

Upton Character types 04.8

Western Challenge Housing

Western Challenge Housing

Urban Structure

- A development of mixed accommodation arranged around standard roads /cul-de-sacs leading into communal parking courts.

Urban Grain

- Terraced layouts result in fairly continuous frontages and some degree of enclosure and tightness to the streetscene;
- Development fronting Heights Road, includes bungalows, is open plan and has a staggered building line creating more open streetscape;
- The flat development represents a more coarse urban grain with large building footprints, greater gaps between and large parking courts resulting in a greater sense of openness despite the scale of the buildings.

Landscape

- Open plan estate design with no front boundaries, small lawns and garden shrubs;
- Side boundaries onto public roads consist of low walls topped with close board fencing;
- Parking courtyards with soft landscaped margins;
- Landscaped verges of the A35 road and adjacent areas provide a backdrop of mature trees in some views.

Density and Mix

- Medium density development;
- Accommodation consists of housing (detached, semi-detached and terraced), bungalows and flats arranged in four blocks adjacent to the A35.

Height

- Bungalows, 2 storey houses and 3 storey flats.

Massing

- Houses and bungalows display modest domestic massing;
- Flats with bulkier mass and form although mass addressed by articulation of the elevation and pitched roofs.

Details

- Brick detailing, including brick sills, banding, soldier courses, verge and corbel details;

- Timber windows in white and dark stained finish;
- Porch canopies and entrances;
- Projecting bay windows.

Materials

- Walls: A range of bricks are used across the development: Pale red/brown colours, dark red/brown and yellow/buff tones;
- Roofs: Profiled red and brown concrete interlocking tiles.



Strengths

- Mixed development of flats and houses provide a range of available accommodation and create more mixed communities.
- Provides essential affordable housing;
- Pleasant albeit ubiquitous residential environment;
- A range of buildings scales within the development character create moderate visual interest.

Weaknesses

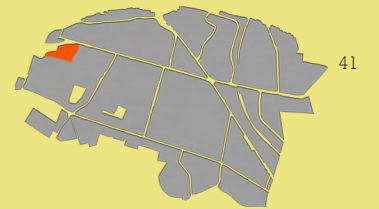
- Lack of local distinctiveness;
- Few green spaces within this area, play area and skate ramp poorly maintained;
- Development situated on the edge of Upton and is not conveniently located for local facilities or schools;
- Larger flats are visually prominent from Upton Heath;
- Small front gardens provide limited scope for soft landscaping within the streetscene.

Opportunities

- Limited potential to redevelop within this area. Development is relatively recent and unlikely to change significantly in the near future;
- Area is within the Heathland buffer zone and would restrict further residential development;
- New tree planting.

Threats

- Poorly designed extensions or loft conversions could detract from the appearance of these areas;
- Poor maintenance of private areas and play spaces could detract from the appearance of these areas.



Upton

Character types

04.9

Marsh Lane

Marsh Lane

Urban Structure

- Dwellings loosely set out along Marsh Lane in an irregular arrangement;
- Marsh Lane is a narrow lane enclosed by embankments with mature vegetation;
- Groups of dwellings accessed via shared drives with individual buildings retaining a private access.

Urban Grain

- A scattered/loose urban grain with variable separation and siting of buildings relative to the lane and each other;
- The lane itself feels enclosed more by its embankments and vegetation than by built development.

Landscape

- Grass verges and banks, open in places but predominantly backed by a mix of trees, shrubs and hedges, contributing to the rural character and appearance of the lane;
- Mature trees within and beyond plots create a soft green backdrop to many views.

Density and Mix

- Low density;
- Exclusively residential land use.

Height

- Bungalows and 2 storey houses.

Massing

- Modest domestic scale massing.

Details

- Details vary and reflect the age and period of the development;
- Several vernacular cottages with thatched roofs and orientated at angles to the road;
- Development (2006) at the west end of Marsh Lane with neo-vernacular form and details;
- Scattered spacious arrangement of buildings;
- The presence of several older cottages creates a mature and established character.

Materials

- The mixed and incremental nature of development

on Marsh Lane has resulted in a range of architectural styles and materials which reflect the age and style of the development;

- Groups of buildings built together tend to have a common palette of materials;
- Notable for their unusual materials are the thatched roof cottages, a detail that has been repeated on some buildings in the recent development at the west end of Marsh Lane.



