

YOUR PLACE YOUR PLAN.

Winchester District Local Plan

Winchester District Local Plan 2040

Heritage Topic Paper

July 2024



Winchester
City Council

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Background

1. WCC held two meetings with Historic England to discuss their consultation response to the Reg. 18 Local Plan on 30.07.2023 and on 24.10.2023. Within those meetings, Historic England requested further information about the way in which allocations W3, W10 and CC2 were decided. To fulfil this requirement, they recommended that WCC carry out Heritage Impact Assessments of those proposed allocations.

Methodology

2. Heritage Impact Assessments were produced by Daniel Ayre (BA (Hons) MSc. IHBC), Historic Environment Team Leader and Tracy Matthews (BA (Hons) PGDip) Historic Environment Officer (Archaeology). They followed the process set out in the Historic England publication HEAN 3: The Historic Environment and Site Allocations in Local Plans, as recommended by Historic England.
 - 2.1 Site visits were carried out on the 17th, 22nd and 27th November 2023, and on the 17th January 2024.
 - 2.2 Research sources relied upon included historic cartographic records and records within the Winchester Historic Environment Record.

Conclusions

3. The Heritage Impact Assessments concluded that the allocations would have impacts on the historic environment, which would range from minor beneficial to minor adverse in nature, but that adverse impacts could be successfully managed and mitigated through the design process. Minor amendments to the criteria of site allocation W3 were recommended as a result.

Appendix 1

Built Heritage and Archaeology Impact Assessment: Local Plan Allocations CC2, W3 and W10

Proposed site allocation CC2 – Colden Common Farm

Allocated for: 45 dwellings



Identification of heritage assets affected

- 3 no. Grade II listed buildings –
 - o THE MANOR HOUSE, B3354 MAIN ROAD
 - o BARN 5 METRES WEST OF THE MANOR HOUSE, B3354 MAIN ROAD
 - o GRANARY 10 METRES OF THE MANOR HOUSE, B3354 MAIN ROAD





View of the E. Elevation of the House



View of the N. elevation of the Barn



View of the S. elevation of the Barn



View of the W. elevation of the granary



View towards the site looking NE



View towards the site looking E



View of the House from the site



View S. within the site



4. Contribution of the site to the significance of those heritage assets

The proposed development site has two distinct natures, where the frontage to the southwest is more heavily developed with a number of mid C20 buildings, whilst the area to the rear is an open field with hedge boundaries to all sides. Overall, the site has an informal agricultural character. The southwestern area appears dilapidated. The recent housing development at Sandyfields Lane is visible to the southeast of the site through the hedge line.

4.1 The listed building forms a coherent grouping around a former farmyard, with all the buildings facing inwards towards this space. The Manor House has been considerably extended in the C20 to the rear; these additions largely obscure the 'original' part of the listed building from view to the east. There are no direct views between the granary or the former farmyard and the proposed development site. The western elevation of the barn sits on the boundary of the proposed development site.

4.2 The different list entries ascribe the origin of the Manor House to the C17, whilst the Barn and Granary have been dated to the C18. The earliest map of the site which is presently available, the 2nd edition Ordnance Survey dating from 1895-98 shows a number of other buildings at what was then known as 'Colden Farm'. The site of the present barn appears to be occupied by a much longer building, on the same axis as the present structure. This would imply that the present barn is one part of a much larger (now largely demolished) building. The status quo is first shown on the 4th edition OS 25-inch map dating from 1932 to 1946. On this basis, the significance of these listed buildings appears to derive principally from their historic and architectural interests, as a good example of an historic farmstead. The name 'Manor House' implies a degree of status which would be unusual for a farmhouse of such modest scale, although cartographic evidence suggests that this name is a comparatively recent addition to the building. The Ashlar and flint construction of this former farmhouse and barn is unusual and may imply a higher status origin for these buildings. The granary has been heavily restored, and based on an external inspection appears to have less

architectural interest. The listing for this building denotes that it was “included for group value”.

4.3 The proposed development site forms the rural setting to Colden Common Farm. Its semi-rural character evidence the historic use and function of the listed buildings, which defines their form, materials, style, and construction. The present character of the listed buildings is largely domestic; planting scheme within the garden of the listed building influences this. Views across the eastern northeastern part of the site to the rear of the listed buildings are partially screened by hedge planting along the boundary; the Manor House cannot be fully appreciated from the northwest.

