

5.38 NC Area 5b : Steamer Point – Highcliffe Castle & Golf Course

5.38.1 Located on the western side of Highcliffe these areas are again an important part of the wider perception of Highcliffe. The castle is one of the few remaining vestiges of the former pattern of country houses around the Highcliffe area. The Castle is also a site that is open as a public facility and retains a strong landscape setting.

5.38.2 The castle dates from the 1830's and was built with materials taken from a French grand mansion. The building is set within a plantation of Holm Oak on the cliff top above Highcliffe beach. The unusual tree cover provides a distinctive type of woodland setting to the castle and is a reminder of the original conifer and evergreen oak planting that was laid down by Capability Brown in the late 18th century to protect the house and its botanic gardens from south-westerly winds. Conifers and evergreen oaks were used because of their fast growth and suitability to sandy soils. This area links with the more naturalistic cover of native oak woodland that forms Steamer Point Nature Reserve. These woodland areas separate Highcliffe and Friars Cliff and shelter a links golf course. Trees along the main road frontage of the Golf Course reinforce the tree cover still further.

5.38.3 The Steamer Point woodland areas are managed as a Nature Reserve, providing an educational resource for the Borough. A comprehensive management plan has been prepared for the reserve. The Council is presently negotiating with local land owners to purchase a parcel of land known as Rothesay Park. This will allow the Steam Point woodland to be linked directly to the grounds of Highcliffe Castle. The land will be designated as public open space and will allow the completion of the coastal footpath between Mudeford and Highcliffe.

5.38.4 All these areas combine to provide a significant green space between neighbourhoods and an important recreational area within the overall borough. The Castle buildings, Holm Oak and native oak woodlands create a distinctive landscape setting. This area is an integral part of the overall Borough-wide package of unique and accessible environments.

5.38.5 Main Characteristics

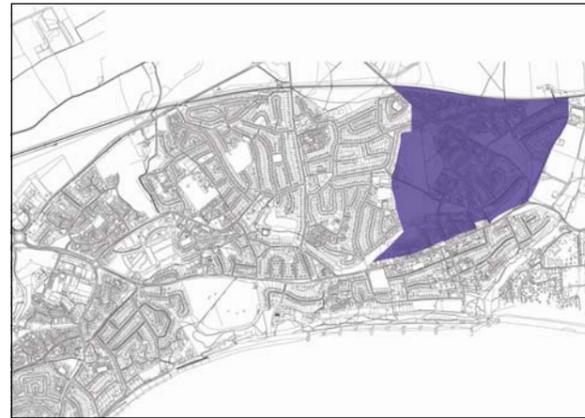
- Historic building set within enclosed setting.
- Facility accessed through a residential cul-de-sac.

- Coastal frontage defined by the Holm oak plantation.
- Tree cover links with other mature woodlands to form a dominant block of free space that separates the Highcliffe and Mudeford neighbourhoods.

Sensitivity to Change

5.38.6 As an historic setting this area is sensitive to the increasing demands of public access and use of the site. The restoration of the Castle in the 1990s has brought a landmark building back into positive use. The surrounding grounds and parking areas are comparatively small scale for the building, although future linkage of the castle grounds with Steamer Point through the acquisition of Rothesay Park. The scope to further develop the castle for community and business uses must be considered within the context of the site's environmental capacity.





5.39 NC Area 5c : Chewton Common - Walkford

5.39.1 Chewton Common is in effect a series of heavily wooded spaces tightly contained by housing. The surrounding housing is a mix of suburban estates, ‘private’ estates and small scale clusters of earlier cottage/hamlet development. (An area to the immediate west of the woodlands is described as a separate character area.)

5.39.2 The lines of Ringwood Road and Chewton Common Road represent some of the original routes through the area. Individual cottages front onto the roads giving occasional hints of the earlier development pattern. Individual detached houses front onto the Ringwood Road and Chewton Farm Road again reflecting the pre-estate housing. A small estate of large houses known as Chewton Farm Estate is characterised by more generous garden plots, and a small scale private roadway. The remaining housing is comprised of a small scale relatively higher density mixed age and style estates and cul-de-sacs.

