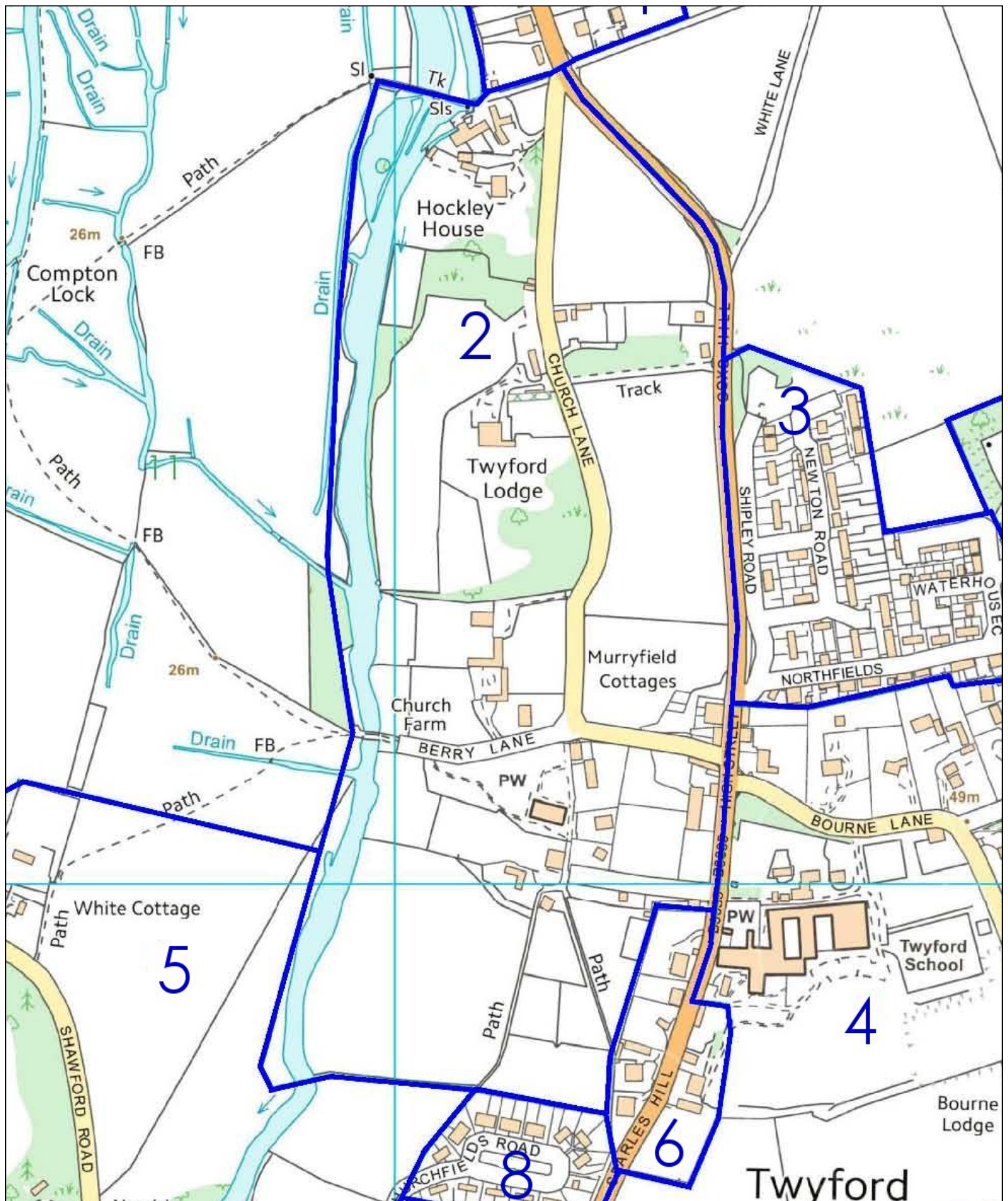
Adopted public highway with footway, subject to 40mph speed limit. There are bus stops on either side of the B3335.

Views

There are views across the water meadows to the west and northwest.

Character Area Assessment 2

Church Lane & Berry Lane



Topography

Situated on the side of the Itchen Valley so land slopes down to the river, which forms the western boundary of the character area.

Land peaks at Cox's Hill (midway along eastern side of the character area at the entrance to Northfields). It falls steeply to the north into a dry valley – valley bottom at White Lane just north of Woodhatch Cottage.

To south the fall is gentler down towards village centre.

Land uses

Church and churchyard: religion/community.

Various residential properties

Several small fields all lay to grass and mostly grazed by horses, hay cropped from some.

The only known commercial use office at Luccam House by Hockley Mill.

Layout

Irregular layout; rather scattered development form.

Group fronts the High Street around the junction with Church Lane including Twyford House. There are some semi-detached/terrace cottages on narrow plots.

Elsewhere are mostly large irregular plots. There are some clustered around the south and east side of the church; others spread along Church Lane to the north.

Roads, streets, routes

The main road B3335 forms the eastern edge of character area: two lane road, not wide, pavement mostly on one side only, two sides for a little stretch, significant volume of traffic, speed limit 30mph in the southern half, 40 mph to the north. This is difficult to cross – there is a bit of a pedestrian barrier but the new crossing now at Twyford House. Not an attractive pedestrian environment due to the volume of traffic including



CA 2 | Church Lane & Berry Lane

HGV, and the narrowness requires pedestrians to be near traffic.

Church Lane: narrow single-track country lane with narrow verges and enclosed by hedges or walls, sunken in places. It leaves the High Street by Twyford House at narrow access with limited visibility. Initially perpendicular to the main road, it turns north at the church running parallel to main road, joining it again at Hockley Cottages. It is difficult to pass (even for pedestrians and cars), but there is very little traffic. The walk from the church to Hockley is very pleasant.



Old Rectory Lane: gravel track off High Street south of Twyford House serving a few houses but forms pedestrian access (public right of way) from High Street to the church – at Old Rectory public footpaths north (across church yard to Church Lane), south (between fields to Churchfields) and southeast (between fields to High Street towards village centre) Note: three pedestrian routes towards the village centre to the south, main road and two footpaths.



Berry Lane: just north of church joining Church Lane, tarmac area used for church parking, descends to gravel track then narrows down to footpath (public right of way) down to river with footbridge over the river providing access to footpath network over the water meadows west of the river. Deeply rutted by runoff stream. It is clearly start of many country walks across water meadows.

Second footbridge over Itchen at Hockley Mill at northern edge of character area, very scenic and enables circular walk of Church Lane and over Berry Meadow.

Spaces

Much of the area is open as buildings are scattered.

Several fields give particular openness. The paddocks to the south are important, being crossed by footpaths. The western field enables views out across the river towards Shawford from the path from Churchfields. Small paddocks between Churchfields and Old Rectory Lane



feel like part of the village with houses on three sides.

Churchyard – key public space: largely to the north and west of the church on the slope down towards the west; quiet reflective space.

Junction of Church Lane and Berry Lane forms an attractive little informal space overlooked by the timber frame barn of Mildmay House, making for an attractive setting for the entrance to the churchyard, occasionally marred by parking.

Buildings

Variety of built form ranging from the church and large country houses (Twyford House, Twyford Lodge) down to modest cottages and also a range of supporting outbuildings. These are predominantly period buildings (many listed). Red brick is the key material throughout the area in boundary walls and houses, as well as red clay tiles.

Church: perhaps the most noteworthy building in the village, Victorian (1870's) designed by Alfred Waterhouse who designed National History Museum in London around the same time.

Materials: red brick and flint patterning, stone dressings.

Roof: steep pitched with tile.

Crenelated tower with spire.

Other key buildings of national/regional importance (all Grade II* listed):

- Twyford House
- Mildmay House
- Twyford Lodge

Landmarks

The church tower/spire is most important landmark – it is visible in local views from some distance, particularly from the west across the Itchen valley or on Shawford Down.

On the main road, Twyford House is probably the main landmark, particularly its ornate main gateway, with the glimpse of the house beyond.

Minor landmarks could be said to include:

The distinctive circular walled gateway



CA 2 | Church Lane & Berry Lane

arrangement to Twyford Lodge on Church Lane
Hockley Mill on footpath from Hockley to Shawford Lock

Green and natural features

The River Itchen along the western side of this character area is the key defining natural feature of the area, the banks generally dotted with trees.

Trees are particularly plentiful in the northern half of the character area, particularly the partially wooded grounds of Twyford Lodge.

Landscaped gardens of large houses are generally private.

There are some good hedgerows.

Particularly distinctive trees worth noting include:

- Ancient Yew in churchyard immediately in front of north elevation of church
- Large Cedar of Lebanon in the grounds of Mildmay House

Streetscape

- Fine old red brick boundary walls associated with the large houses such as Twyford House boundaries and the Church Lane boundary to Twyford Lodge.
- Two wooden benches along footpath from Churchfields including one celebrating the Diamond Jubilee.
- A few lampposts.
- Old lamppost outside Old Rectory interesting as it carries the Borough of Poole crest.
- The roads/pavements are tarmac; other routes are unmade gravel or stone surfaced.

Views

Views in:

Views of Church spire from all over the village and surroundings often the only visible building from this character area rising above the trees. Prominent in views from the west across the river valley Shawford Down and the water meadows. There are surprising glimpses of the church spire from various positions in south part of village such as Ballards Close, High Street crossing outside Raymonde Hair, Roman Road etc.



Views out:

Key views are to the west across the Itchen Valley.

Footpath from Churchfields towards church provides continuous wide views to west across Itchen valley to Shawford – two benches provided to enjoy views.

Elsewhere views are more glimpsed.



Character Area Assessment 3 Northfields



Topography

The area is located on a hilltop, part of which is built on an east-facing slope.

Land uses

The area consists of residential properties, with some specialist housing for the elderly. A park serves the area including a small football pitch, basketball net, and children's playground.

Layout

The layout is linear and mostly regular. There is a slight variation in the building line and the original houses have large front gardens and long back gardens. Some plots also include driveways.

Roads, streets, routes

The two-way streets provide direct access to all housing and with space for on-street parking using the kerb. On the most part, pavements are wide enough to accommodate vehicles and easy pedestrian movement.

Spaces

There is a park and playground on the northern edge of the site with access to a small area of woodland.

Buildings

The buildings are maximum two storeys. These include houses built in the late 1920s, 1970s maisonettes and bungalows that have filled in gaps, and modern brick homes built in the south/southeast part of the site. The homes are semi-detached and terraced, generally in groups of four.

Landmarks

None.

Green and natural features

Front and back gardens soften the hard built landscape, including trees, hedgerows and private planting. There is woodland around the park and also a hedgerow.



CA 3 | Northfields

Streetscape

There are new lampposts in the area that are more energy efficient and reduce light pollution. There is standard street signage, telephone cables running overhead, and a single bench in the park.

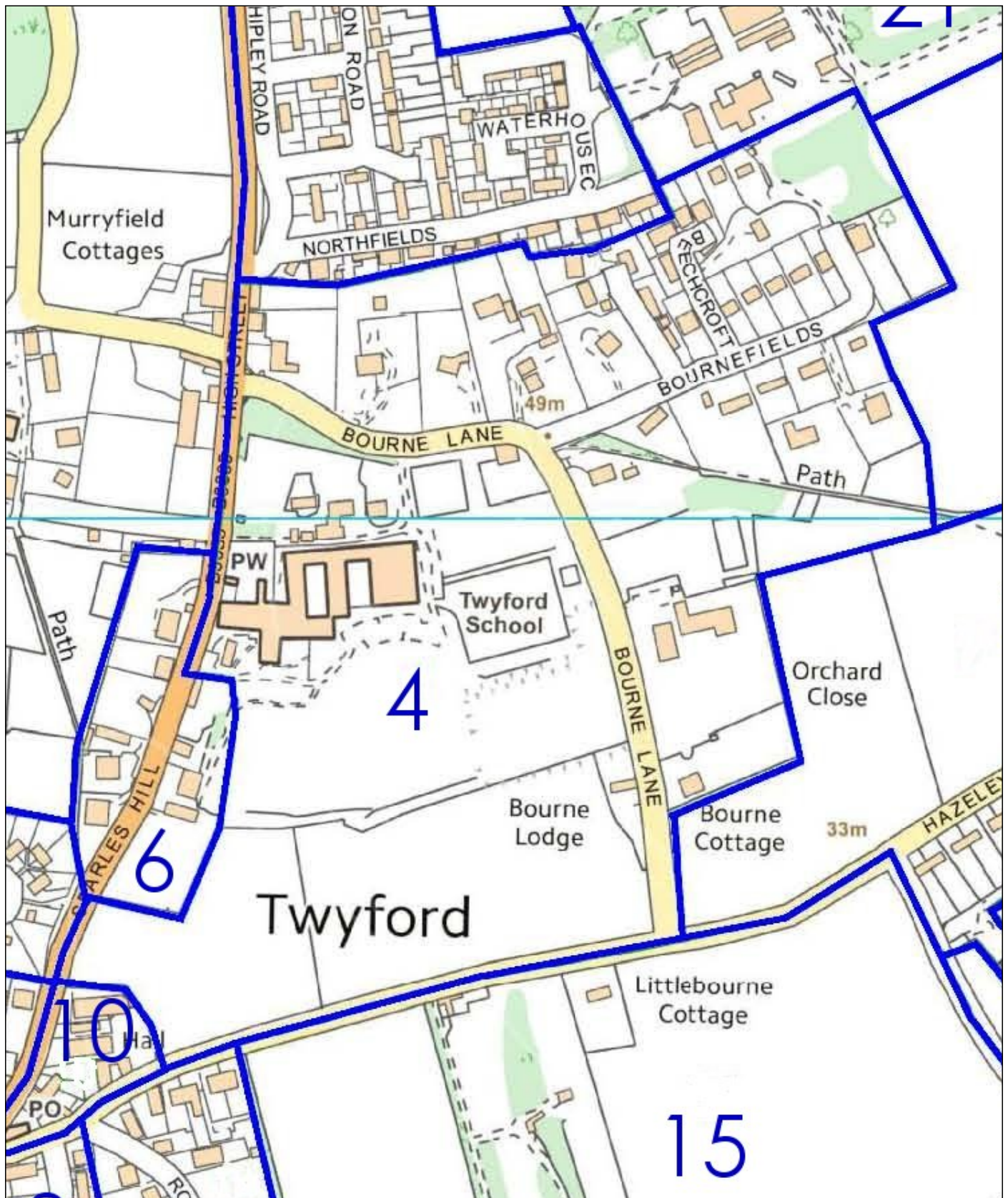
Views

From the northern end of Newton Road looking away from Northfields towards rural countryside.