4.4 Overall, in its present condition the site makes a modest positive contribution to the significance of the listed buildings by virtue of its location within their settings. The dilapidated nature of the western end of the site abutting the road diminishes the positive contribution made by the site to the significance of the listed buildings and an ability to understand that significance.

Impact of the allocation on that significance

4.5 Development in the wider setting of the listed buildings would likely give rise to some harm to their significance. This would relate to further reducing the open, rural context within which the listed buildings are located and are currently understood. However, as this would be unlikely to prevent understanding of significance or damage functional relationships, this would likely be less than substantial harm; a medium-high effect for the purposes of this assessment.

4.6 Development could have a physical effect on the Grade II listed Barn, due to its location on the site boundary.

Impact of the allocation on buried heritage (archaeological) assets

4.7 This allocation site has been previously assessed as part of an initial assessment undertaken for the SHLEEA process in accordance with Step 1 of the methodology for Site Selection Methodology set out in Historic England’s *Advice Note 3 (The Historic Environment & Site Allocation in Local Plans) 2015* (HEAN) and *Good Practice Advice Note 3 (Second Edition): The Setting of Heritage Assets (2017)* (GPAN3).

4.8 The allocation was given an initial RAG rating of **Green** due to the site’s low archaeological potential, with no archaeological remains recorded within the site or in its immediate vicinity and further to a negative archaeological evaluation having been previously undertaken on land to the south-east.

Maximising enhancements and minimising harm

4.9 Indirect harm can be minimised through a sensitive scheme of development, which views the proposed allocation of 45 units as the absolute maximum, with the type and size of units affecting the overall number of units which could be accommodated. Direct harm (to the barn) can be minimised by way of suitable landscape buffers and protective measures during the construction process.

4.10 Enhancements to the settings of the listed buildings could be maximised through the demolition of the C20 buildings, by enhancing boundary treatments to the plot on which the listed buildings are located, and through ensuring that new built form seeks to preserve an ability to appreciate some views into the landscape to the east of the site.

4.11 No enhancements or minimisation of harm to any buried heritage assets has been identified as necessary.

Is the allocation appropriate?

4.12 Yes. Development on this site would affect the significance of the listed buildings identified above, but this harm could be mitigated through the design process.

4.13 No implications for buried heritage assets of allocating this site.

Proposed site allocation W3 – St. Peter’s Car Park

Allocated for: 30 [dwellings](#)



Identification of heritage assets affected

- The Winchester City Conservation Area, containing a number of listed buildings, including:
 - Church of the Holy Trinity (GII*)
 - War Memorial (GII)
 - 40 & 41 North Walls (GII)
 - 1-19 St. Peter Street (GII)
 - Roman Catholic Church of St. Peter (GII)
- Winchester city wall and associated monuments (SM)
- 60 Lower Brook Street (non-designated)
- Buried remains of the historic city defences (Roman ramparts, Roman city wall, Medieval city wall, Medieval city ditch, possible Roman and Late Saxon defensive ditches) (non-designated)
- Buried remains of potential Roman and later extra-mural occupation and activity (non-designated)
- Buried remains which may contain evidence of the city's past palaeoenvironment (non-designated)



17 November 2023 11:11 View N. into the site from North Walls



17 November 2023 11:11 View NE into the site from LB Street



17 November 2023 12:59



17 November 2023 11:59



17 November 2023 12:00



17 November 2023 11:02



17 November 2023 12:02



17 November 2023 12:04



Contribution of the site to the significance of those heritage assets

5. The proposed development site is entirely taken up with a tarmacked carpark. The southern projection of this car park falls within the boundaries of the Winchester City Conservation Area. The site is bounded by two storey terraced late C19 and early C20 houses on the south and west sides, whilst the North is a 2.5 storey primary school and university building. The eastern side is occupied by a modest late C20 terrace of 5 houses.

5.1 Historic map regression reveals that the present gap within the frontage along North Walls was only created in the 1960s. The majority of the rear of the car park was occupied by a school from 1900 until at least 1951. The Upper Brook runs below the eastern end of the site.