Strengths

- Some buildings with strong vernacular character;
- Attractive informal lane with hedges, embankments and no pavements;
- Green low density appearance with trees and hedges;
- Distinctive informal character and appearance.

Weaknesses

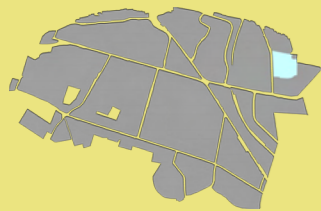
- Some ubiquitous modern houses present in groups at several points along Marsh Lane.

Opportunities

- Possible redevelopment or remodelling of existing modern houses with more sensitive designs and boundary treatment where appropriate;
- Limited potential for some infill or redevelopment of existing plots at greater densities.

Threats

- Poorly designed extensions or loft conversions could detract from the appearance of this area;
- The introduction of 'highway improvements' such as pavements or road widening would detract from the informal character of the lane;
- Conversion of front gardens to parking could result in a loss of vegetation and increase the prominence of cars;
- Marsh Lane is located outside the 400m Heathland buffer which restricts residential development. Increased pressure for development within this area could seriously threaten its distinctive character;
- Infill or redevelopment of existing plots at higher densities would impact on the low density informal character of Marsh Lane and would be likely to detract from its character.



Upton Character types 04.10

Model Housing (1970s)

Model Housing (1970s)

Urban Structure

- Houses arranged in short staggered terraces orientated inwards so that the rear boundaries back onto the street or alleyways;
- Pedestrian and vehicular access addressed separately with road/garage courts situated between terraces and footpath access to dwellings via a series of small courtyards and alleyways;
- Limited connections to the surrounding area;
- Short front and rear gardens.

Urban Grain

- Tight urban grain;
- Buildings arranged close together with tight spaces between frontages and access via narrow pathways creating a tight sense of enclosure;
- Courtyards provide pedestrian routes through the development creating intimate spaces enclosed by the gable walls of houses, side boundaries and the back of the garage courts. Landscaping adds further to the sense of enclosure.

Landscape

- Low shrubs and hedges in front gardens and trees and shrubs within pedestrian courtyards create a green appearance to the area;
- Front boundaries are internal to the development and comprise low metal railings often with planting behind;
- Rear boundaries consist of tall close board and panel fences.

Density and Mix

- Low/medium density development.

Height

- 2 storey houses and 1 storey flat roof garaging.

Massing

- Domestic scale massing.

Details

- Cross-wall construction with lightweight infill panelling;
- Shallow pitch roofs with short vent stacks;
- Inward facing layout with pedestrian only access;
- Courtyards contain a mixture of play spaces and informal seating areas;

- Timber arch gateways mark entrances and exits between spaces.

Materials

- Walls: Cross-walls constructed from grey/brown brick; Elevations consist of infill panels, predominantly green within a white plastic framework, although some hanging tiles and horizontal uPVC cladding and are also present;
- Roofs: Concrete plain tiles.



Strengths

- Landscaped internal spaces and gardens;
- Distinctive design and layout for Upton (although commonly found in other locations throughout the UK).

Weaknesses

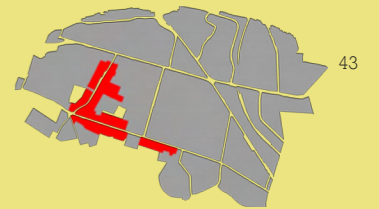
- The development presents its back to the adjoining public streets creating dead streetscene;
- Internal courtyards and back lanes are poorly overlooked and feel isolated;
- Access to the internal areas is via the garage courts which create negative points of entry into the development.

Opportunities

- Area is within the Heathland buffer zone and would restrict further residential development;
- The area has undergone some enhancement and improvement with better defined public and private areas;
- Comprehensive redevelopment of this area could improve the quality of the buildings and better address the streetscene, access and safety issues, provided that there was not net gain in the number of units that are located within the Heathland buffer zone.

Threats

- Without comprehensive redevelopment this area seems unlikely to change significantly in the near future;
- The 400m Heathland buffer zone will restrict further residential development in this location and therefore limit opportunities to change the area in a comprehensive manner.



