

5.46 TC Area 6 : Burton

5.46.1 Burton is an expanded village located between the River Avon Flood Plain and the open landscape of the River Terrace. The bulk of the village development is contained between Salisbury Road to the east and Stony Lane to the west.

Geographic Features

5.46.2 Although set above the main river flood plain the village is located on low-lying ground. The area slopes gently from east to west and a small stream flows through the northern part of the housing area.

Historic Development

5.46.3 The original development grew up along the line of Salisbury Road as a small scale linear agricultural settlement. A small village green formed a focus in the middle of the village where the church fronted onto the lane. The older village buildings are a mix of farmhouses and smaller cottages and occasional larger houses. The overall pattern and layout of the development was very informal. A number of side streets connected the village to the wider open farmland laid out on either side of the settlement.

Existing Development

5.46.4 The village was expanded radically in the 1970's with a series of estate housing areas located to the west of the older Salisbury Road development. The older area remains as the eastern road frontage to this development and is protected by Conservation Area status.

Landscape Settings, Spaces and Structure

5.46.5 Having developed out to the limits of the adjoining roadways the settlement is not seen with any major foreground setting. Staple Cross at the southern end of Salisbury Road is an extension of the Conservation Area on the southern side of the mainline railway. This is the entrance to the village off the A35. The presence of a farmstead and small scale paddocks identifies the edge/end of the settlement from the dual carriageway. Views from the open farmland to the east are available from the paths and lanes but the village is set within a low-lying flat landscape.

5.46.6 The village green provides a single memorable space within the pattern of development. A second open area exists at the southern end of the village. As described in Section 4.0 this is an enclave of open undeveloped land but does not provide any meaningful function to the village. The stream located in the northern part of the village has been retained as an open feature through the housing.

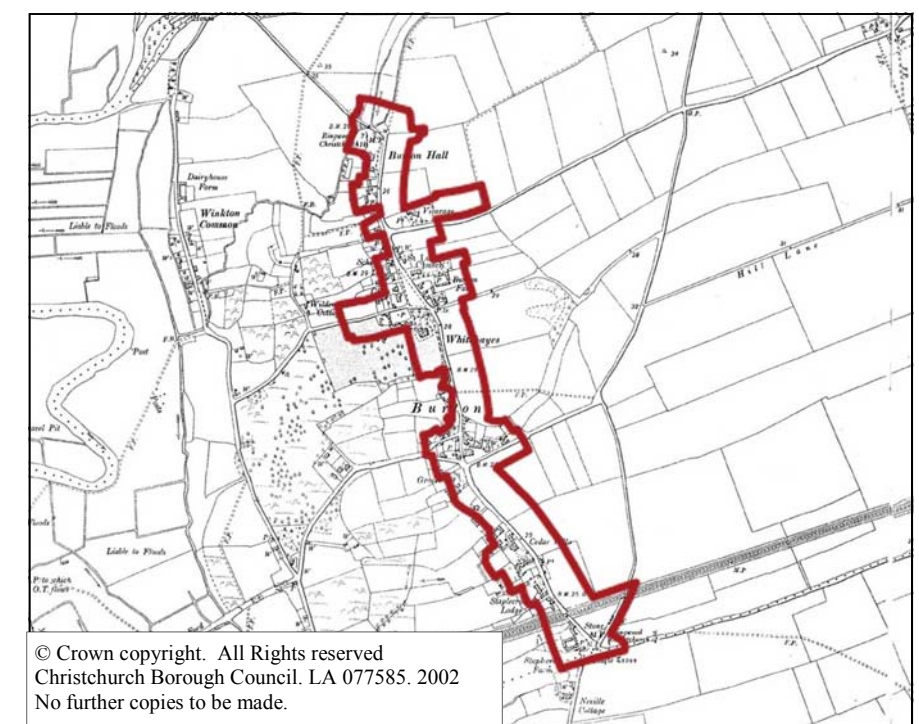
Landmarks and Legibility

5.46.7 Set in the low-lying flat landscape the village is not seen as a major landmark. Within the settlement there is a contrast between the legibility of the Conservation Area and more recent development.