Character Area Assessment 4

Bourne Lane, Twyford School & Bourne Fields



Topography

The area is situated on a south facing slop into Hazeley Valley.

Land uses

Residential properties.

Private school (Twyford School) with grounds.

Care home for the elderly in Abbeyfield at Orchard Close.

Layout

Mostly detached houses on large plots with generous gardens.

There are two smaller denser developments off Bourne Fields and an unadopted cul-de-sac.

Bourne Lane is a narrow route between High Street and Hazeley Road, dividing the school grounds from the grounds of Orchard Close.

Roads, streets, routes

The main lane, Bourne Lane, is narrow with no pedestrian facility.

The private cul-de-sac, Bourne Fields, ends in a footpath to Humphrey's Farm – it is not a public right of way.

There is a footpath from the corner of where Bourne Lane and Bourne Fields meet travelling southeast through character area 7 towards Hazeley Road and the Twyford Water Works.

Spaces

The Twyford School grounds and playing fields take up over half of the character area. Orchard Close also has large grounds, and there are car parks for both of these sites. [see views]

Buildings

Mostly detached two-storey buildings made of red brick, with tiled pitched roofs and wooden frames built in the 20th century.

Landmarks

None.



CA 4 | Bourne Lane, Twyford School & Bourne Fields

Green and natural features

Bourne Lane is encompassed by greenery, which is characteristic of the whole area. There are many trees and hedgerows visible in the public realm and in private gardens. Twyford School and Abbeyfield care home are also carefully landscaped.

Streetscape

Lamp posts:

- One at the node between Bourne Lane and Bourne Fields.
- One at each end of Bourne Lane.

Bourne Lane is tarmac, as is the entrance of Bourne Fields until it becomes unmetalled.

There are 30mph signs, pedestrian warnings and access/no access signs to Twyford School.

There is regular hedging and fencing and margin bollards by individual house owners.

Twyford School is carefully lit; time limited most days.

Orchard Close has lighting late into the evening/night.

Views

South: into valley throughout (approximately half a mile)

East: up Hazeley Valley (approximately 1-2 miles)

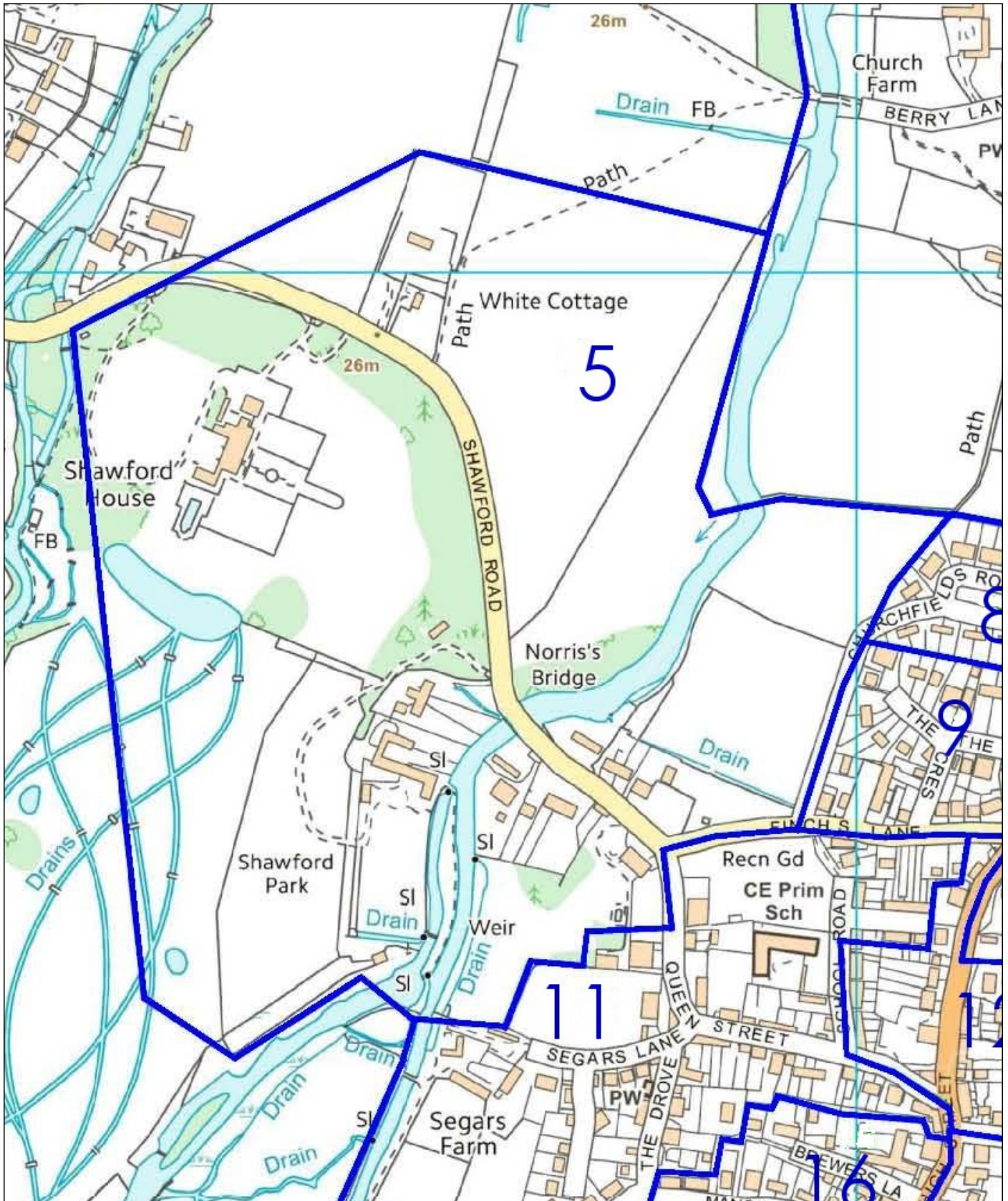
North: from residences on the north side of Bourne Fields.

Views of car parks are predominant; in both Twyford School and Abbeyfield care home.

Trees are a very important feature of all the landscape.



Character Area Assessment 5 Shawford Road & Norris' Bridge



Topography

Mainly flat, river valley, sloping up gently towards northeast corner.

Land uses

Residential properties.

Community and leisure uses.

Layout

There are a variety of residential plot sizes: Some cottages are set directly onto the road. Mainly large dwellings on large plots, for example, Elm's House and Shawford Park.

Roads, streets, routes

Shawford Road through the centre of the area is a two-way winding country road. Travelling north, there is limited pedestrian space offered on Shawford Road, none on Norris's Bridge, then a spacious pavement on the west/southwest side of the road towards Shawford.

Spaces

There is a large field, Berry Meadow, within the upper boundary of the area, north of Shawford Road. Local dog walkers use this space extensively.

Buildings

There are a wide variety of buildings from Georgian through to a 1960s house on the bank of the River Itchen. Buildings include:

Victorian brick properties.

Brick and flint residential properties, once auxiliary buildings to Shawford Park.

Georgian brick buildings.

Landmarks

St. Mary's Church is visible from most parts of the area.

The River Itchen snakes through the fields and passes under Norris's Bridge, which has distinctive metalwork fencing.



CA 5 | Shawford Road & Norris' Bridge

There is distinctive flint-work and ironwork to the gates of Shawford Park, recently constructed but of high quality.

Green and natural features

The water meadows form part of the SSSI (Sites of Special Scientific Interest) adjacent to the banks of the River Itchen. There are also large mature trees to Shawford Park boundary.

Streetscape

There are recently installed Victorian-style lamp posts along the grass verge of Shawford Road.

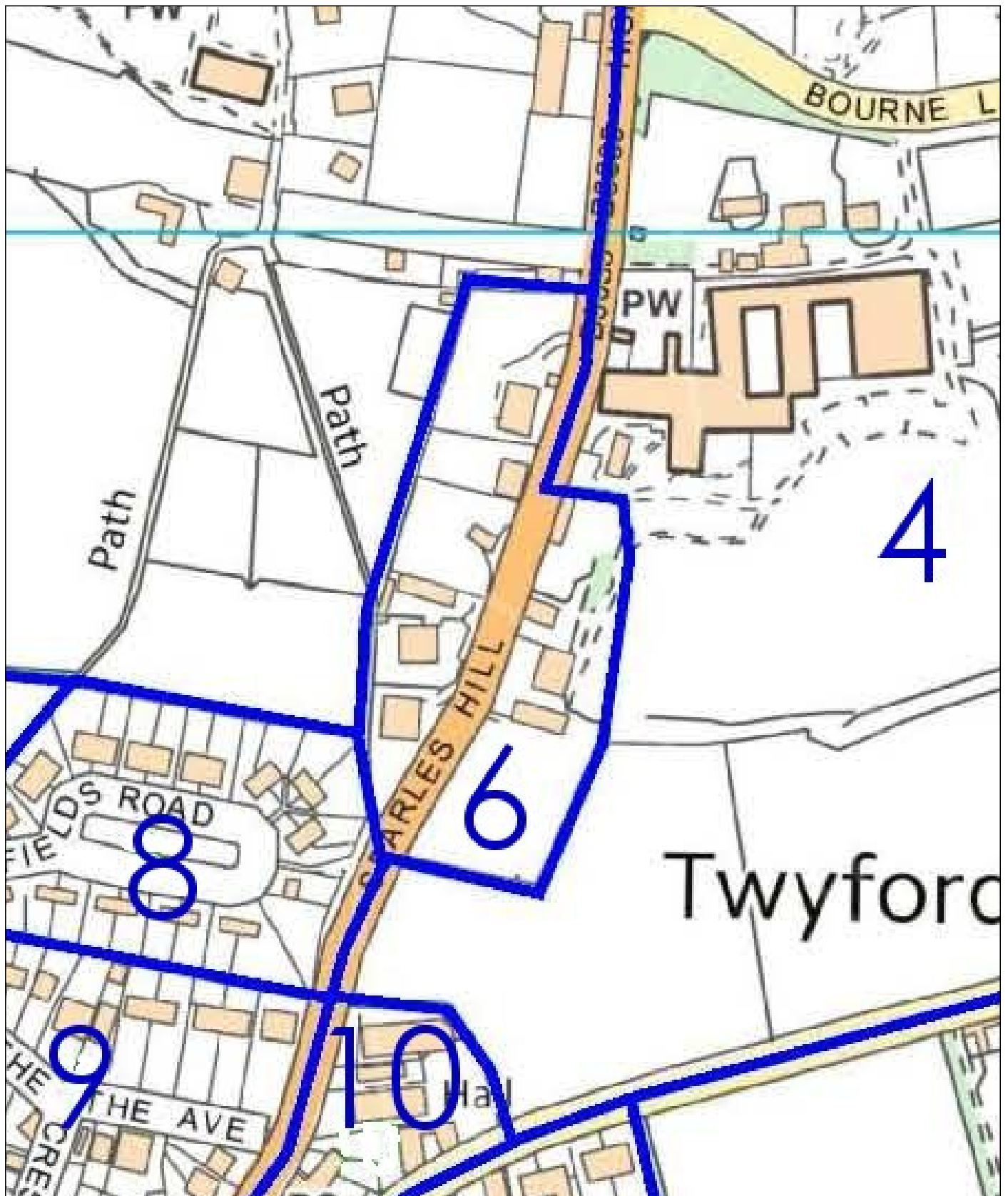
Views

North: views of the church from Finches Lane/Shawford Road.

West/southwest: views of the River Itchen from the church path.



Character Area Assessment 6
Searles Hill



Topography

The area is sloping: northwards Searles Hill rises from Twyford Stores and traffic lights in the centre of the village.

Land uses

On the west side of the road are private residential properties, while on the east are the pre-preparatory buildings for Twyford School.

Layout

The layout is irregular with buildings often set back far from the road. Some houses share a single driveway entrance off the High Street. These houses are the original large houses, including Twyford Manor (the origins of which go back to the 9th century when it belonged to the Bishop of Winchester) and are set in large plots facing west towards the River Itchen.

The buildings to the east belong to Twyford School and are accessed via the main driveway entrance in area 4.

Roads, streets, routes

The main road through area 4 is a two-way B-road. In 2015 the road was narrowed at the northern end of the area to facilitate wider pavement on the western side. This road carries an excessive amount of traffic, particularly at commuter times, but also a lot of trucks and heavy goods vehicles throughout the day.