Upton Character types 04.11 Sandy Lane

Sandy Lane

Urban Structure

- Sandy Lane and Sea View Road form two axes along which this area is structured;
- Dwellings generally sited on deep, narrow plots with houses facing towards the road;
- Broad, largely straight roads;
- On-plot parking within front gardens or one side the dwelling;
- Built form comprises detached and semi-detached houses and bungalows with mostly narrow gaps between properties;
- Mixed architectural character with buildings of from a range of ages.

Urban Grain

- Generally a loose urban grain with variations in building size and position;
- Tighter urban grain present towards the northern end of Sea View Road.

Landscape

- Shrubs and planting within front gardens makes a significant contribution to the streetscene along Sandy Lane, although less so on Sea View Road and St Martins Road;
- Trees and vegetation within and beyond plots often form a soft green backdrop to dwellings;
- Trees and vegetation appear dominant over the built form along most of Sandy Lane;
- Front boundaries are a mixture of mainly walls or fences often backed by mature shrubs or hedges contributing to the mature and established quality of the area.

Density and Mix

- Low density area;
- Exclusively residential use.

Height

- Bungalows and 2 storey houses.

Massing

- Domestic scale massing.

Details

- Details vary and reflect the age and period of the development;

- Many dwellings are individually designed or form part of a small group of buildings built in one phase;
- Earlier buildings are generally more architecturally rich with a more established appearance;
- Slightly variable building lines with some buildings set back reflecting the incremental development of this area.

Materials

- Areas of incremental development comprise a wider range of architectural styles and materials resulting in variable wall and roof materials which reflect the age and style of the development;
- Groups of buildings built in one phase tend to have a common palette of materials.



Strengths

- Varied mixed architecture adds visual interest to the streetscene, (although many buildings represent common types of architecture, collectively they display group value);
- Established residential area has a more informal historic character than many other parts of Upton;
- Trees, hedges and verges contribute to its green appearance;
- Verges and the absence of a pavement along one side of Sea View Road create a more distinctive, less formal streetscene;
- Trees and vegetation are dominant over the built form along most of Sandy Lane;
- Established front boundary walls and hedges create a well defined edge to these roads.

Weaknesses

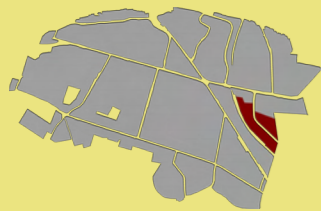
- Some examples of ubiquitous architecture present.

Opportunities

- Potential to replace existing dwellings where these do not contribute significantly to the character of the area;
- Limited potential for infill/backland development at the northern end of Sea View Road, possible with some buildings to address the park.

Threats

- Most of the area is within the Heathland buffer zone and this would restrict further residential development;
- Outside the 400m Heathland buffer zone, infill could result in the loss of trees or vegetation;
- The replacement of individual houses could harm the character buildings that makes a positive contribution to the character and appearance of this area would be lost;
- Poorly designed extensions or loft conversions could detract from the appearance of this areas;
- The introduction of 'highway improvements such as pavements or road widening would detract from the informal character of Sea View Road;
- The conversion of front gardens to parking could result in a loss of vegetation and increase the prominence of cars.



Upton

Character types

04.12

Industrial Estate

Industrial Estate

Urban Structure

- Single wide access road on which employment/ industrial premises are located;
- The road is broad with pavements creating a wide street to cater for large vehicles.

Urban Grain

- Coarse urban grain consisting of buildings with deep plan forms occupying a significant proportion of each plot;
- Large shed buildings set behind short forecourt/ parking areas, generally 2 storeys in height and arranged tightly together with narrow gaps between sites;
- Yards and outside storage areas situated predominantly to the rear.

Landscape

- Mature trees along the disused railway line help screen the estate in views from the west;
- Limited landscaping within these employment areas, mostly restricted to small trees, hedges and shrubs within site frontages or against buildings;
- Boundaries comprise a mixture of some open frontages, low walls, chain link or metal palisade fences sometimes backed by planting;
- A significant proportion of open areas are hard surfaced.

Density and Mix

- Medium density development. Buildings are large and occupy a large proportion of their site;
- A mixture of industrial activities and related office uses.

Height

- Building heights range from 1 to 3 storeys, but are mostly 2 storeys in height.

Massing

- Large industrial shed buildings display bulky massing;
- Smaller scale employment buildings are also present and less bulky in appearance.