The older village presents a varied collection of buildings and spaces which provide orientation points along the road. The newer developments are less distinguishable.

Character Areas

5.46.8 The village divides into three simple character areas along the boundary of the Conservation Area. This separates into the older historic development of the 18th and 19th Centuries from the 1970's housing to the west. The more recent housing is also sub-divided between medium density housing in the southern half and higher density housing to the north.



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Figure 5.24- Conservation Area boundary overlaid on the 1898 survey

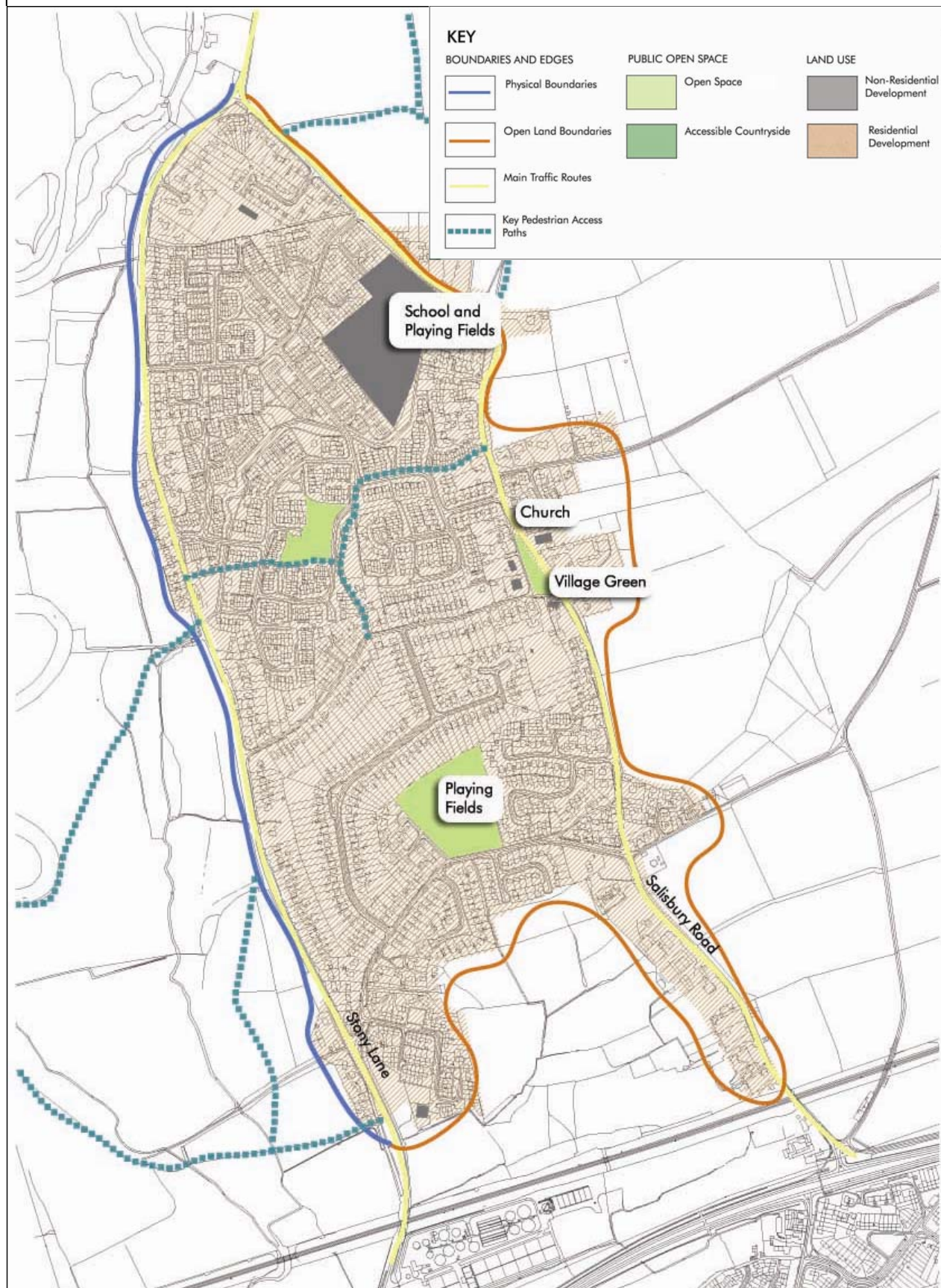


Figure 5.25 - Physical Townscape

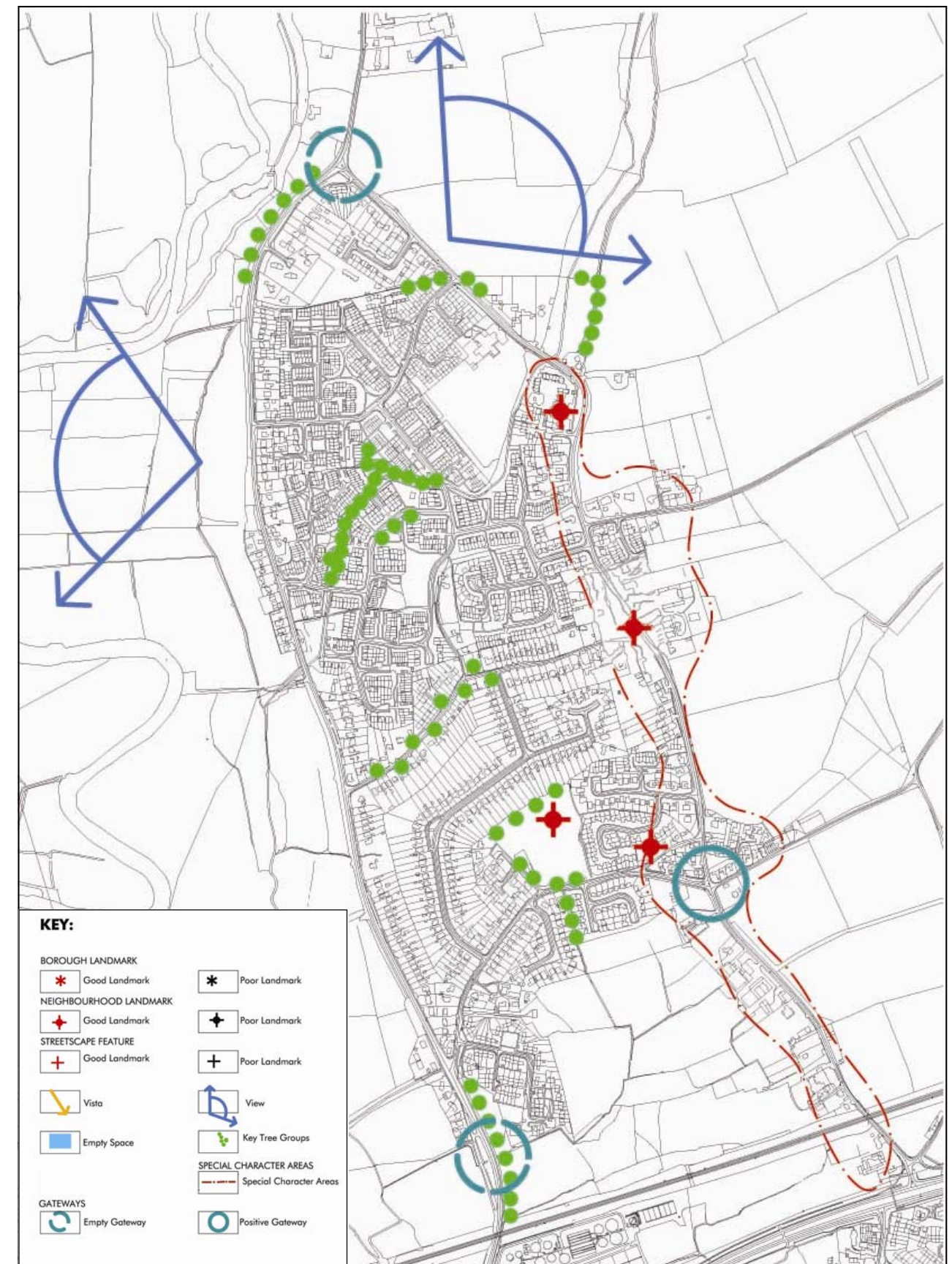
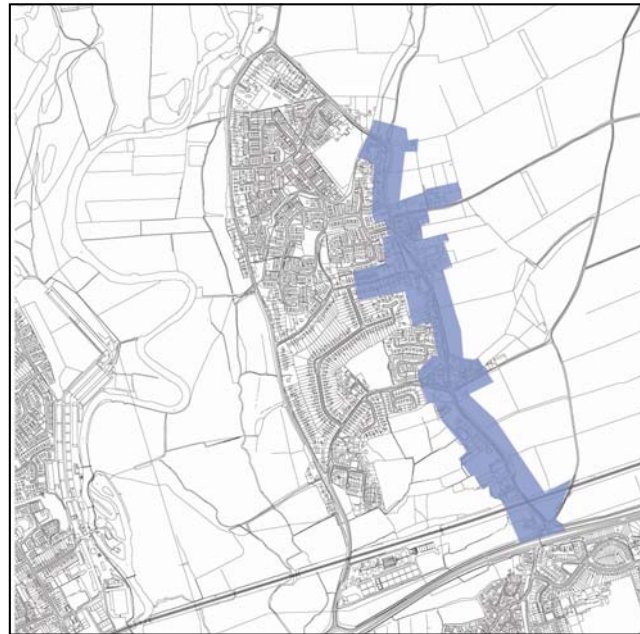


