

WINCHESTER

Character Assessment

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WINCHESTER

Character Assessment

I OVERVIEW

I.1 Winchester, historically the capital of Saxon Wessex and the early English kingdom, lies near the centre of the county. The modern city lies across the valley of the River Itchen where it cuts through the chalk belt of the South Downs, and spreads up the valley sides. Westwards towards Teg Downs, the City has expanded onto the downlands.



I.2 The gap in the chalk and the crossing point of the Itchen have long been of strategic importance; in the Iron Age period it was over-looked by a hillfort on St Catherine's Hill and there was a settlement at Oram's Arbour on the west slope of the valley. It became the site of *Venta Belgarum*, a tribal capital in the Roman period, and the Roman defences of the City were re-fortified in the Saxon period against Viking attacks when Winchester became one of a series of defensive towns or 'burhs' across Wessex. At this time the Roman street pattern was modified, creating much of the regular grid of streets that survives to this day within the walled area. Winchester was second only to London in importance and also became an important ecclesiastical centre with the foundation of several monastic houses, including the Old Minster near the present cathedral and the Nunnaminster to the east.

I.3 Winchester continued to be an important royal centre in the Norman period. William I built a new palace and a castle here and it was in Winchester that the Domesday Book was compiled. The Bishopric of Winchester became one of the richest in Europe and bishops of Winchester founded institutions such as the Hospital of St Cross to the south of the City and Winchester College to the south of the cathedral precinct.

I.4 Throughout the medieval period the City was an important centre for wool and cloth manufacture and was appointed one of ten staple towns; the only places where it was permitted to trade wool. However, during the sixteenth and seventeenth centuries the City faced increasing competition in cloth-making from several of the smaller market towns in the county.

I.5 Although Winchester still received royal visits, the court was becoming more London-centric and this hit the local economy. Charles II began the construction of a new palace in Winchester but this project was abandoned after his death leaving Winchester to serve as an administrative centre. Winchester also developed into an important military centre with a major army barracks being built near the castle.

- I.6 The city only really began to expand beyond its medieval core in the nineteenth century with new streets being laid out around Oram's Arbour, and the hospital and county gaol built alongside Romsey Road. The arrival of the railway also helped stimulate further development, particularly to the north-west of the station where terraced housing and some detached houses were built. The late-nineteenth century also saw smaller areas of growth to the north, south and east on St Giles' Hill where large, detached houses were built. A smaller area of large houses of late-nineteenth- and early-twentieth-century date developed on Sleepers Hill.
- I.7 Between World Wars I and II there was relatively little new development; the principal new area of housing was at Stanmore to the south-west of the historic core. Post-war the major areas of growth for housing were to the south-west and north-west whilst an industrial area was built to the north-east alongside the M3 motorway.
- I.8 Modern Winchester is a gateway to the South Downs National Park which extends right to the edge of the town via the River Itchen. The river valley influences the character of much of the City, forming the characteristic hills to the east and west, and providing a green countryside wedge through the centre, with riverside walks and parks. The chalk stream habitats of the Itchen are internationally important for its biodiversity, and designated as a Special Area of Conservation. The downland landscapes around Winchester are also important for biodiversity and their natural beauty.