5.39.3 This area consequently has varied character with no strong continuity of housing pattern or style. Significant areas are quite mature and well-vegetated, the general setting of the wooded commons provides a distinctive environment. The density of some of the housing and the surrounding tree cover makes this a very enclosed environment. The Commons provide an unusual setting and ‘open space’ framework to the general area. These areas also provide very direct connections to a more semi natural environment than more ‘traditional’ amenity open spaces. The lack of amenity grasslands or open parkland may be off-set by the apparent natural/wildlife interest these areas bring to the neighbourhood. The commons provide a distinct and attractive environment as a setting to the housing. Contained deeply within the residential areas these spaces are in effect ‘hidden gems’ rather than part of a wider perception of the Borough.

5.39.4 Main Characteristics

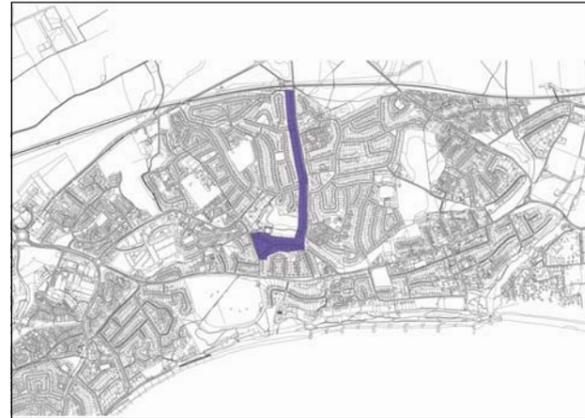
- Mixed environment of semi-natural woodland Commons tightly contained by housing.
- Common areas dominated by oak and birch, with ‘heathland’ type understory.
- Housing areas mixed development of early clusters of cottages and later small scale estates and cul-de-sacs.

Form/Scale	Clusters of cottages with simple local developer estates.
Era	1900’s - 1970’s.
Style	Very mixed patterns of houses and bungalows.
Materials	Brick, render and tile.
Roofscape	Varied
Plot Size/Density	Variable plots with some large houses in large gardens @ 10-12/ha to cul-de-sacs of 20-24/ha.
Frontage	Properties set well back from tree lined lanes and small garden estate layouts.
Boundaries	Hedges, fencing and low walls.
Trees	Oak, birch and garden trees.

5.39.5 Residential Development Characteristics

Sensitivity to Change

5.39.6 The existing development tightly contains the wooded Commons. Further development would encroach into the valuable landscape resource and nature conservation interests of the Commons. The surrounding built fabric is also generally dense and enclosing. While some larger garden plots remain the area should be seen as sensitive to residential cramming and jumbling of house types.



5.40 NC Area 5d : Hinton Wood Avenue

5.40.1 As a link between the A337 and A35 this road pre-dates the surrounding suburban development. The housing along this road appears to have occurred as a mix of individual detached houses and bungalows set in good sized plots. The development is generally set back from the road with mature hedgelines and forest oaks forming the road frontage. While a number of housing estate roads tee off the avenue the road has retained a distinctively informal and particularly Sylvan character. The area provides a very pleasant setting for the houses along the avenue, but more significantly it also acts as a break to the extensive estates on either side.

5.40.2 As a link between main through routes the avenue should be seen as contributing to the wider perception of the neighbourhood as a pleasant and well-vegetated part of the borough.

5.40.3 Main Characteristics

- Rural roadway through the neighbourhood with residential development set in behind dominant hedgerow vegetation.
- Mature hedgerow oaks and native hedgelines define the route.
- Development comprised of individual houses and bungalows set back in good sized plots.



5.40.4 Residential Development Characteristics

5.40.5 Sensitivity to Change

The sylvan character of this roadway is dependent on the retention of the strong treescape along the roadway frontage. This asset would be highly sensitive to pressure for extensions, driveways, or other development within the front garden areas and within the root zones of these trees.