Figure 5.26 - Townscape Features



Aerial photograph of Burton





5.47 NC Area 6a : Salisbury Road Conservation Area

5.47.1 The character of this area derives from the linear informal form of the agricultural settlement.

5.47.2 At the southern end groups of farm buildings, the pub and cottages are set in an open pattern. Between Summer Lane and Preston Lane the density of development increases with more clustered groups of buildings. The green and church define this as the middle of the village.

5.47.3 Most of the village buildings are set on the western side of the road. This shields the later housing and leaves open views out over the terrace farmland to the east.

5.47.4 The rural character of the settlement is also reinforced by the building forms and local materials. Generally the red brick houses are complemented by brick-walled gardens. In general the built fabric of the Conservation Area is well maintained and continuous through the village.

5.47.5 This area is an area of intrinsic value with a distinct sense of place. The area has been compromised from its historic setting by the adjoining 1970's development. But at the same time the area provides the character and interest to the village as a whole.

5.47.6 Main Characteristics

- Linear agricultural village.
- Mixed building forms with farmsteads, cottages and country houses.
- Areas of more modern housing encroach into street or form a backdrop to historic buildings.

Sensitivity to Change

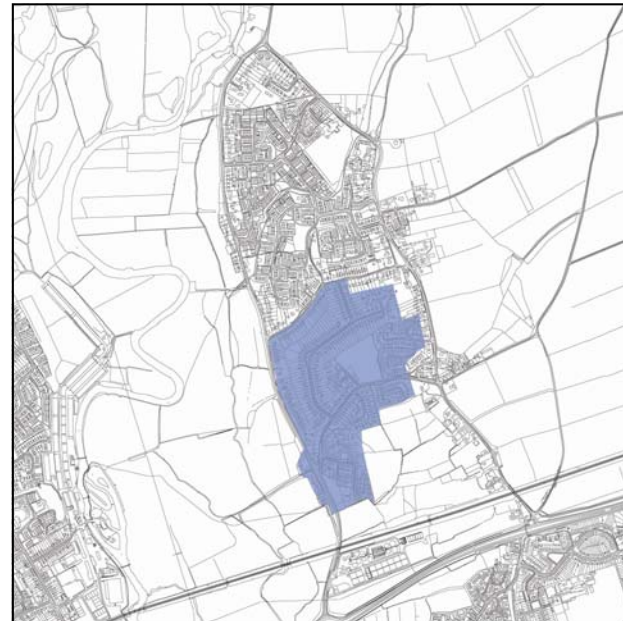
5.47.7 The Conservation Area is inherently sensitive to changes that would further erode the historic fabric or character of the old village. Alterations to individual buildings or infill of the open informal pattern could significantly alter this existing character.

5.47.8 The development of the village was based on its relationship with the terrace farmland. Development that encloses the eastern side of the village would break that connection.



Figure 5.27 Burton Character Areas

- A). Salisbury Road Conservation Area
- B). The Expanded Village Area - South
- C). The Expanded Village Area – North



5.48 NC Area 6b : The Expanded Village Area - South

5.48.1 The earliest phase of post war expansion is located at the southern end of the village. Here suburban individual properties front onto the main road frontage of Stony Lane and Martins Hill Lane. Subsequent 1970s housing is set out on simple estate through roads.

5.48.2 Substantial trees on the older roadways and around the Burton playing fields have helped provide a mature landscape setting to much of this housing. With the groups of individual houses and occasional earlier cottage dwellings, this end of the expanded settlement has retained some sense of village character.

5.48.3 Main Characteristics

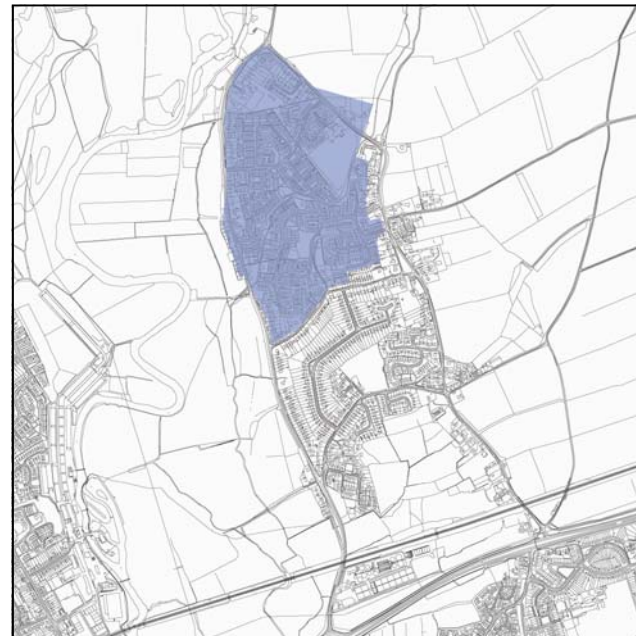
- Post-war housing expansion of historic village
- Mix of individual suburban housing mixed with early estate housing
- Strong presence of trees and mature garden frontages.

5.48.4 Residential Development Characteristics

Form/Scale	Mixed suburban detached bungalows and early estate housing
Era	1960s - 70s
Style	Mixed individual bungalows and standard estate housing
Materials	Brick and tile
Roofscape	Varied on individual properties, generally unbroken on estate housing
Plot Size/Density	Large/medium sized plots with 10-15/hs
Frontage	Enclosed mature suburban gardens
Boundaries	Hedges and brick walls
Trees	Oak and willow

Sensitivity to Change

5.48.5 Much of the housing in the southern end of the village is well contained by mature garden vegetation. The sense of a village character would be sensitive to loss of this established vegetation as the existing development would have a greater impact.