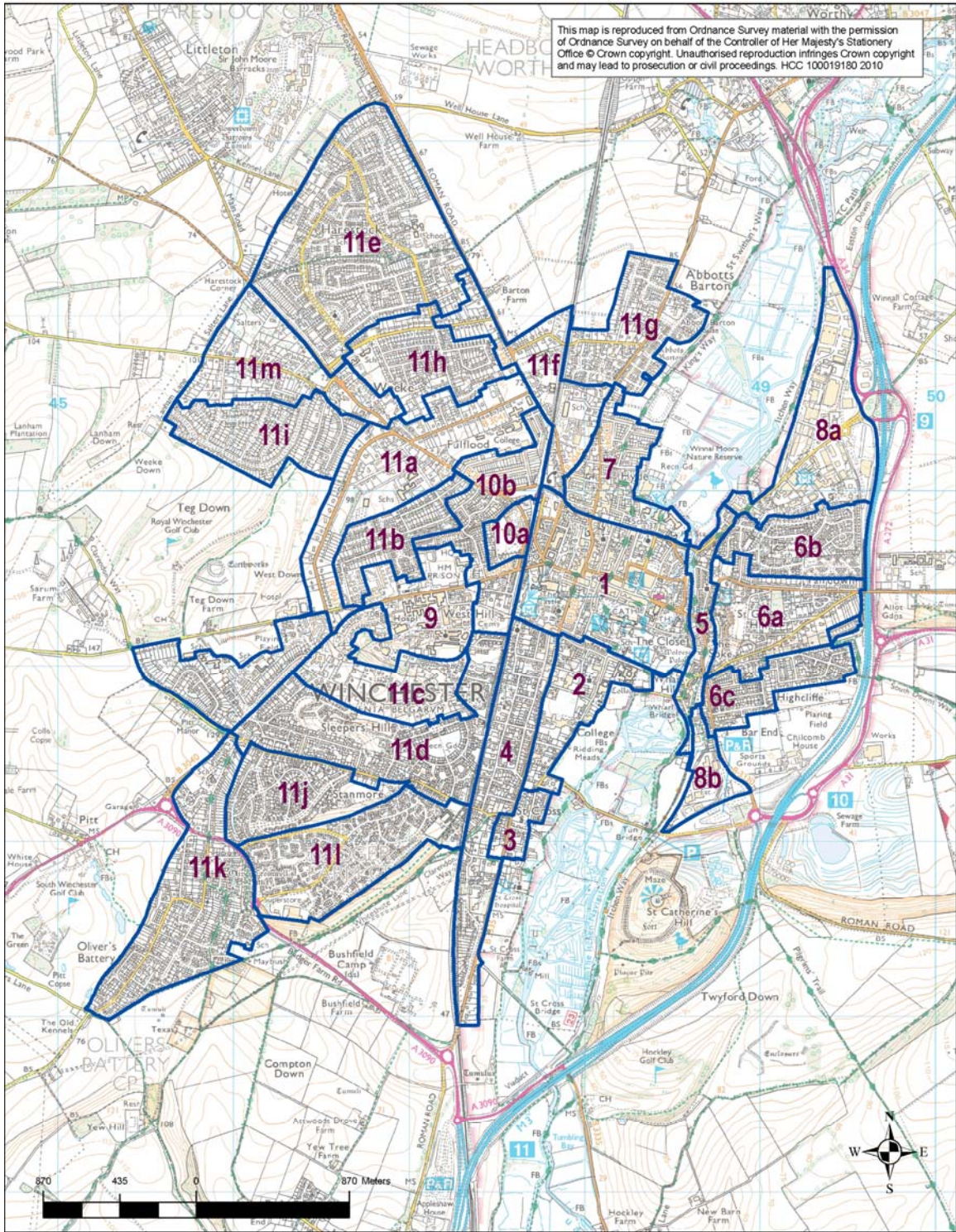
Hampshire Towns Character Assessment – Townscape Types

TCT	Description
01	Medieval Planned Urban Settlement
02	Rural Settlement
03	Post Medieval Development 1600–1819
04	Residential 1820–1869
05	Residential 1870–1914 (Terraces, Semi-detached, Small Detached Houses)
06	Residential 1870–1914 (Villas)
07	Residential 1915–1945
08	Residential Post 1945–Present (Houses and Bungalows)
09	Residential Post 1945–Present (Flats, 4 storey and above)
10	Commercial 1870–1945
11	Large Retail 1950–Present
12	Office/Commercial 1945–Present
13	Business Park 1945–Present
14	Traditional/Older Industrial
15	Industrial 1945–Present
16	Hospital/Education – Older Core
17	Hospital/Education – Modern
18	Defence Pre 1830
19	Defence 1830–1914
20	Defence 1915–Present
21	Civic
22	Religious/Churchyard/Precinct
23	Open Space (Public Park)
24	Open Space (Sports/Recreation)
25	Open Space (Allotments)
26	Open Space (Cemetery)
27	Open Space (Green Corridor)
28	Open Space (School Playing Field)
29	Transport Corridor
30	Civil Infrastructure – e.g. Sewage Works
31	Car Park
32	Mobile Home Park



WINCHESTER TOWNSCAPE TYPES





**WINCHESTER
CHARACTER AREAS**



2 CHARACTER AREA DESCRIPTIONS

2.1 WIN01 Historic core (City centre)

2.1.1 Character Summary

The historic core of Winchester is strongly defined by the progressive layering of historic town planning which have produced a tight and fine-grained urban grid of streets, roads, lanes, courtyards and alleys within the former walled part of the City. Within this character area, there are some memorable historic spaces and building ensembles. This includes the Cathedral Precinct and Close, the Peninsular Barracks area and the Abbey Gardens environs (including the Guildhall) and The Broadway. There are a significant number of statutory listed buildings, many of which are of Grade I and II* status. The entire area is designated as a conservation area which extends to include the historic suburbs and part of the riverside setting of the City. The often tree-lined ridge to the landscape setting of the City (particularly St Giles' Hill) and its relationship with the Itchen Valley and its chalk stream watercourses are an integral characteristic of the City, with the green fingers of the water meadows penetrating almost to the heart of the historic core.