Spaces

None.

Buildings

There are large, detached houses of two to three storeys.

West side:

Red brick built, tiled roofs. Some of which date back some centuries. All with high brick walls shielding them from the road and all with big gardens to the rear. Most seem to be in good condition and one is currently (as of December 2015) being modernised.



CA 6 | Searles Hill

At the northern end on the corner of Old Rectory Lane is a semi-detached property with distinctive arched windows and front door.

East side:

The pre-preparatory buildings are barely visible behind a tall hedge and brick wall.

Landmarks

The high, brick built walls to the west.

To the east, a brick-topped flint wall supporting grass banks above and behind.

Green and natural features

Trees, hedges and grass banks to the east side.

Streetscape

The tarmac road and pavement are enclosed on the southern end of area 6 by overhanging trees, which create a tunnel effect. Northwards, this gives way to high brick walls on the west side of the road starting at approximately 8m high and gradually declining to approximately 3m. To the east side of the main road there are rising grass banks and low walls mixed together.

Descending the hill there are traffic light signs and a street lamp attached to the high brick wall. When dark, there is minimal light underneath the tree canopy.

Views

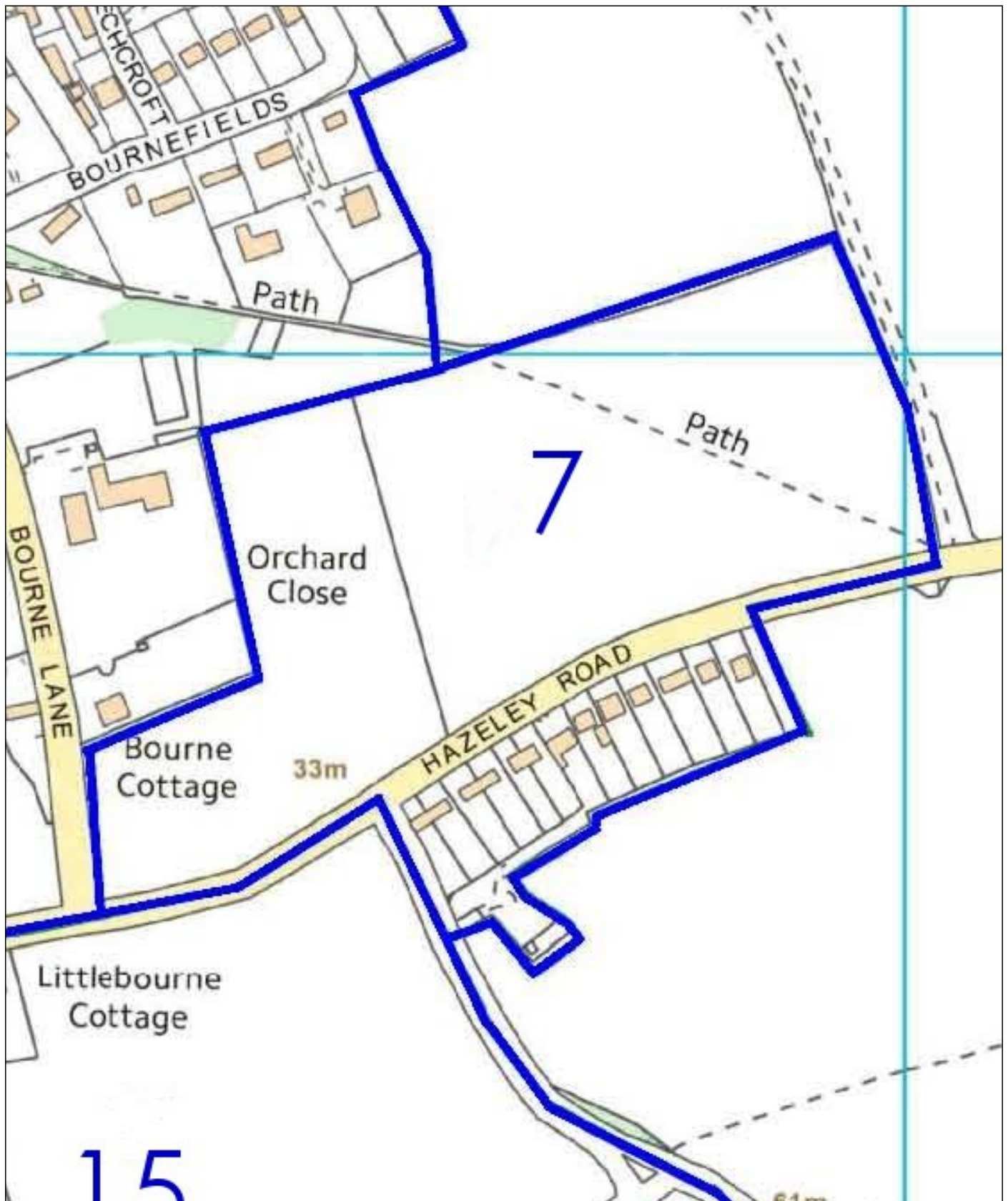
Most of the road is below the level of the surrounding ground and therefore has no views.

However, the houses to the west benefit from views over fields which lead to the river. The buildings to the east overlook the school playing fields.



Character Area Assessment 7

Hazeley Road



Topography

The area sits in a wide valley with Hazeley Road running down the centre.

Land uses

There are residential properties on the south side of the road and farm fields on the other.

Layout

The plots are linear with large front gardens and back gardens backing onto the fields.

Nearer the centre of the village are three pairs of semi-detached two-storey brick houses with driveways. Then eastwards are both one and two-storey detached houses in a variety of styles.

There are 13 houses in a 200m stretch, starting 650m from the centre of the village at Twyford Stores.

Roads, streets, routes

Hazeley Road is a two-way B-road in a 30mph zone but derestricted approximately 100m beyond the last house. There are no footpaths or pavements.

There are also some mirrors on the north verge to give people emerging from driveways sight lines from the east traffic approaching on their side.

Spaces

Arable fields on the north side of Hazeley Road.

Buildings

There are two-storey detached houses and three pairs of semi-detached houses nearest the centre of the village. These are brick built with pitched tiled roofs.

It is estimated that the properties were built post-war but are of various ages. They are most likely two to three bedrooms, possibly four bedrooms with extensions. Many are much improved and extended but about 25% are still in the original condition. The most easterly cottage is due for demolition and rebuild.



CA 7 | Hazeley Road

Landmarks

400m to the east is the Edwardian Twyford Waterworks/Pumping Station which is regularly open to the public under its charitable status.

Bus stop at western edge of cottages.

Large oak tree on the corner of Watley Lane and Hazeley Road.

Green and natural features

There is a verge and hedgerow on the north edge of Hazeley Road. There are also hedgerows, private planting and low brick walls with driveways up to houses above the road level, some with open front gardens.

Streetscape

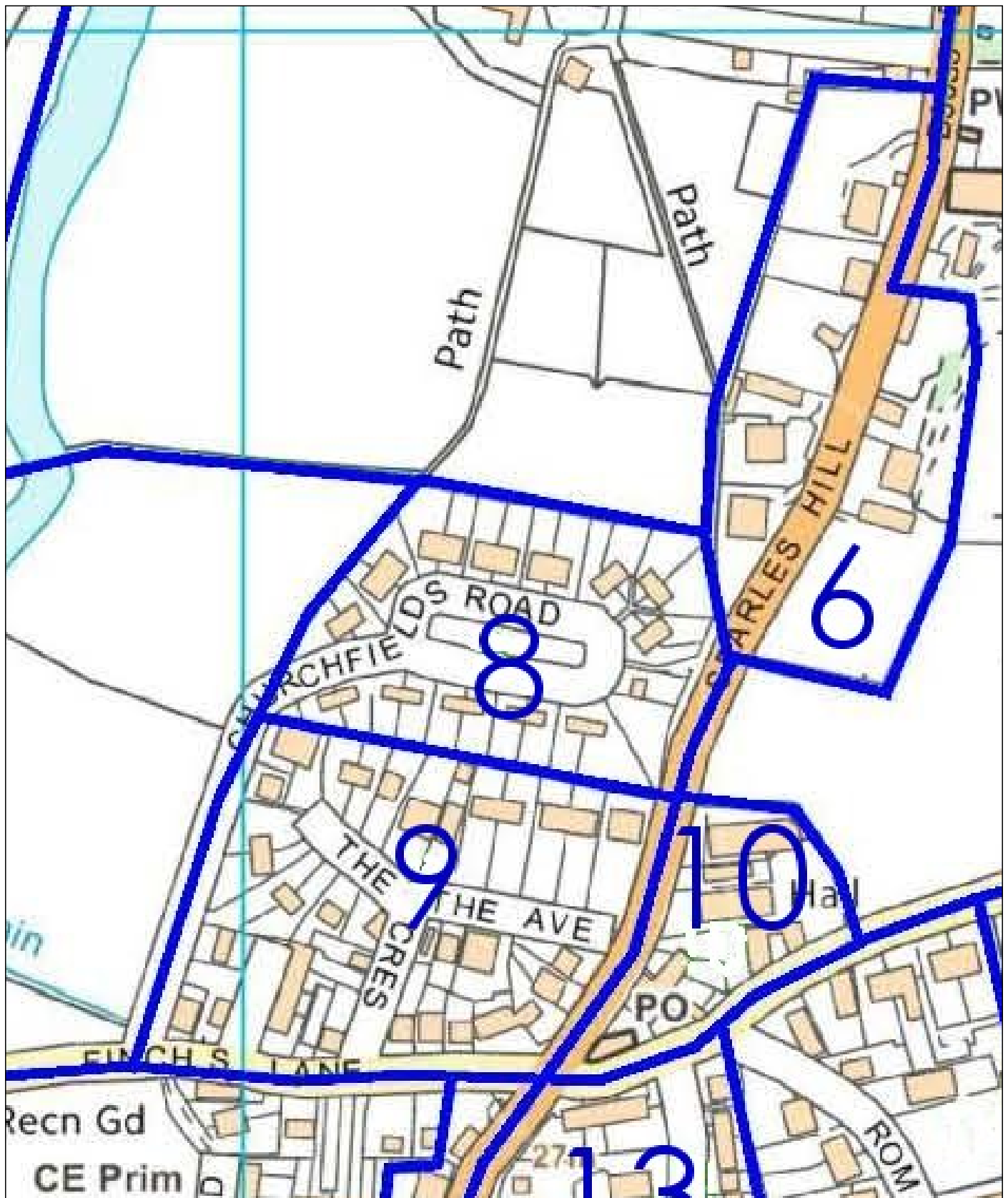
Traffic signage and mirrors, a bus stop for buses travelling east, and telephone pylons.

Views

Being raised slightly above road level the houses benefit from views north across the road and fields to the houses of Bourne Fields. The back gardens rise to a hedgerow beyond which an arable field rises gently.



Character Area Assessment 8 Churchfields Road



Topography

Gentle slope up street and from houses on the south side towards the north side.

Land uses

Residential properties and a central recreational island.

Layout

Primarily semi-detached houses with short front gardens and wide spaces in between buildings. Plots arranged in an oval shape and all houses face inwards towards recreational green.

Roads, streets, routes

Traditional two-way street with space for parking, arranged around a large recreational island. On the east side of area 8 is an alleyway leading towards the main road through Twyford. There is also the start of the tarmac path running along the west boundary of the area, which leads through to the church.

Spaces

The central recreational area covered with grass.

Buildings

There are mainly two-storey houses, some with loft conversions. These are brick built; some clad in concrete or pebbledash, with tiled pitched roofs.

There are also a few bungalows, estimated build in the 1940s/1950s.

Landmarks

None.

Green and natural features

Grass central island with five recently planted trees.



CA 8 | Churchfields Road

Streetscape

There are hedges and fences in front of houses, tarmac pavement and grass between the plot boundaries and the road, and dropped pavements for access to front gardens and driveways.