5.49 NC Area 6c: The Expanded Village Area - North

5.49.1 The housing layouts from the 1980’s are of standard design and layout. In the northern half of the modern village the layout is much higher density modern terraced housing.

5.49.2 Within the overall pattern of standard housing there are occasional groups of more individual properties but the overall impression is of volume development standard housing.

5.49.3 The area is contained on the western side by the main road Stony Lane. This separates the village to some extent from the open flood plain.

5.49.4 The area contains a number of modest open space areas. In these the old hedgerow oaks have been successfully retained. This helps break up the housing the provide some element of a setting.

5.49.5 This area does not have a strong sense of place and the general quality of the housing environment is more average than other parts of the Borough.

5.49.6 Main Characteristics

- Modern housing estate expansion of historic village.
- Volume house builder style housing set within areas of retained tree cover.

Sensitivity to Change

5.49.7 The general condition of the expanded village is of fairly standard housing. Much of this is of consistent styles and coherent groups of buildings. This area would be sensitive to new development or alterations that undermine the general consistency of the housing stock or impacted on the surrounding retained trees or existing landscape provision.



5.49.8 Residential Development Characteristics

Form/Scale	Mixed cul-de-sac and through road estates of 2 storey housing
Era	1980’s
Style	Standard volume estate housing
Materials	Brick and tile
Roofscape	Unbroken original lines
Plot Size/Density	Small plots with up to 30 units/ha.
Frontage	Mix of enclosed and open plan.
Boundaries	Planting and fences
Trees	Oak and willows.





5.50 Capacity for Development Burton

5.50.1 The Conservation Area within Burton is inherently sensitive to further new development. The modern expansion areas on the western side of the village have been efficiently developed with few under-utilised spaces. Infilling or other further intensification of the housing within Burton would continue to erode the basic village character of the settlement to the general detriment of the existing residential amenity.

5.50.2 One small scale potential site of an existing Nursing Home is noted in Table 5.34.11 overleaf. While redevelopment of this would fit in with the general residential character of the surrounding area, this would also further erode the general diversity of land uses in the village.



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																
Salisbury Road Conservation Area																													
Previously Developed Vacant Land or Buildings	N/A																												
Intensification of Existing Housing Stock	<															-	-	X	X	-	-	X	-	-	-	-	-	-	Area sensitive in terms of spatial relationships of buildings and strong tree cover
Redevelopment of Existing Housing Areas	<															-	-	-	X	-	-	X	-	-	-	-	-	-	
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	>	-	-	-	X	-	-	X	-	-	-	-	X	X	Separation of Conservation Area from its rural setting equals impact on historic fabric and access to countryside. Lack of containment to new development visible as countryside encroachment - affecting settings and Borough identity.														
The Expanded Village Area - North																													
Previously Developed Vacant Land or Buildings	N/A																												
Intensification of Existing Housing Stock	<	-	-	-	-	-	-	-	-	-	-	-	-	-	Site surrounded by residential development, strong tree coverage on part of site														
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	N/A																												
Outward Expansion into Edges, Enclaves or Countryside	>	-	-	-	-	-	-	X	-	-	-	-	X	X	Significant breach of well defined village boundary														
The Expanded Village Area - South																													
Previously Developed Vacant Land or Buildings	N/A																												
Intensification of Existing Housing Stock	<	-	-	X	-	-	-	X	-	-	-	-	-	-	Area of modest gardens, well treed														
Redevelopment of Existing Housing Areas	<	-	-	X	-	-	-	X	-	-	-	-	-	-	Large garden, well treed														
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	>	-	-	-	X	-	-	X	X	X	?	-	-	-	Area to the south of village is contained by development/railway on three sides, but is visible as setting to Conservation Area and existing village. Development would also conflict with ESA designation.														