2.1.2 Key Characteristics

- Roman, Saxon and Medieval overlays producing a rigid walled town plan still well-defined to the present day
- The landform steadily rises to the west from the Itchen Valley
- Tight urban network of streets with narrow plots and retention of historic boundaries and plot division
- Consistent back of pavement building line almost throughout, boundary walls and/or railings where buildings are set back
- Red/orange bricks, sometimes with grey/flushed headers, some painted brick, render and stucco, exposed and re-fronted timber-framing. Roofs are predominantly old red plain clay tiles, some natural slate to later buildings
- Predominantly three storey, some taller buildings but these are exceptions
- Mixed use throughout, some areas of predominantly residential use (mix of flats and houses) and commercial core centred on the High Street
- Trees to the parks and Cathedral Close and precinct, occasional but limited individual trees to rear gardens (these tend to be large to very large specimens)
- High-quality public realm throughout, shared spaces and pedestrianised areas, soft landscaping to historic areas, notably absence of tarmac to key settings of historic buildings (for example the Cathedral)
- Good access and connectivity despite significant barriers such as the railway line and Itchen River

2.1.3 *Boundaries and setting*

This character area comprises the extent of the historic walled city of Winchester and its immediate setting and environs to the west. It is bounded to the north by Hyde historic suburb (WIN07), to the east by Riverside (WIN05) with which it has a very important and historic relationship, to the south by Winchester College and its historic campus (WIN02) and Christchurch Road, the Victorian and Edwardian suburb of the City (WIN04). To the west is the mainline railway line which passes through the City north–south and effectively cuts the centre off from its residential hinterland (sub-area WIN10a) which lies beyond.

The wider setting of the City comprises the extent of the valley of the River Itchen as it passes between two hills overlooked by surrounding high chalk downland. There are a series of escarpments, to include Magdalen Hill Down, Deacon Hill, Telegraph Hill and Fawley Down, and the steep escarpments surrounding St Catherine’s Hill (a former Iron Age hillfort), which form the wider landscape setting of the City. Views from St Catherine’s Hill to the south-west of the City provide a clear understanding of the wider setting of the historic core of the City and its relationship with its suburbs and penetrating landscape features (e.g. the water meadows).

With regards to the City’s more immediate setting, due to the topography and the fact that Winchester sits in a bowl with high, mostly tree-lined ridges surrounding, there are excellent views over the townscape from St Giles’ Hill to the east, in particular (WIN06a) and up into High Street from Riverside (WIN05). There are also views from Oram’s Arbour (sub-area WIN10a) into the City although these are marred by the 1960s extension to the County Council buildings. The valley landscape setting is an integral part of Winchester with the cathedral and city being effectively subservient to a strongly defined and encompassing landscape.

2.1.4 *Designations*

There are seven Scheduled Monuments within the character area, and a significant number of sites listed on the Hampshire Sites and Monuments Record including below ground archaeology, ruins and some substantially complete buildings (usually statutory listed as well); these include Cathedral Close, the Cathedral and the remains of Wolvesey Castle. Several stretches of the city wall are scheduled, together with the two surviving gates, Westgate and Kingsgate, and the Buttercross and City Bridge.

There are 33 Grade I listed buildings within the character area and a number of these are also Scheduled Monuments. This includes the Cathedral and Close, a number of Winchester College buildings, the prominent Westgate at the top of the High Street, the Great Hall, surviving parts of the city wall and walls to the Cathedral Close, and the Cathedral Church of the Holy Trinity – Winchester Cathedral. There are 36 Grade II* listed buildings within the character area and over 300 Grade II listed buildings. The majority of buildings within this character area are either listed or within the setting of a listed building, many of which are at the higher grades or within the setting of a Scheduled Monument.

The large number of buildings which make a positive contribution towards the character and/or appearance of the conservation area are identified in the Winchester Conservation Area Appraisal. Some of these are likely to fulfil the criteria for statutory listing. This is particularly the case with the survival of intact terraces within the City from various periods, most notably the mid to late Victorian period.

The entire character area is part of the much larger Winchester Conservation Area designation; a very large conservation area which covers the whole of the walled city and all of its immediate suburbs.