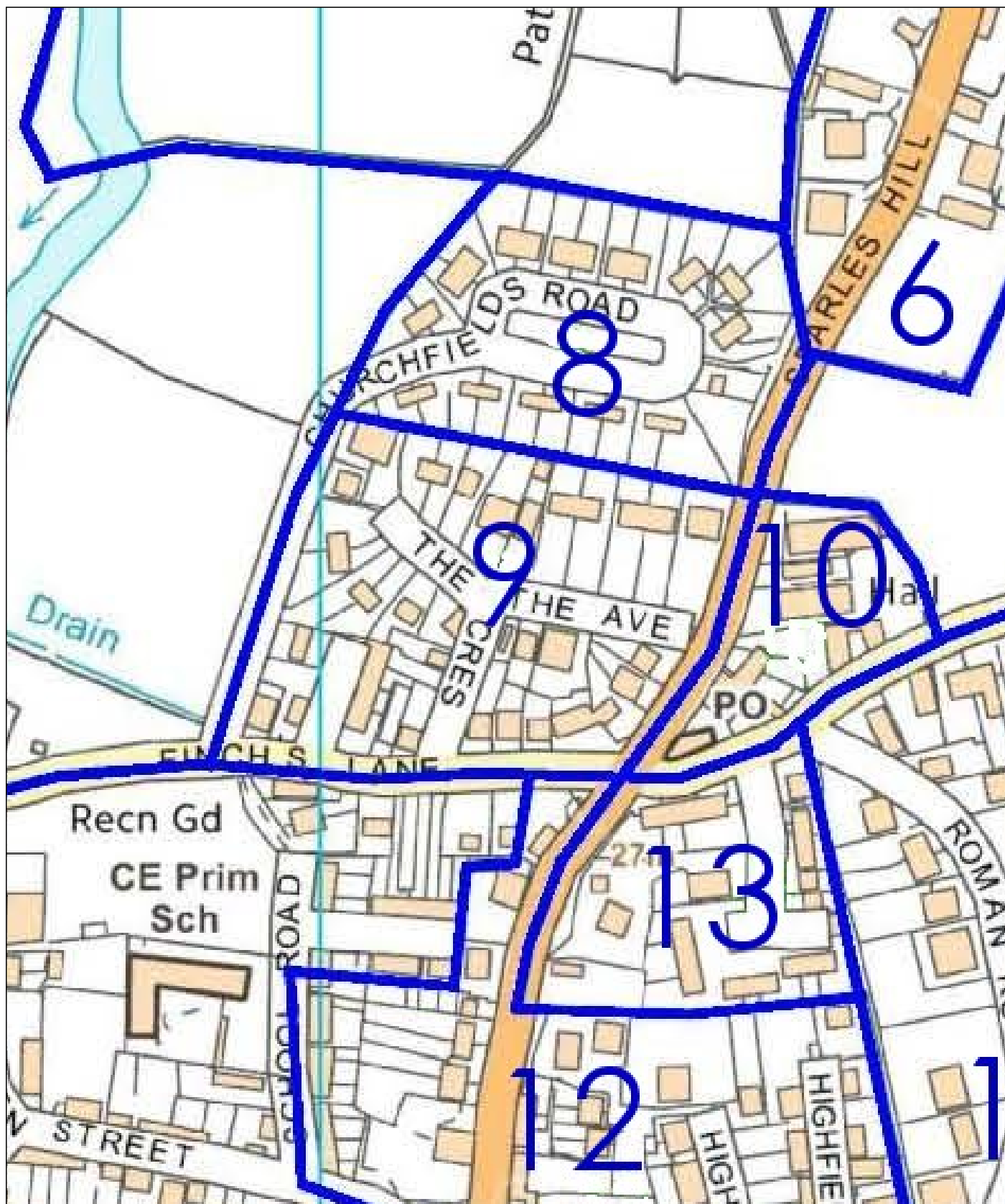
Views

There are views west and southwest of fields and the River Itchen from the southwest boundary of the area, and a view north of the church spire above houses.



Character Area Assessment 9

The Avenue, Crescent, Churchfields & Finches Lane



Topography

The Avenue: flat.

The Crescent: flat with curve.

Churchfields Road: gently sloping, straight.

Finches Lane: flat, gentle curve.

St. Mary's Terrace: flat, straight.

Land uses

Mainly residential with office use on Churchfields Road and private garage parking on Finches Lane.

Layout

The Avenue: linear, long front gardens and a consistent building line.

The Crescent: irregular plots and an inconsistent building line.

Churchfields Road: irregular plots, mixed frontage and rear gardens.

Finches Lane: mixed plot size and arrangement.

St. Mary's Terrace: terraced and no front gardens.

Roads, streets, routes

The Avenue: cul-de-sac with no pavements and residents parking only.

The Crescent: cul-de-sac with no pavements and an alleyway to Churchfields Road.

Churchfields Road: pavement on the east side in front of properties.

Finches Lane: a busy route with a pavement on the north side on the lane.

St. Mary's Terrace: cul-de-sac

Spaces

None.

Buildings

The Avenue: large, mainly detached houses, 1 semi-detached; built of red brick with slate roofs, sash windows and flint features (most likely Victorian).

There are also 3 modern red brick bungalows with slate roofs and porches.



CA 9 | The Avenue, Crescent, Churchfields & Finches Lane

The Crescent:

1 detached new-build, parking spaces created sympathetically in long front gardens.

Mixed detached and semi-detached houses (circa 1930's), pebble dashed with red tiled pitched roofs and parking spaces created in the long front gardens.

Churchfields Road:

Modern clad houses, pebbledash houses, a red brick bungalow and a timber office building.

Finches Lane:

Red brick houses, some of which are rendered

1 large Victorian detached house

1 large 1980's detached house

St. Mary's Terrace:

Two-storey red brick terraced houses, one of which is extended, with slate roofs and small bay windows.

Landmarks

None.

Green and natural features

The Avenue: lined with mature trees and hedges fronting the road

The Crescent: hedges fronting the road

Churchfields Road: grass verges and pasture land

Finches Lane: grass verges with trees

St. Mary's Terrace: planted bed fronting the road

Streetscape

The Avenue: traditional bollards, a traditional lamppost and tarmac street surface.

The Crescent: tarmac street surface

Churchfields Road: tarmac street surface

Finches Lane: tarmac street surface

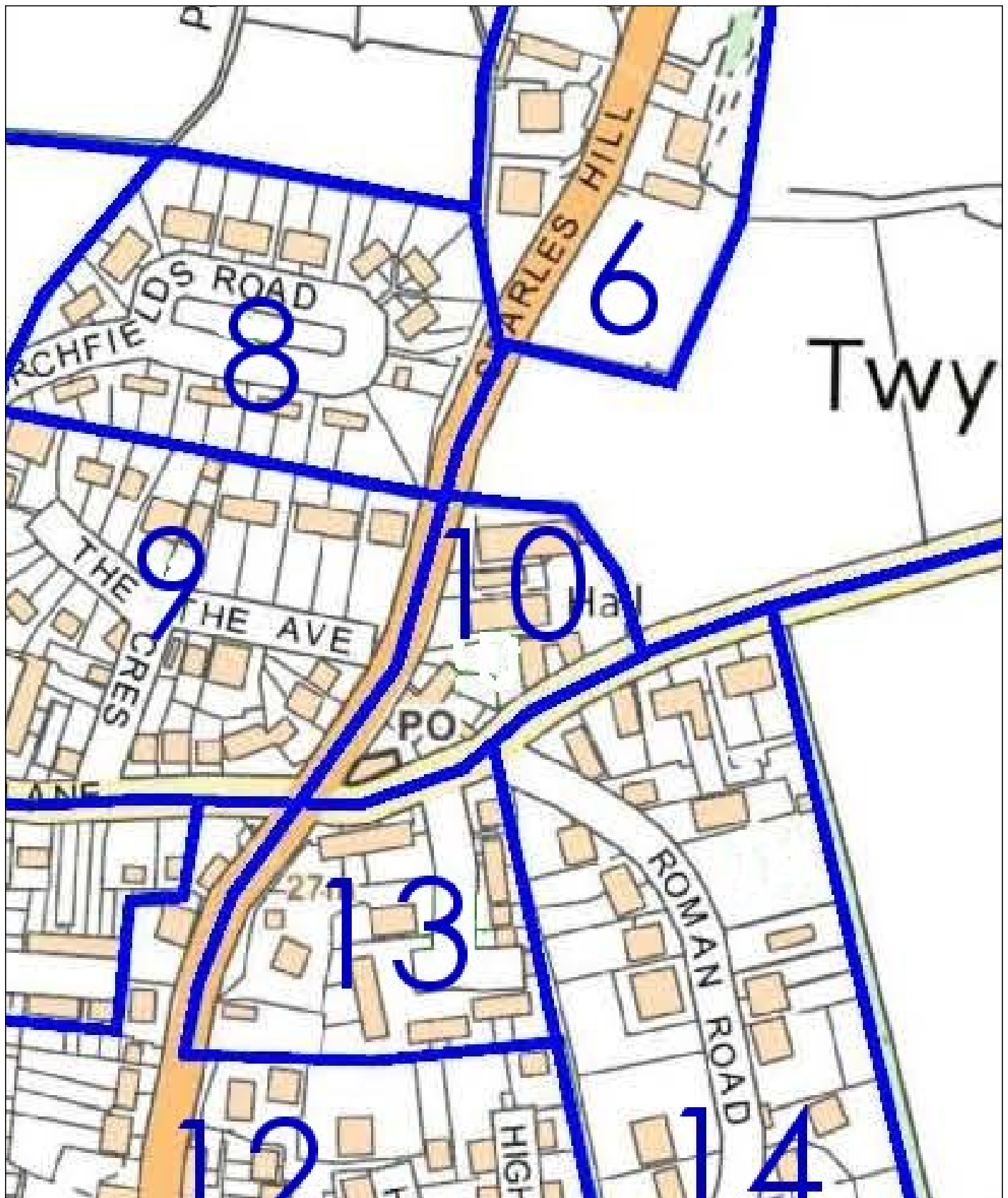
St. Mary's Terrace: gravel road surface

Views

From Churchfields Road there are views west across pasture and the Itchen River.



Character Area Assessment 10
Twyford Post Office & Surgery



Topography

The area is flat to gently sloping northwards.

Land uses

There are residential, retail, commercial and community uses.

Layout

Plots are irregular shapes and sizes. Some properties meet the edge of the pavement and some have small gardens. There is also car parking, such as on-street car parking for the Twyford Stores and Bean Below, and commercial yards.

Roads, streets, routes

The area is bounded by the B3335 running north to south and Hazeley Road running east to west. All properties have access to one or another of these roads.

Spaces

There is a large car park adjacent to the village hall and the surgery/pharmacy.

Buildings

Mostly terraced two to three-storey buildings of mixed age with brick construction and pitched roofs. The surgery was built in the 1980s.

Landmarks

Twyford Stores is a major landmark given its prominent corner position on the junction and its importance to local residents.

Green and natural features

There is a prominent aging tree in front of the village hall.

Streetscape

There is a wooden bench against the edge of the Bean Below building, a traditional red telephone box outside Twyford Stores, and Victorian style lamps attached to both these buildings facing Hazeley Road.

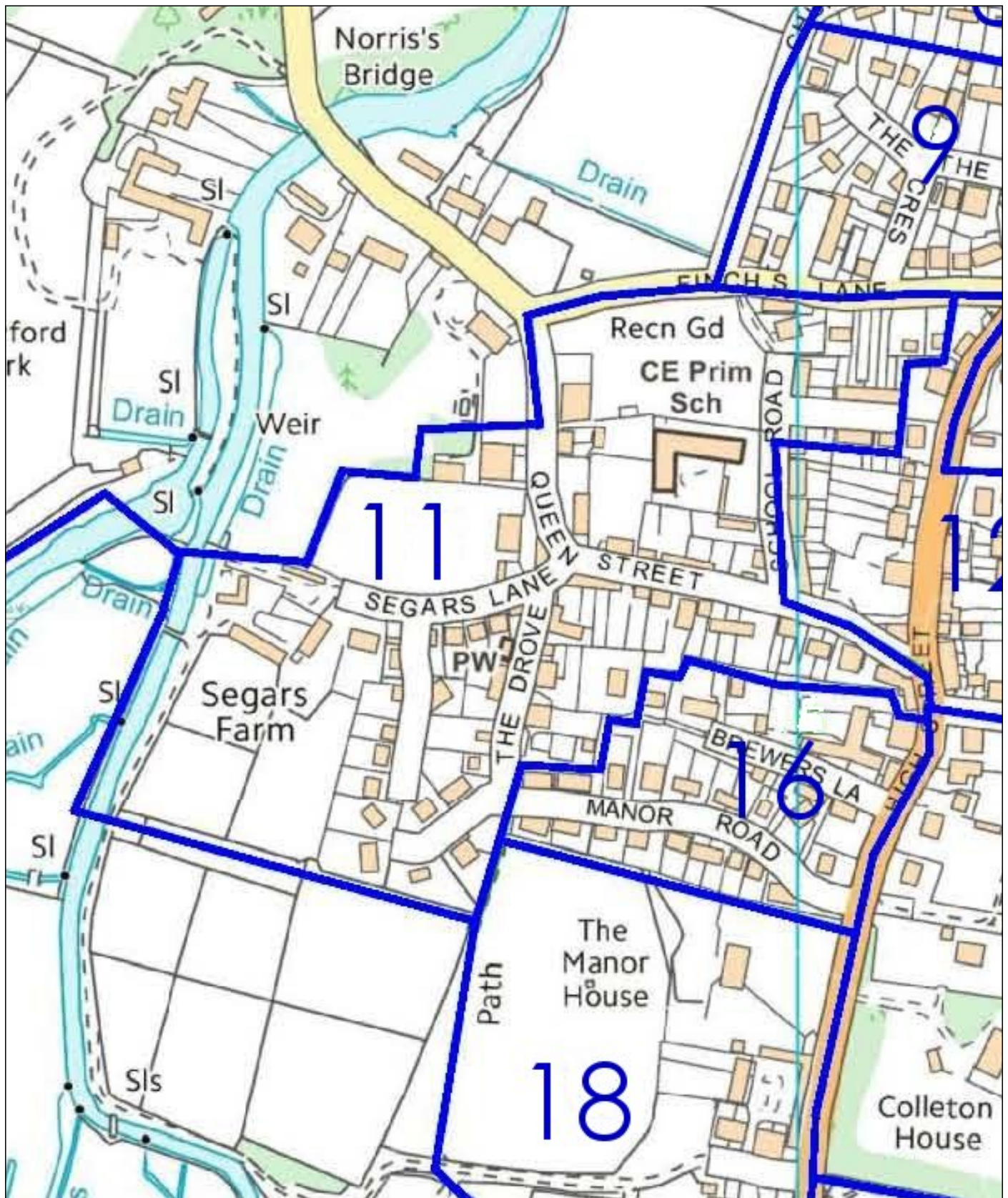
Views

View in of Twyford Stores from the main road junction.