Form/Scale	Modest scale properties set as early ribbon development along rural roadway.
Era	1920 - 1930's.
Style	Individual properties.
Materials	Brick and render
Roofscape	Varied
Plot Size/Density	Large plots with low density housing approximately 10/ha.
Frontage	Heavily enclosed large front gardens
Boundaries	Dominant native hedgelines
Trees	Forest oaks



5.41 NC Area 5e : Braemar Drive/Greenways

5.41.1 This area of suburban estates is located between Hinton Avenue and the woodlands of Chewton Common. The overall area is contained by dominant tree cover on all sides. Despite this the character of the housing areas is more related to the internal layout and uniformity of building styles than its wider landscape setting.

5.41.2 The general grain of the area is an even spread of moderate density detached dwellings with localised pockets of higher density housing courts and small groups of flats. Much of the estate is open plan housing with very controlled patterns of standard house types. The majority of the housing is bungalows, few if any have been converted or extended. The nature of this form of development has not encouraged much personalisation of individual properties. The general condition of the houses and front gardens is high verging on the immaculate. While it does not present a locally distinctive traditional sense of place, this area represents a classic example of post war open plan housing. The wider setting and well-maintained uniformity make this a pleasant residential environment.

5.41.3 As a purely residential area this character area does not contribute to the wider Borough identity.

5.41.4 Main Characteristics

- Open plan very controlled residential estate.
- Standard bungalow design with limited scope for personalisation.
- Continuity of standard design across several streets makes orientation difficult.
- Surrounding areas of tall tree cover provide a landscape setting to the development.

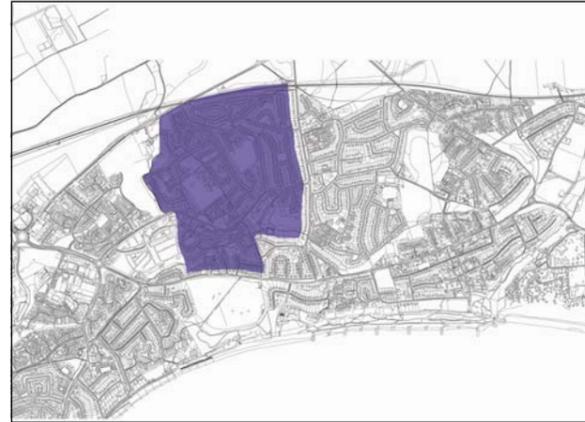


5.41.5 Residential Development Characteristics

Form/Scale	Open plan standard estate.
Era	1960's.
Style	Standard type bungalow dwellings.
Materials	Brick with render and natural stone features.
Roofscape	Continuous un-adapted rooflines.
Plot Size/Density	Modest - large plots - 15/ha
Frontage	Open plan
Boundaries	N/A
Trees	Surrounding of mature oak.

Sensitivity to Change

5.41.6 While this form of development may not yet be recognised as of heritage value, this area represents a classic example of its type. The well-maintained condition of the housing and the open plan design would make this area sensitive to future changes. There is a lack of any alterations to date. Future demands for family housing or changing tastes could bring pressure for conversions or alterations to the housing stock.



5.42 NC Area 5f : Hoburne Lane—Hurstbourne Avenue

5.42.1 This area encompasses a range of suburban housing on the eastern side of Hinton Wood Avenue. The general grain of development is medium density (18-20 units/ha) detached housing on estate roads and occasional cul-de-sacs. In contrast to the housing to the east of Hinton Wood Avenue the majority of the area is defined by enclosed frontages and less tightly controlled uniformity of house design. This area is again enclosed by dominant areas of tree cover but also contains areas of very mature well-vegetated gardens.

5.42.2 A number of open space areas are included within the area. These include Nea Meadows, school grounds and smaller communal open spaces. But the distribution of these does not create any strong landscape structure to the overall area.