Details

- Buildings mostly functional and utilitarian in appearance;

- Mixture of pitched and flat roofs;
- Varied building design reflecting an incremental development of the estate;
- Buildings designed with offices to the front addressing the street. Large industrial shed elements are situated behind.

Materials

- Walls: Brick (predominantly, but not exclusively, brown tones), profile metal sheeting to some elevations in combination with brick at ground floor level.
- Roofs: Mixture of pitched and flat roofs. Pitched roofs with profile sheet coverings.



Strengths

- Factory Road Industrial Estate provides a source of local employment;
- Although bounded by residential areas it is generally self contained and not intrusive;
- Generally not prominent in the wider landscape, despite the size of some of the industrial buildings.

Weaknesses

- Generally utilitarian architecture and functional townscape;
- Wide access road, building set backs, yards and low-rise buildings create weak enclosure to the streetscene;
- Location within the town means that traffic destined for the industrial estate must enter Upton.

Opportunities

- Possible relocation of office-based businesses to a new town centre development on or close to the crossroads, to create a greater mix of uses, a stronger focus and sense of arrival at the town centre and to enhance the viability of existing services, such as the public house and shops;
- Additional tree planting and other landscape works.

Threats

- Limited space on existing industrial estate allows few opportunities for expansion;
- Potential pressure to develop industrial 'brownfield' sites for residential purposes could result in the loss of valuable employment land.



Upton

Character types

04.13

Mixed Residential

Mixed Residential

Urban Structure

- A large proportion of the town is made up of modern housing estates dating from the mid-20th century;
- Estate road design with pavements arranged in a cul-de-sac street pattern connected to a loop/feeder road;
- On-plot parking within front gardens or on side of dwelling;
- A mixture of detached, semi-detached houses and bungalows with groups of short terraced housing also present;
- Dwellings are of a mixed appearance with generally individual designs or small groups of buildings of the same design. Many have been modified or extended;
- Slightly variable building lines with some houses staggered or set back.

Urban Grain

- Relatively tight grain with narrow gaps between plots creating close urban form;
- Estate roads, pavements and front gardens contribute to the openness of the streetscape.

Landscape

- Front garden shrubs, hedges and trees cumulatively make a moderate contribution to the green appearance of the streetscene, but buildings rather than greenery remain dominant;
- Front boundaries predominantly low or very low brick walls, often backed by shrubs or hedges.

Density and Mix

- Low/medium density development;
- Predominantly bungalows with some modest houses also present in some locations;
- Exclusively residential areas.

Height

- Single storey bungalows and garage buildings;
- 2 storey houses.

Massing

- Modest domestic scale and massing.

Details

- A range of mixed building designs within the mid-20th century style;
- Standard estate road and cul-de-sac layout;
- Small simple chimneys where present. Many dwellings with no chimneys at all;
- Original windows often replaced with white uPVC windows;
- Hipped roofs are common and forward projecting gables. Bay windows and loft conversions, often with dormer windows of various styles, are also present.

Materials

- Walls: Brick in brown and red tones or painted render above brick plinths;
- Roofs: Pitched roofs of clay or concrete plain tiles, predominantly brown or red/orange in colour; Some slate roofs and re-roofed houses in concrete tiles; Flat roofs covered with mineral felt.



Strengths

- Pleasant suburban residential environments;
- Many individual buildings/designs (although of a similar form and type);
- Mature established roads contribute to green appearance of the area and the skyline;
- Generally well-defined front boundaries and building line.

Weaknesses

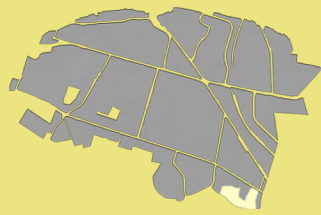
- Standard highway width and alignment contributes to the estate atmosphere;
- Development is of pleasant but ubiquitous nature.

Opportunities

- Large plots may offer scope for limited infilling or redevelopment with backland development;
- New tree planting.

Threats

- New development or infilling could harm the pleasant low density character of the area, especially if it encroaches in front of the existing building line;
- New development could impact on trees and harm the character of the area including the skyline;
- Loss of boundary walls or widening of entrances to provide additional parking could weaken the definition of the streetscene;
- Conversion of gardens to parking could result in a loss of vegetation to the detriment of the overall appearance of the area;
- Poorly designed extensions or loft conversions could detract from the appearance of these areas.