Character Area Assessment 11

School Road, Queen Street, Seagars Lane & The Drove



Topography

There is a gentle gradient sloping down from east to west. There are some flat linear streets running north/south. However, School Road runs up and down a hill south to north, and Hill Rise climbs eastwards even higher from the top of School Road.

Land uses

The area is mostly residential. There are a small number of commercial properties, a social club, Twyford St. Mary's Primary School, and a recreation ground with playground. There is also some grazing farmland in the southwest quadrant adjacent to the River Itchen.

Layout

Area 11 is a large character area with a relatively high density of dwellings. It is a complex mosaic of houses from a wide range of historic eras. The layout is therefore irregular, with varied plot sizes, and some buildings set back considerably from the street and others with no set back at all. Despite this, the interplay between the buildings and the streets, and the connections through the area, make it feel like a single character area.

However, there are distinct zones evident:

- Victorian and earlier
- 1920's bungalows
- 1970's chalet style bungalows
- Brick built former workers' cottages

Roads, streets, routes

There is good vehicle access, although narrow in places where it is single track. There is no access from the southwest, with cul-de-sacs at the bottom of Seagars Lane and Drove Close. There is also a cul-de-sac at the peak of Hill Rise.

Spaces

The main large green space is Ballard's Close recreation ground and playground. Plus, there is a car park to the social club and paddocks in the southwest corner of area 11.



CA 11 | School Road, Queen Street, Seagars Lane & The Drove

Buildings

There is a complicated mix of:

- Terraced Victorian houses.
- Detached and semi-detached houses with Victorian facades but many with origins much earlier historically and with impressive character, some dating as far back as Medieval
- Bungalows from the 1920's.
- Very few modern, contemporary buildings.
- Methodist chapel.
- Twyford St. Mary's Primary School of Victorian origin, built with brick and flint.

Landmarks

- The Methodist chapel c.1851.
- The school and playground featuring two small sarsen stones.
- Garden walls containing ancient 'robbed' dressed architectural stones.
- Former public house on the junction of Queen Street and Seagars Lane with the pub sign retained.

Green and natural features

The area is generally heavily built on with few natural features remaining. There are some very large trees particularly in and around Seagars Lane, and a distinct one on the southern edge of Ballard's Close. There are many attractive private gardens with hedging. The western edge of area 11 is bordered by the River Itchen, lined with many trees and views to the water meadows and beyond.

Streetscape

The roads are tarmac. There are no other particular features other than occasional street lighting.

Views

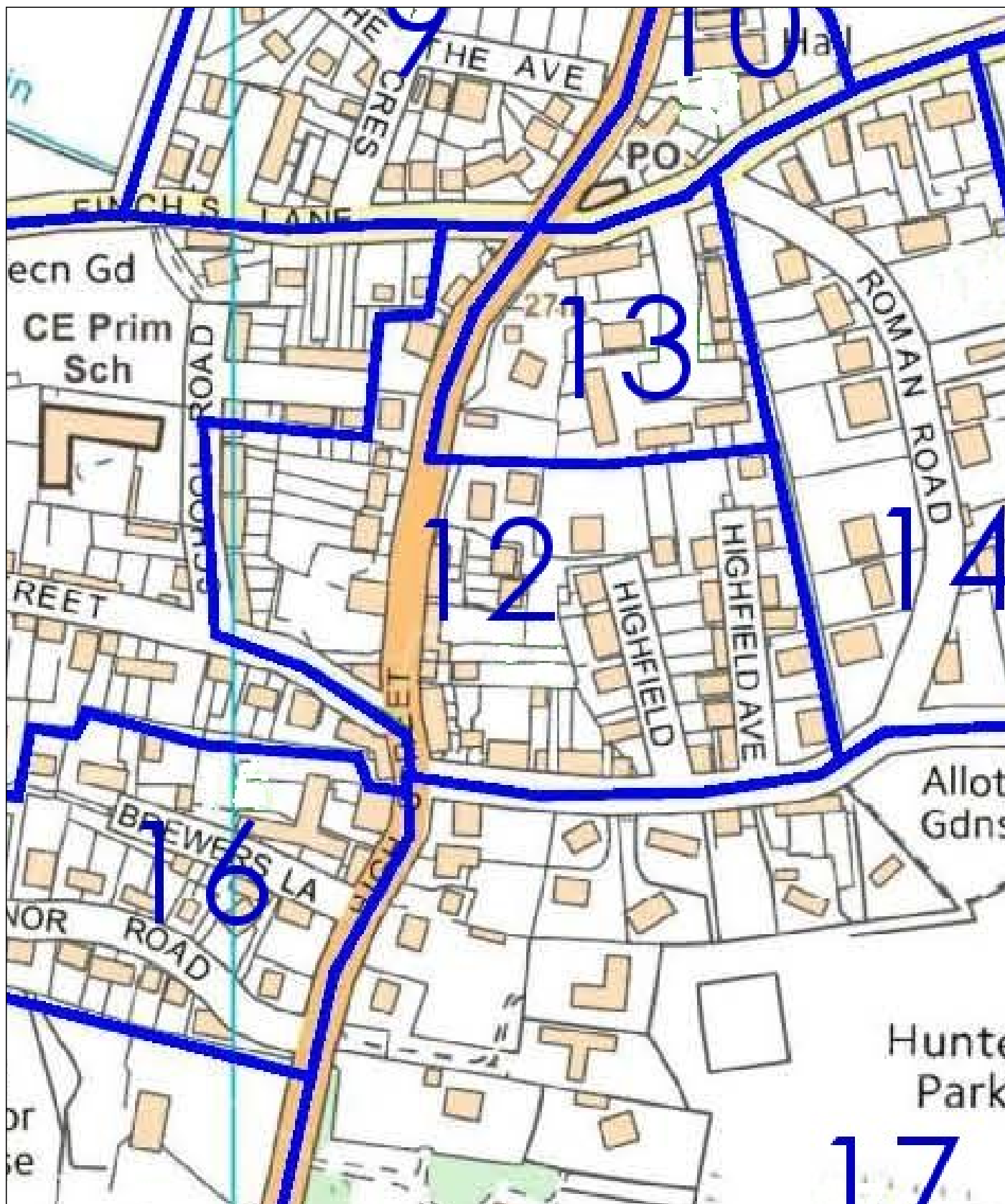
The main open vista is towards Winchester from Ballard's Close with a view of the water meadows, Berry fields, M3 motorway and the park and ride.

In most of the character area, the enclosure of the street does not allow for clear views.



Character Area Assessment 12

The High Street, Highfield & Highfield Avenue



Topography

Gently sloping shallow hilltop.

Land uses

It is primarily residential, plus two public houses (The Bugle Inn and The Phoenix Inn), a hair salon, and a clock maker.

Layout

There is Edwardian terrace to Park Lane. The backland was developed post WWII with houses and bungalows on irregular plots due to dividing up of backland off private roads over time.

Roads, streets, routes

The busy B3335 (High Street) runs through the area north/south with pedestrian footways either side. Park Lane is a single surface two-way street, though narrowed by on-street parking. Highfield and Highfield Avenue are narrow unmade private roads off Park Lane.

Spaces

There are car parks for both The Phoenix Inn and The Bugle Inn public houses.

Buildings

The buildings are generally red brick with tiled roofs, and plain tiles on the older properties.

Landmarks

Important pub at the junction of the B3335 and Park Lane.

Green and natural features

There is a large tree in the centre of The Phoenix Inn car park and greenery around its boundary. Relatively large hedges line the gardens facing Highfield and Highfield Avenue.

Streetscape

There are a mixture of hedges, fences and walls between properties. There are a group of telephone pylons on the High Street, one with a lamp attached. There is also a distinctive clock overhanging from the clock makers, and the pub signs visible from the High Street.



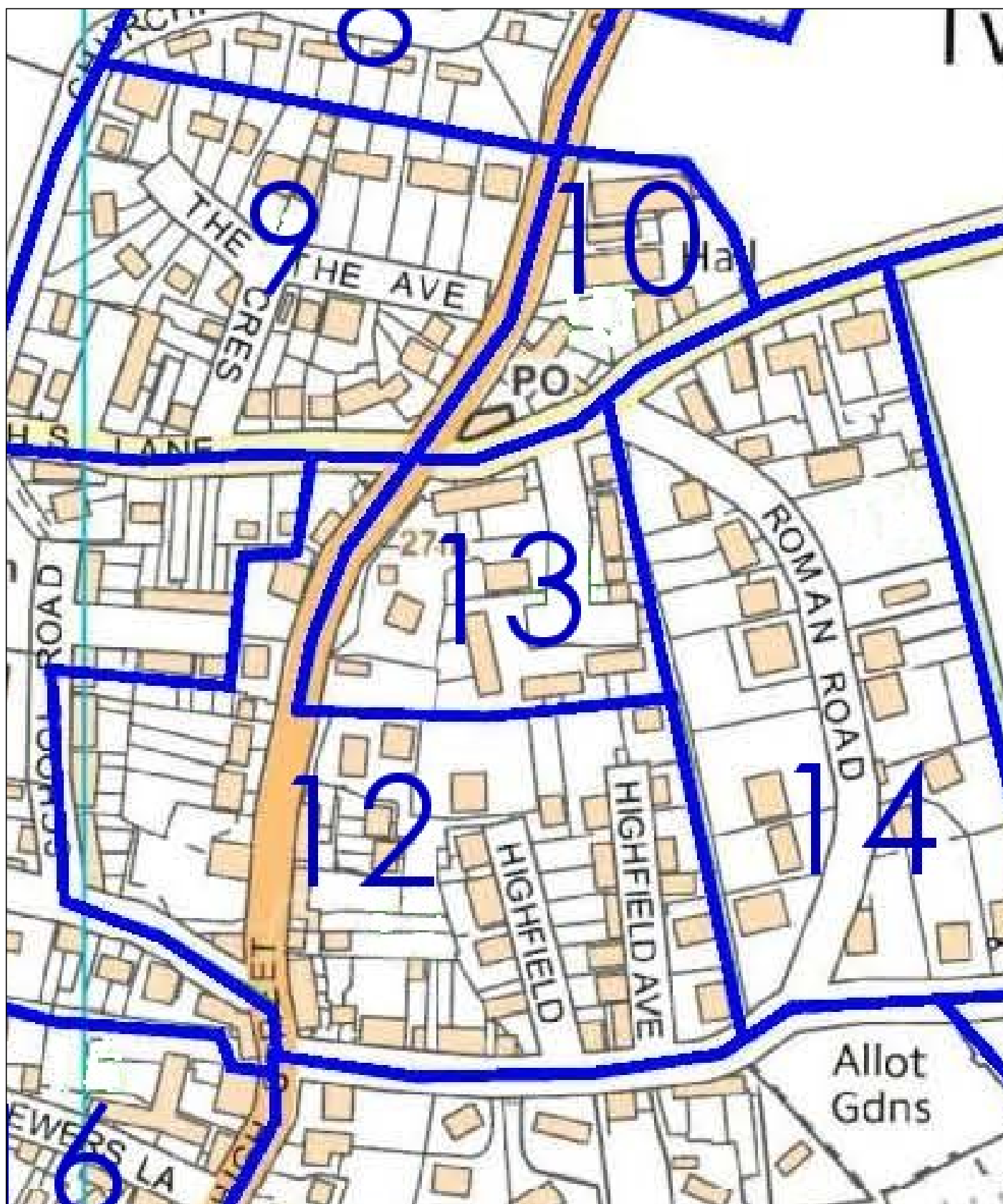
CA 12 | The High Street, Highfield & Highfield Avenue

Views

Views of The Bugle Inn and The Phoenix Inn from High Street.



Character Area Assessment 13
Dolphin Hill



Topography

North facing sloping site with rooftop view over part of the village.

Land uses

The area is residential with one commercial property being a dental practice.

Layout

There is an irregular layout; plot sizes vary, there is an inconsistent building line between terraces, and buildings face in different directions – with many facing towards the cul-de-sac.

Roads, streets, routes

At the top of Dolphin Hill is a hammerhead cul-de-sac, off of which are two detached houses with shared access. There is a footpath from Hazeley Road behind the houses on the east side, which can also be accessed from the hammerhead cul-de-sac.

Spaces

There is parking for residents within the cul-de-sac.

Buildings

The former public house from the late 1700's is divided into two properties: 1 two-storey red brick; the other red brick with rendered front, third storey dormer windows and two adjoining garages. All the roofs are tiled.

The dental practice is a detached red brick with a semi-flat metal roof, built in the 1960's at the same time as the cul-de-sac.

The former police station and three garages are red brick with felt roofs.

The 5 detached houses and 3 blocks of bungalows are brick built with tiled roofs and chimneys. Those in the cul-de-sac are open plan.



CA 13 | Dolphin Hill

Landmarks

The former public house is a distinct building on the junction of Hazeley Road and the High Street running through the centre of the village, as is the former fire station.

Green and natural features

Beside the High Street is a 60-metre ivy covered bank with mature Ash and Sycamore, plus smaller trees including Elm.

There is also a prominent clump of Sycamores on the edge of the footpath behind the garages in the cul-de-sac. These make a focal feature to the cul-de-sac.