5.42.3 The general quality of the area varies from pockets of high quality well-vegetated mature housing to more ordinary and harder estate roads with higher development densities and less planting. The overall impression is of a reasonably pleasant suburban setting.

5.42.4 Main Characteristics

- Area of simple layout detached housing and bungalows.
- Significant areas of mature development with good sized well vegetated gardens.
- General continuity of housing styles and age groups within individual streets.
- Good sized plot areas with modest rear gardens. Minimal infill developments.



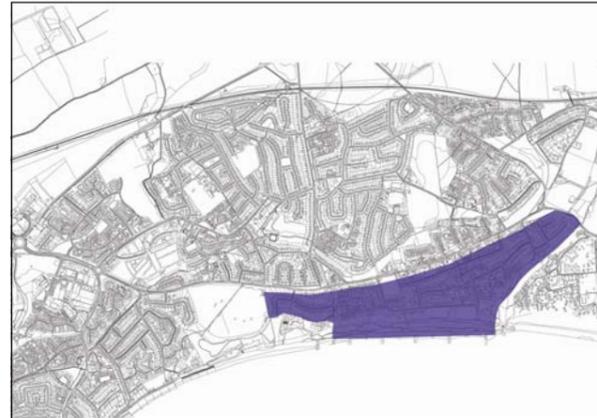
5.42.5 Residential Development Characteristics

Form/Scale	Detached estates mix of bungalows and housing.
Era	1940's and 70's.
Style	Varied between individual streets.
Materials	Brick and render with tiles.
Roofscape	Occasional conversions and roof lights.
Plot Size/Density	Modest plots with medium density 18-20 units/ha
Frontage	Varied - often mature gardens.
Boundaries	Mix of fenced, walls and mature vegetation.
Trees	Oak, and other smaller street trees.

Sensitivity to Change

5.42.6 As an area with a well balanced structure of even aged development, this area would be very sensitive to the 'jumbling' effect of rear garden infill. The maturity of garden areas also suggest significant potential impact on trees from infill development. The general consistency of house types, and plot areas would make the area sensitive to disproportionate additions or alterations that do not conform to the general style of adjacent properties.

5.43 NC Area 5g : Wharncliffe – Walkford Brook



5.43.1 On the south side of the Lymington Road the built up area extends to the cliff top edge as a series of residential streets and small scale suburban estates.

5.43.2 Wortley Road and Stuart Road are located immediately behind and parallel with the Lymington Road high street. These are the more residential streets comprised of predominantly detached individual dwellings built in around 1930.

5.43.3 Later phases of development surround these streets with more suburban housing. Some of this is laid out as cul-de-sacs of carefully controlled bungalows and low rise flats. Other areas are individual houses in well-vegetated and secluded plots.

5.43.4 The housing is generally contained along and back from the cliff edge by a dominant band of tree cover. This links with the Holm Oak woodland cover around Highcliffe Castle and extends along to an open space adjoining the main cliff top/beach car park. The tree cover is comprised of a mix of the oak and maritime pine which provide a distinctive evergreen cover along the sea front. A number of the housing areas have successfully incorporated mature trees within the estate layouts, the large gardens of the individual houses also accommodate a good proportion of the treescape.

5.43.5 A noticeable gap occurs in the cliff top treeline close to the public car park. A series of individual properties and low rise blocks of flats are set in open view along an exposed section of Wharncliffe Road. These developments clearly benefit from more open sea views but at the same time present a very stark and hard architectural frontage that contrasts with the other housing. Within this cluster of quite brutal 1960's/70's flats development, the Greystones Community Centre and lodge stands out as more distinctive buildings lost within the later phases of development. The main building is Grade II listed.

5.43.6 Further areas of estate housing are contained within the edge of the Walkford Brook valley. As generally standard detached housing these areas are provided with the strong landscape setting of the native oak woodland and deep fold of the valley.