Upton Character types

04.14

Marine Style Housing

Marine Style Estate Housing

Urban Structure

- Linked houses and flats arranged around central parking courts and private communal gardens;
- Dwellings fronting Border Drive address the harbour (one of the few locations in Upton where this occurs);
- A Mediterranean architectural flavour in a tight building arrangement.

Urban Grain

- Relatively tight urban grain;
- Buildings arranged closely to one another with small gardens and close to the back edge of the pavement.

Landscape

- Low shrubs and hedges along main frontages with lawns in front of flats;
- Where houses are close to the road/arranged around parking courts, narrower front gardens restrict space for planting and are more urban in appearance;
- Mature group of trees between the housing and flat development with mature trees within the internal communal gardens of the flats.

Density and Mix

- Medium density development.

Height

- 2 and 3 storey houses and flats with higher elements to the top of the mono-pitched roofs.

Massing

- Relatively bulky massing is offset by use of different heights, variable skyline and low eaves.

Details

- Buildings comprise a series of lean-to structures with steep mono-pitch roofs at varying heights;
- Building modules are narrow with a vertical emphasis creating an impression of height;
- Tall elements with steeply sloping roofs reducing to low eaves, sometimes with exposed joist ends;
- Large projecting bays;
- Simple facades with square or rectangular windows with a vertical emphasis.

Materials

- Walls: Off-white painted render elevations over a low brick plinth; Vertical timber cladding used as a secondary material in combination with the rendered elevations.
- Roofs: Concrete interlocking pan tile roofs, brown tones.



Strengths

- Distinctive architectural design and character;
- Mixture of flats and houses provides a range of accommodation;
- Development positively addresses the harbour edge.

Weaknesses

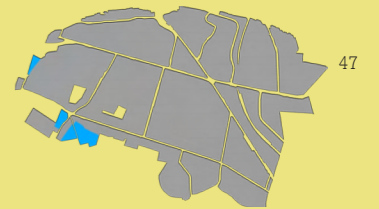
- Internal spaces are car orientated.

Opportunities

- Planning designations largely restrict further residential change within this area;
- The estate is comprehensively designed and few opportunities exist for additional development or change within this area.

Threats

- Some parts of this area are within the area liable to flood, preventing change within the flood zone;
- Some parts of this area are within the Heathland buffer zone and this would restrict further residential development;
- Poorly designed extensions or loft conversions could detract from the appearance of this area.



Upton Character types 04.15

Large Houses and Plots

Large Houses and Plots

Urban Structure

- Large houses, usually in spacious gardens, located at the edge of the town with countryside beyond.

Urban Grain

- Coarse and loose urban grain resulting from buildings with large footprints and reasonably spacious gaps between plots.

Landscape

- Spacious plots allow for planting, and mature trees and vegetation contribute to the low density character and appearance of these areas;
- Many front gardens include extensive hard surfacing providing generous parking;
- Boundary treatments are variable but include a mixture of walls or fences backed by shrubs, some open frontages, grand entrance gates and piers.

Density and Mix

- Low or very low density;
- Exclusively residential areas.

Height

- Large 2 storey houses, extended houses, or 1½ storey chalet houses.

Massing

- Large domestic-scale massing, including some bulky forms.

Details

- Details vary and reflect the age and period of the development, most houses are individual in design or one of a small group of buildings built together;
- Some houses in Beach Road include neo-Georgian references such as columns and mock sash windows.

Materials

- The mixed and individual nature of this type of development has resulted in a range of architectural styles and materials which reflect the age and style of the development.



Strengths

- Low density edges that generally create a good transition between town and country;
- Garden trees and vegetation make an important contribution to the appearance of the area and minimise the intrusion of buildings;
- Variation from the generally ubiquitous character of the rest of Upton.

Weaknesses

- Visually sensitive positions at the edge of Upton.

Opportunities

- Possible limited infilling/redevelopment within the grounds of some existing properties.

Threats

- New development or replacement buildings would be in visually sensitive locations and could impact on views of the town. This could reduce the quality of transition between town and countryside;
- New development or replacement buildings could result in the loss of trees and landscaping which would further expose development in this sensitive location;
- New development could diminish the variation in townscape character that the area currently enjoys.