Streetscape

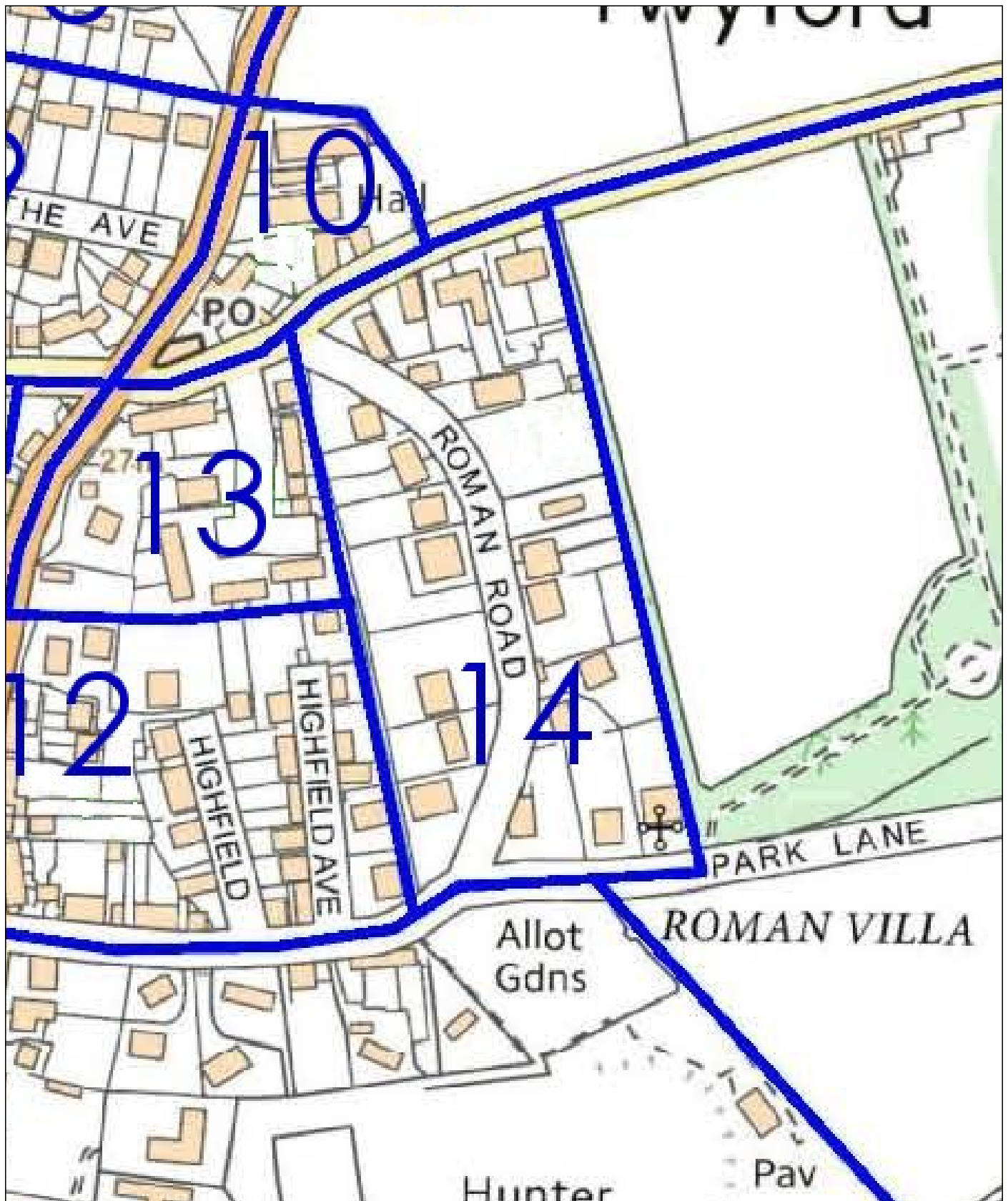
- 2 lampposts at the bottom of the cul-de-sac.
- 1 public seat part of the way down the cul-de-sac with a salt bin next to it.
- A handrail all the way down the western side of the cul-de-sac.
- Railings on the east and west boundaries of the dental practice.
- Access cover to cellar in front of the former public house.
- Traffic lights and road signs on the corner of Hazeley Road and the High Street.

Views

From the top of Dolphin Hill there are views over rooftops of the village and trees.



Character Area Assessment 14
Roman Road



Topography

Roman Road and Nurses Path slop north to south from Hazeley Road to Park Lane.

Hazeley Road and Park Lane are both flat at these points.

Land uses

There is a tennis and bowling club in Roman Road with two grass tennis courts, a bowling green and pavilion. All the other land use is residential.

Layout

Roman Road is a gently curving road with irregularly placed houses on both sides. On the whole the plots are large but with small front gardens.

Houses in Hazeley Road and Park Lane also have large plots and small front gardens.

Roads, streets, routes

Roman Road is a 'private street' with public right of way. It has a poor gravel surface and green verges with footpaths and trees. Hazeley Road and Park Lane are busier tarmac roads. Hazeley Road has footpaths and Park Lane has none. Nurses Path is a gravel/dirt surface with access to Dolphin Hill and Highfield Avenue. It has many gates into back gardens and is a pedestrian only path.

Spaces

There is the tennis and bowling club in Roman Road with users parking on the verge outside.

Buildings

The area consists of 14 large Victorian red brick detached and semi-detached houses built with slate roofs, built around 1890. Interspersed are 11 detached bungalows and houses built since then. All the properties have off-street parking. The older properties have sash windows, interesting brickwork and occasionally interesting chimneys.

Landmarks

None.



CA 14 | Roman Road

Green and natural features

Roman Road is an avenue lined with lime trees of varying sizes (some have been pollarded). The east boundary of the properties in Roman Road is a row of large well-established chestnut and sycamore trees.

Most properties have trees in their gardens and some have hedges.

Streetscape

There is only 1 lamppost but several telephone/ electricity poles. Boundaries are a mixture of hedges, brick walls, brick and flint walls, fencing, Victorian railings (within hedges).

Hazeley Road has plastic bollards (to prevent parking on footpath).

Roman Road has stones, logs, wood bollards (to prevent driving on verge). Roman Road has advisory signs restricting speed and deterring heavy vehicles.

Nurses path has footpath signs.

Park Lane has a sign warning about children near the park entrance. It also has bollards to protect the ditch.

Views

From Park Lane there is a good view of Hunter Park and the allotments.

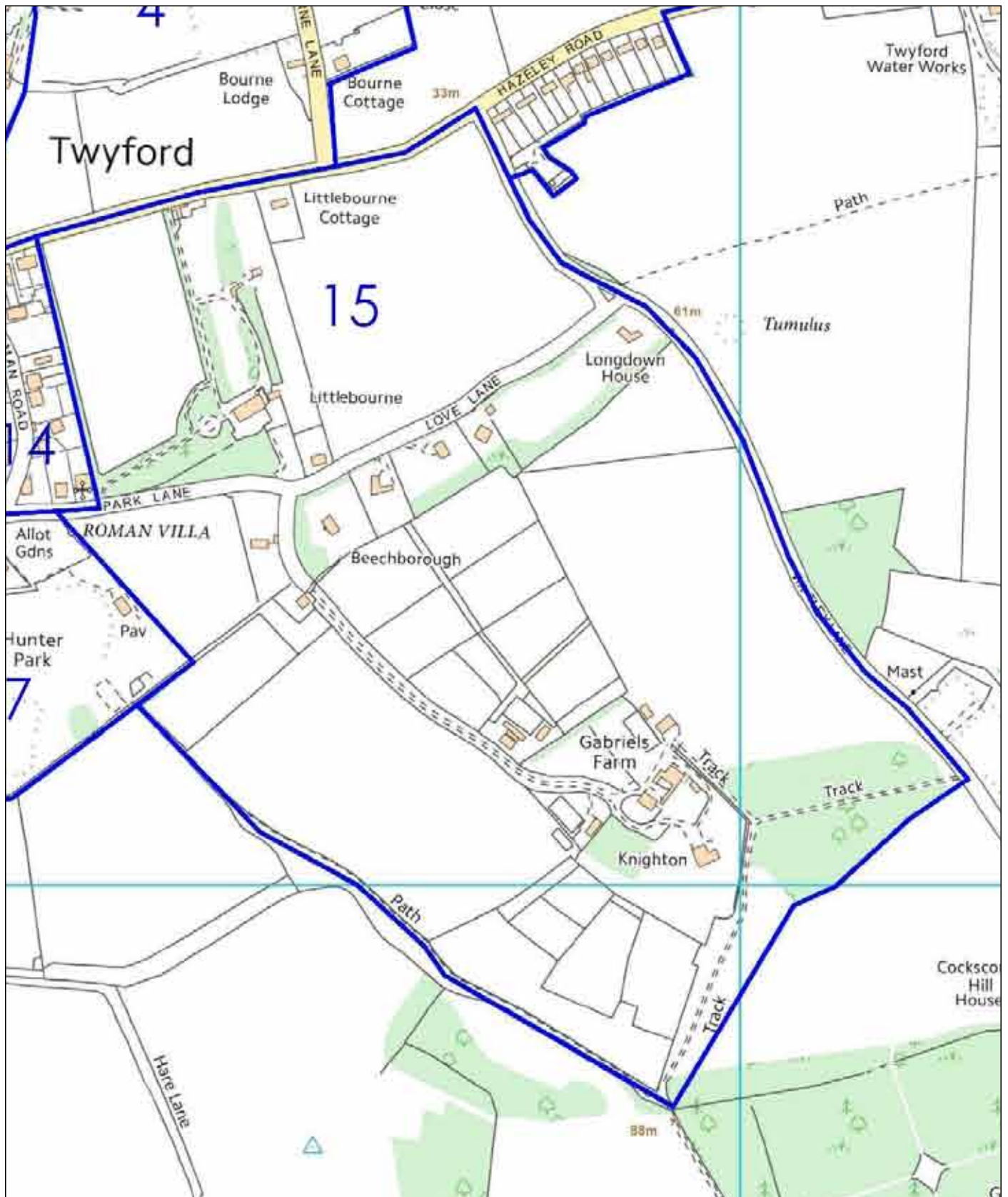
From the centre of Roman Road there is a good view across the tennis courts and bowling green to the field next to the surgery.

From the gate on Hazeley Road there is a good view along the line of trees, together with the adjacent field, that borders the gardens on the east side of Roman Road.



Character Area Assessment 15

Hazeley Road, Watley Lane & Love Lane



Topography

Hazeley Road:
Landscape sloping upwards on both sides of road

Watley Lane:
Steeply sloping

Love Lane:
Sloping

Unnamed road leading up to Gabriels Farm:
Sloping

There is a footpath at the back of Hunter Park leading up to Gabriels Copse:
Steeply sloping

Land uses

Residential, whilst the footpath leading to Gabriels Copse offers leisure and community use.

Layout

Hazeley Road:
Detached houses, on large plots with off road parking and large gardens. Paddocks between.

Watley Lane:
Detached house, large plot, paddocks, off road parking, large gardens

Love Lane:
Detached houses with steeply sloping driveways. All on large plots with off road parking.

Unnamed road leading up to Gabriels Farm:
Detached houses on large plots with off road parking. Stables & farm buildings.

Roads, streets, routes

Hazeley Road:
Vehicular route with pedestrian pathway on one side of road. No pedestrian pathway beyond Bourne Lane to Watley Lane.

Watley Lane:
Single track vehicular route with passing places



CA 15 | Hazeley Road, Watley Lane & Love Lane

Love Lane:

Unmade gravel vehicular road

Unnamed road leading up to Gabriels Farm:

Single track vehicular road with passing places leading onto private driveway serving 4 dwellings

Footpath to Garbiels Copse.

Spaces

None.

Buildings

On Hazeley Road there are two detached houses with off-road parking and large gardens.

On Watley Road there is one large detached house with off-road parking and large gardens

On Love Lane there are a variety of detached houses on a consistent building line with balconies looking over open countryside that slopes down into a valley

The unnamed road has large detached houses overlooking open paddocks and countryside. Plus, there are stables and farm outbuildings.

Landmarks

There is sarsen stone on Hazeley Road and an ancient beech tree on the path towards Gabriels Copse.

Green and natural features

Hazeley Road:

Hedgerows both sides of road and trees.

Watley Road:

Hedgerows and trees on both sides of road and woodland areas.

Love Lane:

Hedgerows and trees.

Unnamed road leading up to Gabriels Farm:

Hedgerows and trees.



Footpath to Gabriels Copse:
Hedgerows, trees, and a badger set stretching
for approximately 100m.

Streetscape

A single bench.

Views

Hazeley Road:
Views over school playing fields on one side
and paddocks on the other

Watley Road:
Views over open countryside and woodland
areas on both sides.