5.43.7 Overall this area contains an important section of the coastal tree cover and thereby contributes to the general setting of the coastal frontage. With a small area of evidently 'desirable' exclusive cliff top housing the area could also contribute to the general perception of



Highcliffe as a very high quality residential environment. Unfortunately this is off-set by the impact of the more prominent but very plain development of low rise flats adjacent to the main public approach to the coast.

5.43.8 Main Characteristics

- Mixed residential area.
- Detached well maintained properties on sea front side of Lymington Road.
- Mix of small scale estate housing, residential streets, individual large housing and medium rise flat developments.
- Areas of strong tree cover within housing provide part of characteristic coastline tree cover.
- Eastern end of development area slopes down into more natural woodland cover of Chewton Bunny.
- Exposed section of coastal development stands out as stark backdrop to cliff top car park.

5.43.9 Residential Development Characteristics

Form/Scale	Mixed residential area of estates, streets, individual houses and flats.
Era	1920's - 30's and 1960's - 70's.
Style	Varied styles including 1960's chalet style bungalows and flat roofed flats.
Materials	Brick, rend and tiles.
Roofscape	Varied, but generally un-adapted.
Plot Size/Density	Varied plots including some large gardens and some small scale cul-de-sac plots - 15-25/ha
Frontage	Areas of open plan estates, other development has enclosed front gardens
Boundaries	Vegetated and fenced gardens
Trees	Maritime pine.

5.43 NC Area 5g : Wharncliffe – Walkford Brook cont ...



Sensitivity to Change

5.43.10 This area incorporates one of the key areas of tree cover along the coastal frontage. The trees are generally mature and predominantly large scale species. As such this area would generally be sensitive to changes that impact upon the viability of the tree cover. This should be seen as in the short term impact on individual trees and the longer term effect on the extent of tree cover as a whole. In terms of the built fabric there are areas of mixed individual housing that would accommodate change and areas of very uniform housing that would be more sensitive to disruption. The localised impact of some of the existing development on the exposed sea front is such that some development could provide a force for positive improvement.

5.44 NC Area 5h : Saffron Way



5.44.1 Saffron Way and adjoining roads are the most recent phase of development within the neighbourhood. These areas represent the main area of volume house builder style housing within Highcliffe. These areas are laid out to modern cul-de-sac, higher density standards and present a very ubiquitous style of housing.

5.44.2 The area has developed over a part of the Avon River Terrace. This fell outside of the more heavily wooded landscape indicated on the 1890's maps to the east of Verno Lane. The area has few mature trees and contrasts with the more mature and extensive tree cover of the other parts of Highcliffe.

5.44.3 Areas of public open space are provided but as relatively new development the landscape provision has yet to provide much structure to the housing.

5.44.4 A larger open space is provided as a buffer zone to the adjoining Holbourne House/Verno Lane Conservation Area. The more extensive tree cover around the older buildings and along the lane provide some enclosure to the eastern side of the estates. The management of the open space areas is controlled under the objectives of the Roeshot Copse Management Plan prepared by the Borough Council.

5.44.5 The area does not present any distinctive or higher quality character.

5.44.6 Main Characteristics

- Area of volume house builder modern estates with good levels of landscape and open space, and appropriate separation of dwellings.
- No strong landscape structure as planting has yet to mature.



5.44.7 Residential Development Characteristics

Form/Scale	Volume house builder cul-de-sac estate layout.
Era	1980's - 90's and on going.
Style	Estate of semi detached family housing.
Materials	Brick and tile.
Roofscape	Un-altered roofscape.
Plot Size/Density	Small scale estate plots 25-30/ha.
Frontage	Mixed areas of open plan, housing courts and small gardens.
Boundaries	Brick boundary walls and frames.
Trees	No significant tree coverage.

Sensitivity to Change

5.44.8 As a modern estate of standard house types this area does not allow for significant alteration or extension of properties. Discrete conservatories are appearing on the rear elevation of properties. More substantial structures would disrupt continuity of house styles and fragment the character of the housing.