5.2 From the site, views of the listed Church of The Holy Trinity, the War Memorial located within its churchyard, and its associated former vicarage are possible, as are views towards the Tower of the Roman Catholic Church of St. Peter, itself partially hidden by the listed buildings at 1-19 St. Peter Street. The significance of these listed buildings is derived principally from their historic and architectural interests, whilst the two churches will have additional communal value. The site allows views of them but is not a particular feature in views to and from them. The volume of traffic along North Walls (and in particular the noise this produces) is a negative feature within the setting of the Church of the Holy Trinity. The site has a neutral effect on the significance of these listed buildings.

5.3 This site sits on the edge of the CA and marks a transition between the fine urban grain within the CA, and the coarser grain beyond its Northern boundary. The character of the site is that of a void between other spaces. In its present condition, it has a minor adverse effect on the character and appearance of this part of the CA.

5.4 The site does not make any particular contribution to the significance of the Scheduled Winchester City Wall. There is no intervisibility between the

proposed development site and this Scheduled Monument, and the site does not form an important feature in views to or from the monument. The significance of the scheduling is inherent in its historic, archaeological and architectural interests, for the way in which it evidences the historic development of the city of Winchester from its foundation in the C1st, through to the Middle Ages. The site has a neutral effect on the significance of this Scheduled Monument.

5.5 At present the site does not make any particular contribution to the significance of buried sections of the historic city defences or other buried assets, having a neutral effect.

Impact of the allocation on that significance

5.6 Development on this site would likely not give rise to harm to the significance of the Church of the Holy Trinity. This is because the status quo is a comparatively recent change to the setting of this Victorian church, which is readily understood within its setting, comprising largely of terraced housing. Development on this site would not diminish the quality of the setting of the listed building, and could reinstate a form of development which is characteristic of this area.

5.7 Development on this site has the potential to enhance the character and appearance of this part of the Winchester City CA, through the infilling of this urban void with development which could restore the frontage along North Walls.

5.8 Development on this site would not give rise to any effects on the significance of the Winchester City Wall scheduled monument.

5.9 Development on this site would potentially give rise to harm to the significance of buried archaeological remains of the Winchester city defences, any extra-mural occupation and activity to the north of this defensive zone and the city's past palaeoenvironment. Should buried remains of the historic city defences within the site be sufficiently well preserved and can be shown to have a demonstrably equivalent significance to the Winchester City Wall and associated monuments SM, then in line with footnote 72 of Chapter 16 of the NPPF (December 2023) such remains would need to be considered subject to the policies for designated assets.

Maximising enhancements and minimising harm

5.10 A sensitively designed development, respecting and informed by the sites heritage character has the potential to enhance the city's townscape and reintroduce elements of lost historic urban grain. This may result in some site constraints but would connect the site to its heritage. Through careful design

and layout, a successful development also has the potential to enhance the legibility of and increase public knowledge and understanding of Winchester's historic character. A scheme of public interpretation included within the development (informed by necessary archaeological investigations) would maximise opportunities for enhancement.

5.11 The success of any scheme here (in heritage terms) is likely to depend upon the quantum and form of development proposed. Modest two, to two and a half storey terraces could have a positive effect on the character of the CA, but taller individual buildings would likely cause harm to the character of the CA, and to the significance of the listed buildings. Harm to heritage significance of built heritage assets could be minimised through the detailed design process which should include an assessment of the height of development, and ensure that the form of development is responsive to its context of linear street patterns.

5.12 Enhancements could be maximised through the re-opening of the culverted Upper Brook, and careful control over the detailed design of the proposed new buildings.

5.13 Harm to significant buried heritage assets should be minimised. Early-stage archaeological evaluation should be undertaken to understand the site's constraints and opportunities and to inform development proposals and mitigation strategies. Such mitigation strategies may include minimising harm to any significant assets through careful design (placement of structures, below ground foundations / services and landscaping) and further archaeological investigation, recording and dissemination in order to preserve buried heritage assets by record.

Is the allocation appropriate?