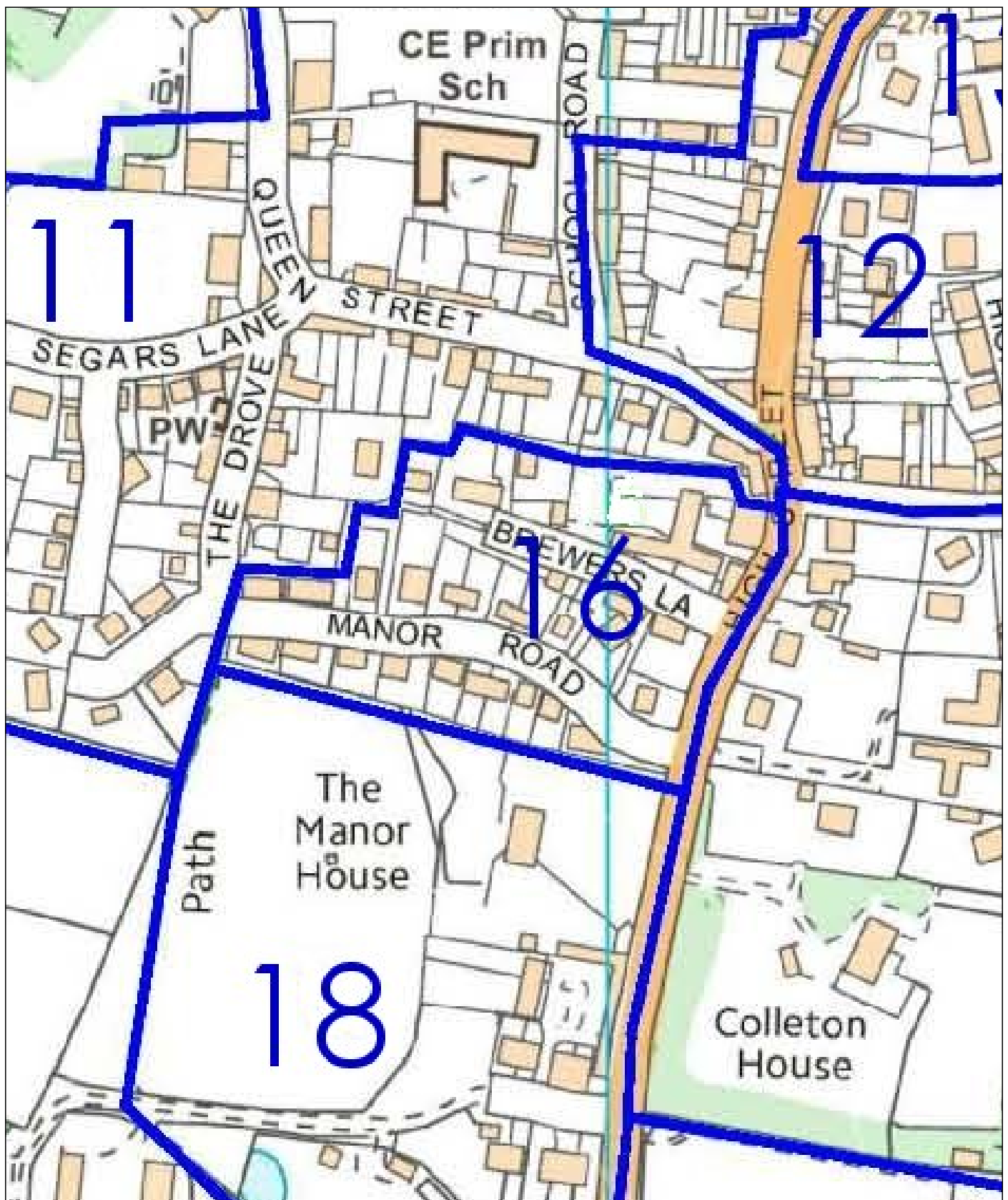
Love Lane:
Extensive views over open countryside to one
side

Unnamed road leading up to Gabriels Farm:
Extensive views over paddocks to one side and
open countryside on the other side.

Footpath to Gabriels Copse:
Extensive views over paddocks & open
countryside



Character Area Assessment 16
Manor Road & Brewers Lane



Topography

The area slopes downwards from east to west. Manor Road slopes down from the High Street before levelling out at the bottom.

Land uses

Residential, plus a mini car dealer between Manor Road and Brewers Lane facing the High Street.

Layout

Slightly winding with an irregular layout. The front gardens are of varying sizes, there is an inconsistent building line, and a mixture of buildings on plots of small to medium size.

Roads, streets, routes

Manor Road is an access only road and there is a pathway at the junction with The Drove providing access to fields. Brewers Lane is a narrow single-way cul-de-sac. The pavement along the west side of the High Street at the junction of Brewers Lane is very narrow and difficult to use as a pedestrian.

Spaces

Only the parking area in front of the Mini car dealer, used for the cars for sale and customers.

Buildings

The area consists of detached, semi-detached, and bungalows. Two of the buildings on Manor Road are divided into 4 flats each. The same builder built many of the houses in the late 1920's and early 1930's. They have tiled roofs and traditional 1930's windows.

Landmarks

None.

Green and natural features

The majority of front gardens have trees and hedges. Brewers Lane is lined and covered by high hedges and trees.

Streetscape

Manor Road is a rough unmade road in an old fashioned style and it has street signs from the High Street indicating that it is an access only



CA 16 | Manor Road & Brewers Lane

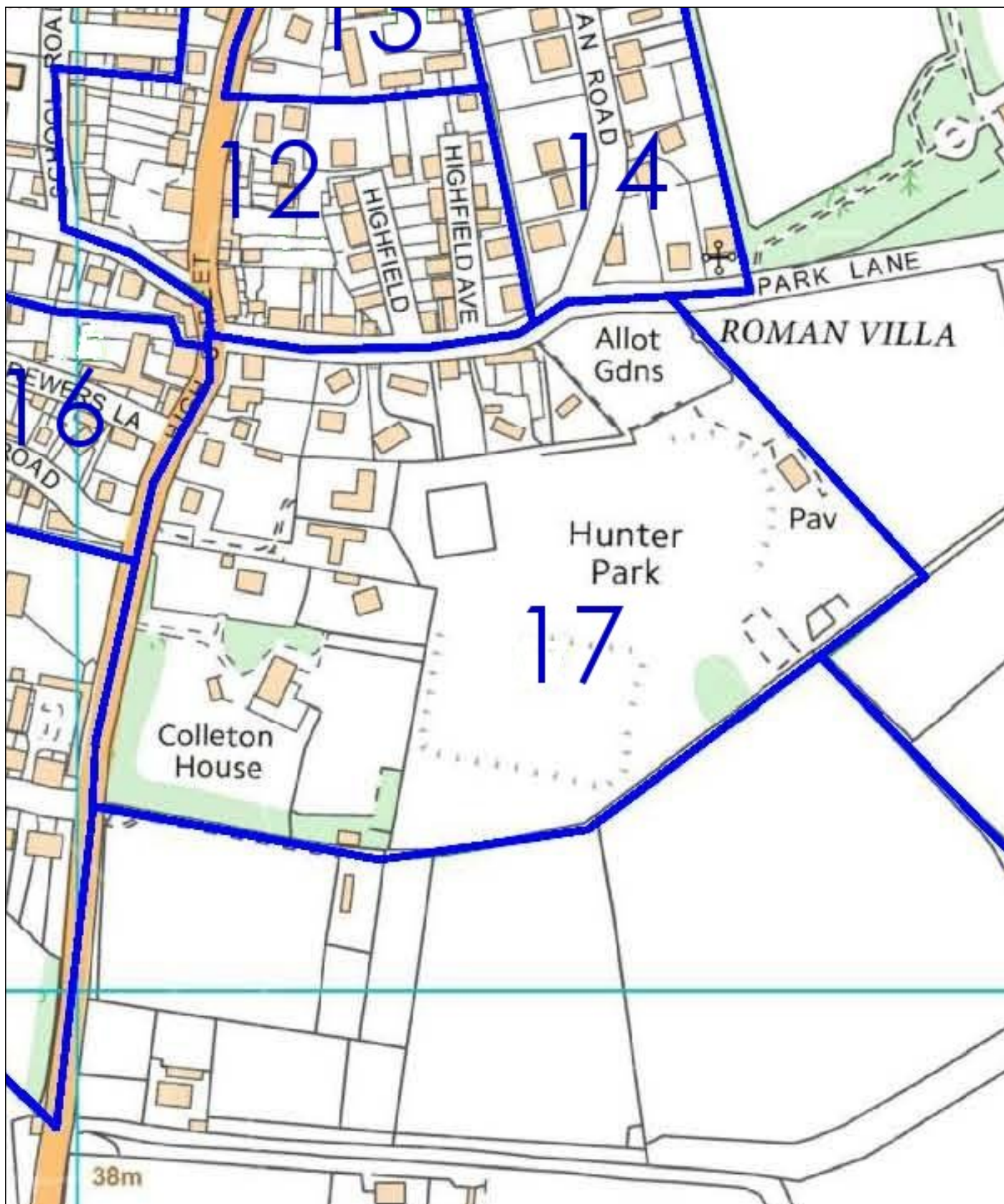
road. Brewers Lane is a gravel/dirt track with a grass island that grows down the centre of the road.

Views

Views to the north and northeast from Manor Road across the Itchen Valley and Shawford Down.



Character Area Assessment 17
Hunter Park & Allotments



Topography

Flat, with a slight gradient from east to west.

Land uses

The area is residential with a large space for leisure and recreation made up by Hunter Park and the adjoining allotments.

Layout

The houses are generally set back from the roads, with large leafy plots. The layout is irregular, although not chaotic.

Roads, streets, routes

Running north/south is the B3335 (High Street), which is a two-way road linking Twyford to Winchester (via the M3) and Colden Common. East/west is Park Lane, a narrow lane shared by vehicles and pedestrians. The eastern most boundary is a narrow lane giving access to Hunter Park parking area.

Spaces

Hunter Park contains:

- Allotments
- Cricket ground with pavilion
- 2 tennis courts
- Basketball court
- Football pitch
- Car park
- Children's playground
- Cricket nets

Buildings

Most buildings are two-storey detached brick houses with large gardens, and sprawled in no particular order. Most are of 20th century, but a few are modern – built since the turn of the 21st century.

Landmarks

Two very large beech trees in Hunter Park.

Green and natural features

Hunter Park is layed out on different levels with the football pitch occupying the higher ground. On the southeast side there is a clump of trees. An outstanding feature is a pair of large beech trees near the tennis courts.



CA 17 | Hunter Park & Allotments

Streetscape

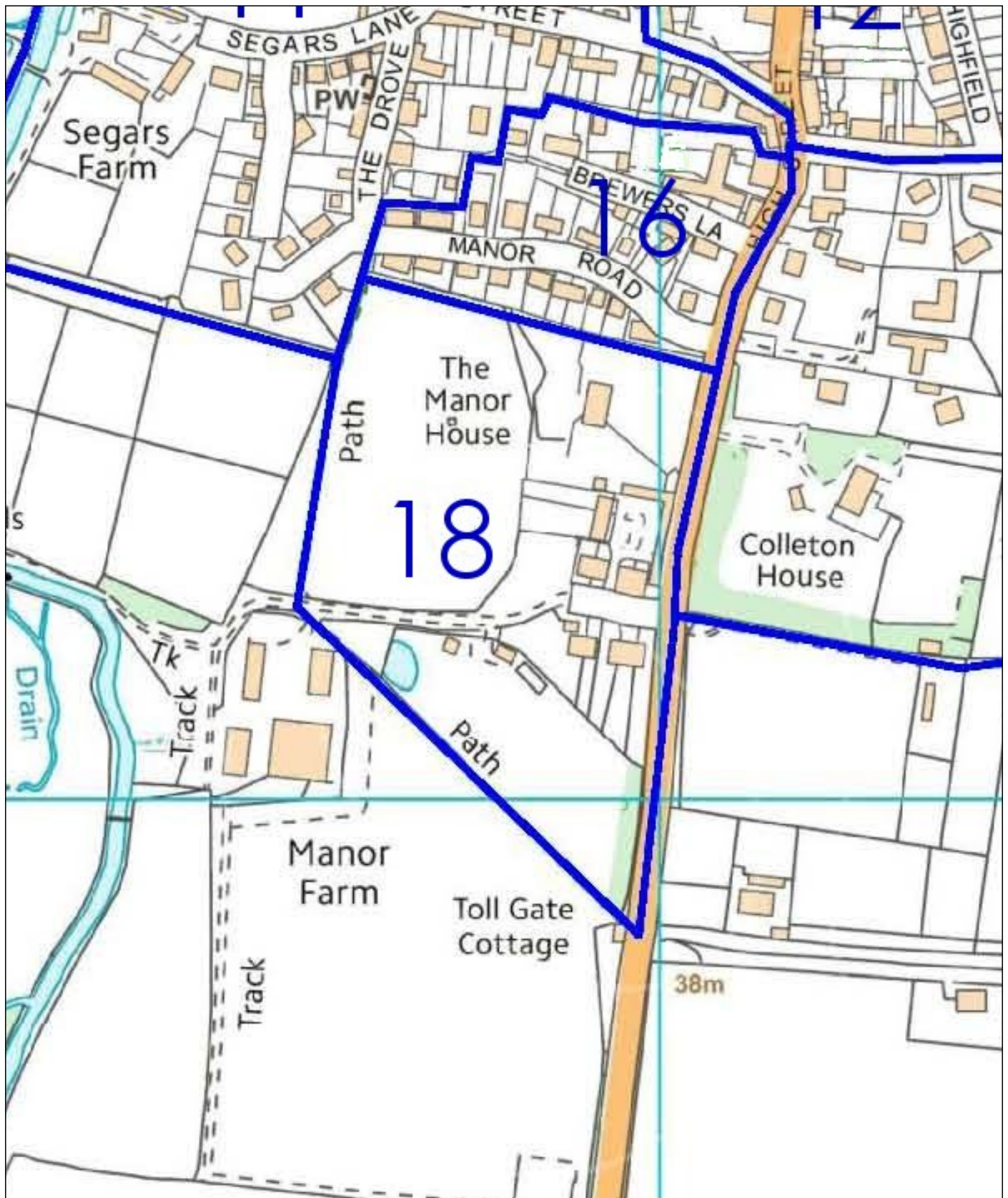
There are some benches in the park, scattered on the edges. The B3335 (High Street) is very narrow on two bends.