5.45 Capacity for Development Highcliffe and Walkford

5.45.1 As a predominantly well-established residential area with few undeveloped or under-utilised open spaces, this neighbourhood offers minimal capacity to physically absorb much new development.

5.45.2 Some small scale redevelopment opportunities may be found within areas of ‘non-compatible’ land uses close to the main Lymington Road high street. These could provide scope for reinforcing the interest or continuity of appropriate scale development along the main road and rejuvenating the high street.

5.45.3 The interface between the village and sea front, (close to the main cliff top car park) is dominated by some uninspiring flat developments. These have an adverse impact on the character of the sea front area and the listed Greystones house and lodge. A comprehensive redevelopment of these flat developments could bring an improvement to this area that would be relevant to the wider perception of the Borough. With a number of buildings involved, such redevelopment could be difficult to co-ordinate to best effect. The potential benefits of such redevelopment could easily be lost through any piecemeal project.

5.45.4 Elsewhere within the neighbourhood there are collections of houses with larger rear gardens that could provide some infill cul-de-sac developments opportunities. However, in view of the general continuity of house styles and eras of development and the importance of rear gardens for tree cover, such development could not be accommodated without some adverse impact on the townscape character.

DEVELOPMENT POTENTIAL		CONFLICTS OR BENEFITS WITH ASSETS							IMPLICATIONS FOR CHARACTER		SIGNIFICANCE	
		BUILT ENVIRONMENT	SPACES & SETTINGS	NATURAL ASSETS	PERMEABILITY & ACCESS	IDENTITY						
		X Conflict ✓ Benefit = Neutral Effect ? Subject to Detail - Not Relevant										
Potential Key Category with potential without conflict Category with potential but some conflict Category with potential but substantial conflicts		> 1Ha or More < 1Ha or Less N/A Minimal Scope	Urban Grain Street Scapes Coherent Groups Historic Fabric Archaeological Value	Public Open Space Private Spaces Settings Edges and Enclaves	Tree Cover Water Courses Habitats	Permeability Access to Assets Access to Countryside	Borough Sense of Place Christchurch Entity Neighborhood Identity	Potential				
Hoburne Lane - Hurstbourne Avenue												
Previously Developed Vacant Land or Buildings	N/A											
Intensification of Existing Housing Stock	<	-	-	-	-	-	X	-	-	X		Substantial
Redevelopment of Existing Housing Areas	N/A											
Redevelopment of Other Uses	N/A											
Development of Car Parks	N/A											
Conversion of Commercial Buildings	N/A											
Vacant Land Not Previously Developed	>	-	-	X	X	-	X	-	X	X		Substantial
Outward Expansion into Edges, Enclaves or Countryside	N/A											
Wharnclyffe - Walkford Brook												
Previously Developed Vacant Land or Buildings	N/A											
Intensification of Existing Housing Stock	N/A											
Redevelopment of Existing Housing Areas	>	-	✓	✓	✓	-	-	✓	-	✓	-	✓
Redevelopment of Other Uses	N/A											
Development of Car Parks	N/A											
Conversion of Commercial Buildings	N/A											
Vacant Land Not Previously Developed	N/A											
Outward Expansion into Edges, Enclaves or Countryside	N/A											
Saffron Way												
Previously Developed Vacant Land or Buildings	N/A											
Intensification of Existing Housing Stock	N/A											
Redevelopment of Existing Housing Areas	N/A											
Redevelopment of Other Uses - Lyndhurst Road	>	-	✓	-	-	-	-	-	-	-	-	No significant Effect
Redevelopment of Other Uses - Caravan Site	>	-	-	-	-	-	-	-	✓	-	-	Slight
Development of Car Parks	N/A											
Conversion of Commercial Buildings	N/A											
Vacant Land Not Previously Developed	>	-	-	X	-	-	X	X	X	-	X	Substantial
Outward Expansion into Edges, Enclaves or Countryside	N/A											