5.14 Yes. Development has the potential to enhance the setting of the heritage assets identified above.

Proposed site allocation W10 – River Park Leisure Centre

Allocated for: Learning and non-residential institutions (Use class F.1)



Identification of heritage assets affected

- Winchester City Conservation Area
- Winchester Cathedral (Scheduled and GI)
- Remains of Hyde Abbey (below ground) (non-designated)
- Roman Catholic Church of St. Peter (GII)
- Church of St. Thomas (GII)
- Buried remains which may contain evidence of the city's past palaeoenvironment (non-designated)





Contribution of the site to the significance of those heritage assets

6. The site is presently occupied by two mid-C20 buildings, forming the former River Park Leisure Centre, a concrete skate park and a car park to the west of the site. There are mature trees on all four boundaries. The open area to the North forms the North Walls Recreation Ground. The Winchester City Conservation Area is located to the West and South of the site.
- 6.1 The former Hyde Abbey occupied land to the west of the site, the eastern boundary of which runs through the western end of the site. Today, Hyde Abbey Gateway (Grade I listed; Scheduled Monument), an adjacent former cart shed (Grade I listed), the Mill stream structures and bridge (Grade II listed) are the last above-ground structures remaining of the abbey. There is no intervisibility between those buildings and structures and the site, but the site has intervisibility with the CA at King Alfred Terrace and from King Alfred Place. Immediately to the north of the site lie the buried remains of the east end of the former abbey church which are preserved below and are reflected in the design of Hyde Abbey Gardens, the garden is a much-valued location and key entry point into the CA. Longer distance of the roof of the Cathedral and of the Towers of the churches of St. Peter and of St. Thomas are possible. The site sits on the horizon in long distance views from the North Walls Recreation Ground.
- 6.2 The redundant leisure centre building is typical of its use, a large building which bears little relationship with the buildings which surround it. In its present form, the site has a negative effect on the significance of the CA by virtue of its position within its setting. The site is considered to have a neutral effect on the significance of the majority of the buried remains of Hyde Abbey as they are not visible, however the current leisure centre building itself is considered to have an adverse effect upon the buried remains of the church of Hyde Abbey as reflected in the layout of the Hyde Abbey Garden. The views of the Cathedral and two churches identified above are incidental; whilst they enable those assets to be appreciated from afar, the site does not make any contribution (positive or negative) to the significance of those assets.

Impact of the allocation on that significance

6.3 The Local Plan policy suggests that any replacement structures on the site will also be large building(s) but this will be subject to detailed design considerations and appropriate studies. Given the nature of the existing structures, further harm to the significance of the Conservation Area and buried archaeological remains preserved below the Hyde Abbey Garden from new structures of a similar scale and mass is unlikely. New buildings or other development impacts beyond the existing leisure centre footprint could introduce harm to the significance of buried remains of the abbey precinct through direct impacts. Excessively bright, or poorly designed external lighting could exacerbate the prominence of any new building, which would likely cause harm to significance. Development on this site is therefore likely to give rise to a low degree of harm to the CA. It is unlikely to give rise to harm to the significance of the Cathedral or to the two churches identified above. Development impacts may result in harm to buried archaeological remains which may provide evidence of the city's past palaeoenvironment; such harm to their significance is considered to be less than substantial.

Maximising enhancements and minimising harm

6.4 Development on this site has the potential to enhance an ability to appreciate the significance of the Cathedral and wider CA, if it results in the creation of new viewpoints from within or on any new building.

6.5 Confining new buildings to existing footprint areas and east of the former Hyde Abbey precinct would help to minimise direct impacts to buried heritage assets. Early-stage archaeological evaluation should be undertaken to understand further the site's constraints and opportunities and to inform development proposals and further mitigation strategies.

6.6 A sensitively designed and laid out development has the potential to connect the development to the heritage of the site and further enhance the legibility of the former abbey and increase public knowledge and understanding. Additional public interpretation extending that already present within Hyde Abbey Garden (informed by necessary archaeological investigations) would maximise opportunities for enhancement.

Is the allocation appropriate?

6.7 Yes. The site does not make a positive contribution to the significance of any heritage asset at present. Development here is likely to preserve this status quo, but could result in modest enhancements to an ability to appreciate the significance of those heritage assets. Any acceptable development proposals must be recognised and account for buried heritage assets in and around the site.