Views

The view of Hunter Park is beautiful from practically any point.



Manor Farm Green, Manor House, & The Monastery



Topography

On the edge of a valley, the area gently slopes west towards the River Itchen.

Land uses

It is mainly residential, with small pockets of pasture.

Layout

The area is divided into three groups of buildings within an irregular layout. There is a lot of open space in which medium to large plots spread into.

Roads, streets, routes

The area is bounded along the eastern side by the main road out of Twyford, the B3335.

Manor Farm Green is a short, adopted cul-de-sac, which leads as a private access to Manor Farm to the west.

Public Footpath No. 8 forms the southern and western boundary.

Spaces

Despite the large amount of open space, there is no public open space.

Buildings

The buildings are in clusters, either semi-detached or terraced and made of brick, stone and tiled roofs. There are 3 groups:

1. Northern

Two co-joined houses, The Monastery and Manor House (both Grade II Listed) set behind high brick wall. Both are two and a half storey.

2. Central

13 two storey houses set on either side of Manor Farm Green (a road), some as former agricultural workers cottages, others a mixture of new build and conversions of barns. The old Manor Farm Barn (Listed) now used for storage.

3. South

Single dwelling, Toll Gate Cottage at southern tip of the area.



CA 18 | Manor Farm Green, Manor House, and The Monastery

The two Listed buildings and the Listed barn have historical significance.

Landmarks

The main feature of this area is the long, high brick wall flanking the old barn and surround the Monastery and Manor House.

Green and natural features

There are poor quality hedgerows with small trees alongside B3335 south of Manor Farm Green. Otherwise there are well-kept domestic gardens.

Streetscape

There is very limited street lighting, various road signs, including those for the 30/50 mph speed restriction change just south of Manor Farm Green.

Views

There are views to the west over the River Itchen valley. The most distinctive feature of this area is the long, brick wall flanking the barns, Manor House and Monastery.



Character Area Assessment 19

The Lodge, Dower House & Twyford Moors House



Topography

Marginal: gently sloping edge of valley leading towards the water meadows area.

Land uses

It is mainly residential, with small elements of agriculture.

Layout

The area is made up of random houses dotted around a former country estate.

Roads, streets, routes

The B3335 Twyford – Allbrook road, bisects this area. There is a short public footpath that links the B3335 and B3354.

Spaces

There are no public spaces, but the parkland setting is characteristic of this area.

Buildings

The whole of area 19 was constructed simultaneously as part of the Twyford Moors Estate and designed by the same architect, Henry Woodyer. There is therefore a great similarity in the style of the 7 buildings.

All the buildings are two-storey, although Twyford Moors House has a third storey (a turret), and made of brick/flint under tiled roofs. All the buildings are individually listed.

Landmarks

The buildings characterised by the Neo-Gothic style of architect Henry Woodyer. They are now in separate private ownership dotted around the parkland setting.

Green and natural features

Within a parkland setting there are many mature trees of 150/160 years of age. These consist of oak, beech, and chestnut, but allegedly when the parkland was landscaped in the 1860's, two examples of all known trees in the UK were planted. Many less common trees are still evident. A carrier to the River Itchen runs 150 west of this area.



CA 19 | The Lodge, Dower House & Twyford Moors House

Streetscape

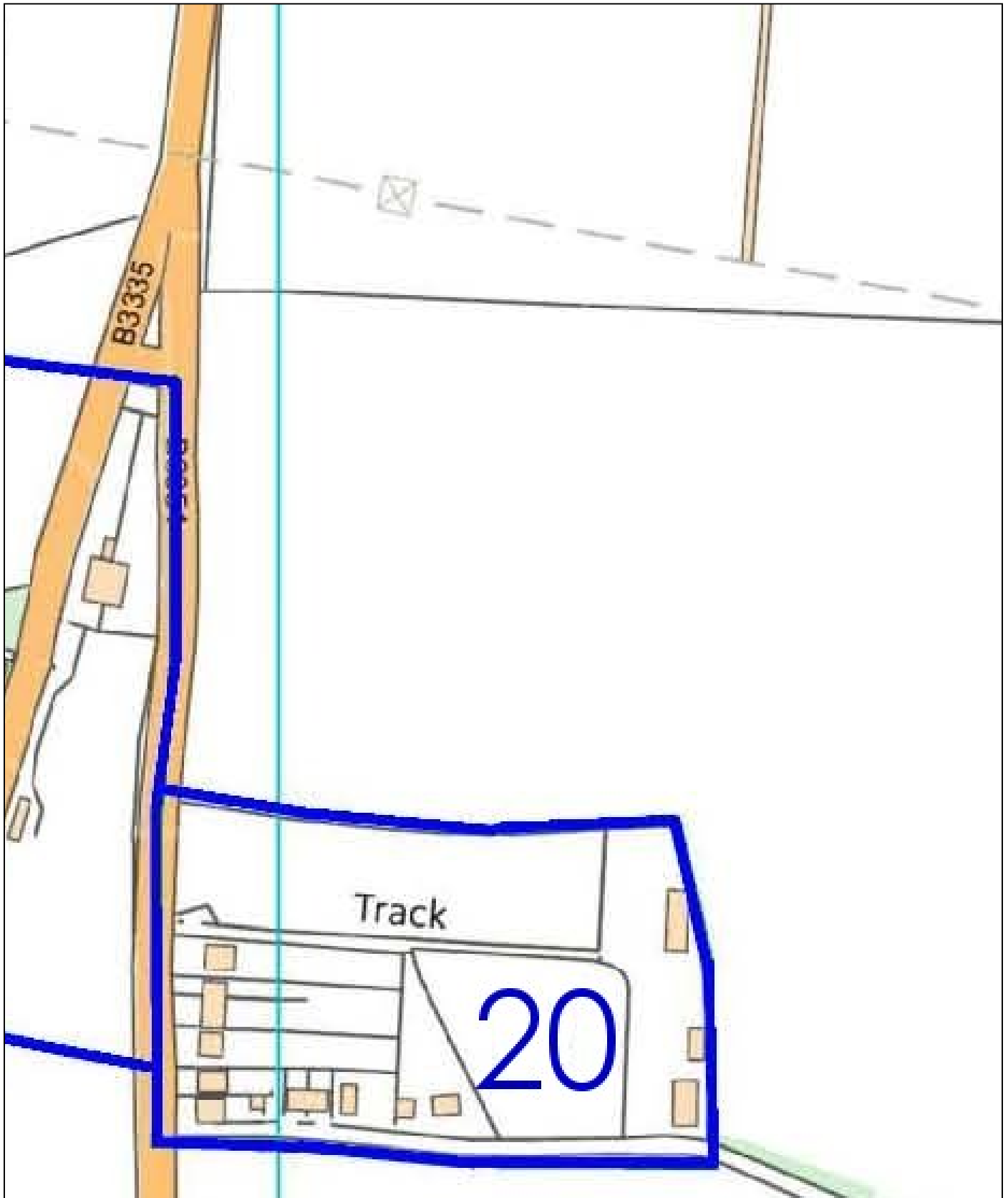
The only features are road signs.

Views

There are few views into the land west of the B3335 as the road has substantial tree and hedge screening on either side. There are some views into the field between the two roads, from the B3354 (i.e. the eastern road).



Character Area Assessment 20
Twyford Moors



Topography

The area is on the edge of the Itchen valley.

Land uses

Residential and business (CAD School).

Layout

Four houses face onto the east side of the B3354, with other dwellings behind as infill buildings. There are eleven properties in all in this area. The properties have mixed plot sizes, though the properties all have front gardens or driveways, and the properties facing the B3354 have long back gardens.

Roads, streets, routes

The B3354 Twyford – Fair Oak road runs along the west side of this area. Woodland Drove (a public footpath) forms the southern boundary.

Spaces

Spaces dedicated for parking.

Buildings

The hamlet of Twyford Moors comprises four dwellings fronting the B3354, two 1910 detached houses and a 1930 semi-detached. The recent development of a former garage consists of two detached houses accessed from Woodland Drove and a semi-detached. Further east up the Drove is another 1910 detached house and then a 1990 detached house with separate granny annex. A further 100m east is a bungalow with a small holding.

Landmarks

Ordnance Survey spot height.

Green and natural features

Front gardens facing the B3354 are lined with high hedges and trees. Hedges and trees running along the edge of the field to the south screen Woodland Drove.

Streetscape

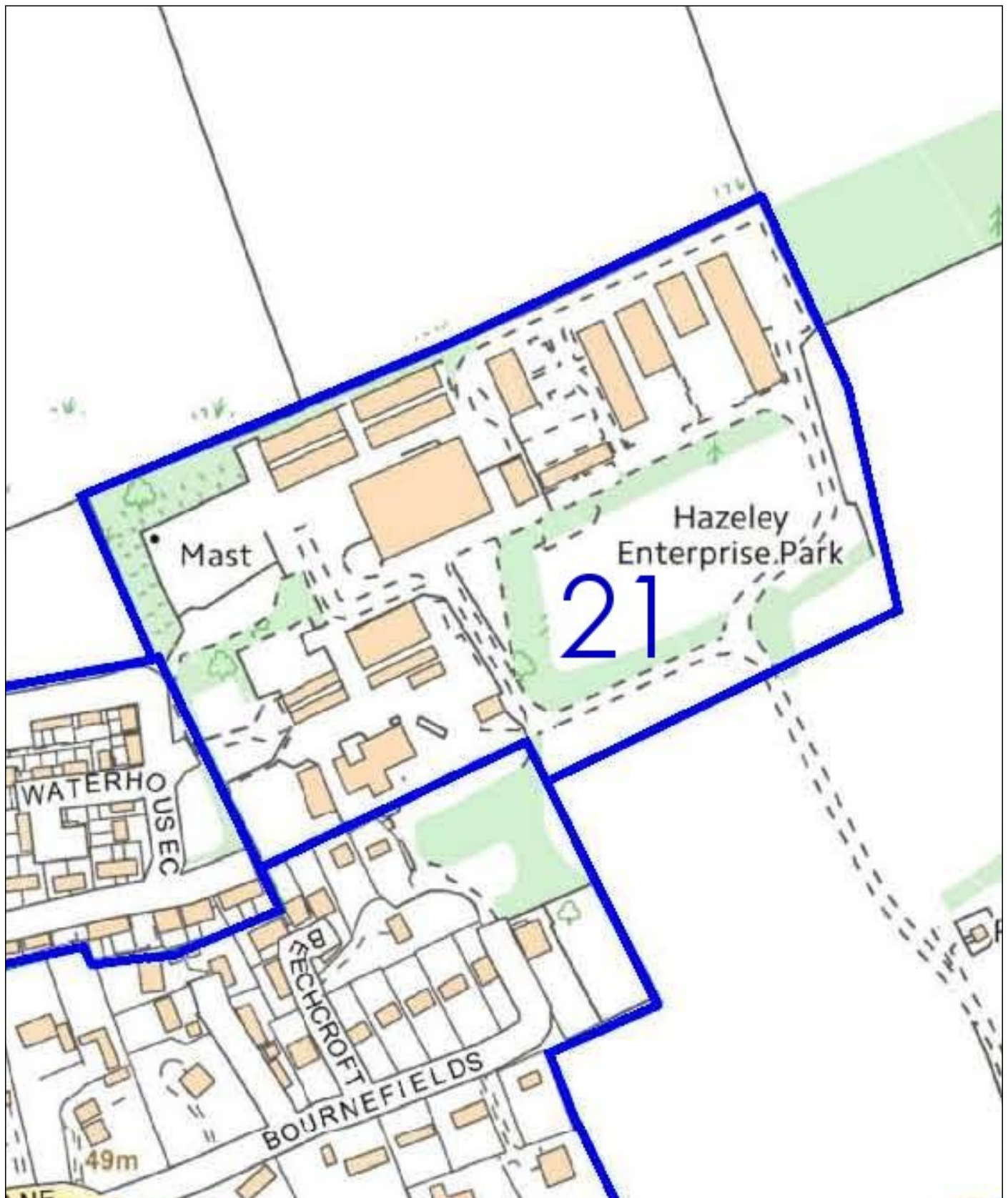
There is a footway alongside the B3354, and a bus stop.



Views

There are views across fields to the west and north, limited views from the B3354 due to a combination of rising ground behind hedges, and occasional views over hedges and between trees from Woodland Drove across the field to the south.

Character Area Assessment 21
Humphrey Farms & Hazeley Enterprise Park



Topography

The area is situated in an elevated hilltop position.

Land uses

There is a range of commercial uses that provide employment opportunities in the area. These include offices, light industrial, B8 warehousing, and milling.

Layout

The built form is laid out in a regular pattern with generous spacing between most buildings.

Roads, streets, routes

There is easy movement and navigation around the site, mainly via tarmac roads. There is also good parking provision for employees and industrial vehicles. Furthermore, a shared pedestrian and cycle route links to the Northfields estate for residents (not a public right of way).

Spaces

There is sufficient car parking around the site.

Buildings

There are former agricultural buildings, which have been converted into industrial and office use, mainly clad in box-profile steel sheeting or blockwork. The office buildings on Hazeley Enterprise Park are part timber clad.

Landmarks

Humphrey Feeds Mill is a significant building in the landscape.

Green and natural features

The site has many trees within the site and surrounding its perimeter, which provides natural screening.

Streetscape

The tarmac roads and parking are kerbed to grass verges. Directional signage also features.

Views

The area's hilltop location gives rural views to the north and southeast.