2.1.5 *Townscape types present*

TCT01, 08, 09, 11, 16, 18, 19, 21, 22.

2.1.6 *Topography*

The steady slope of High Street down to the river contributes to the City's picturesque qualities. When looking up High Street from the river, the rise in level gives prominence to large local government buildings which dominate the roofscape in these views.

The change in level becomes exaggerated on moving further west, with a significant change in some places, particularly to the south of the High Street, where a sequence of steadily rising lanes, and in some cases steps, take the pedestrian from the Cathedral to the barracks and castle areas. The sense of north–south orientated roads being terraced up the gradient is conveyed in the progressive roofscape seen in longer distance views and sometimes in local views along streets and lanes.

The area of the Cathedral Close and surrounding streets and roads is relatively flat in comparison, with relatively little change in gradient or level throughout.

2.1.7 *Layout and Pattern*

The historic walled city retains its strongly defined grid plan of streets and lanes, inherited from the preceding historic periods of planned settlement, but predominantly the overlaying of medieval planning on a Saxon town plan with remnant Roman survival (particularly the High Street). This has led to a tightly knit pattern of street, lanes and footpaths on a fine grain with a strong survival of the narrow plot division laid out in the medieval period. The narrow plots are accentuated by the diverse and juxtaposing architectural treatment throughout High Street and adjoining streets and often it is this diversity which gives Winchester such a unique and attractive sense of place.

The character area possesses a hierarchy of transport networks (street, road, lane, footpath and alley) linking spaces of varying degrees of scale but with a consistent formality due to their setting out in a grid pattern and generally grand character of the architectural styles seen to principal spaces. This is true of the Great Hall and Law Court environs, Peninsular Barracks and the Cathedral Close, down to more intimate areas such as The Square and the pedestrianised areas around the Brooks Centre.

To most streets within the historic core, buildings are set to back of pavement with very few exceptions. Where these occur the street frontage is often continued with railings or brick walls (e.g. the Grade II* listed Serles House (1740), Southgate Street). This is also the case to side streets where gardens sit on the edges of roads but are invariably enclosed behind high brick boundary walls with only intermittent interventions of timber gates or the occasional early coach house or stable block. This continuous building line throughout, be it built form or boundary treatment, provides good and, to the most part, comfortable enclosure. The Georgian proportions of many of the houses (a good number being re-fronted earlier timber-framed buildings) retains a human scale to most streets and is not overbearing or oppressive despite the narrow section of some streets, roads and lanes.

2.1.8 *Buildings and materials*

There are predominantly three building types within the character area; non-secular and secular buildings and former defensive structures. Within the first type, non-secular buildings, there are a number of sub-types. These comprise: residential; residential but converted to commercial uses (usually but not always with the insertion of a shopfront); and purpose-built commercial, mixed-use and civic buildings. Commercial shops date back to the fourteenth century with timber-framed buildings on High Street which started as commercial premises with residential elements above and to the rear (although their true original plan form is still a matter of speculation). These buildings display a diverse and sometimes eclectic array of architectural styles and use of materials. Of particular note is The Pentice to the south side of the High Street, a group of substantially intact medieval buildings with a covered walkway projecting into the High Street, a rarity in terms of building type nationally.

This rich mix of vernacular and polite and the sense of evolution and adaptation of buildings rather than replacement (with many timber-framed buildings having been re-fronted in brick or clad in hanging tiles or mathematical tiles; tiles made to imitate high-quality brickwork) is part of the essential character of the buildings to the commercial core and to residential streets leading from this but still within the historic core of the City. There are some fine civic buildings to the historic core including the Library, formerly the Corn Exchange (O B Carter, 1838), a significant landmark building whose deep portico is a key feature of Jewry Street; the high gothic grandeur of the Guildhall (1871) to the lower end of the High Street; and the rather austere but well detailed Council offices (1959–60) opposite the Westgate. There is also the exuberant and highly stylised (with the use of flint and stone) Castle Hill Offices and the Law Courts precinct and Great Hall to the other side of the street. These buildings form a very attractive and cohesive group at the upper end of the High Street.

Buildings to the commercial core can range from two to five storeys. There is much use of roofspaces for upper floors (utilising rooflights and dormers) but most have storage or commercial uses such as offices rather than residential, although there are some residential units above shops.

The second building type is associated administration and outbuildings; the Cathedral, Wolvesey Castle (a.k.a. Old Bishop's Palace), Deanery, Priors Lodgings, St Swithun's Gate, and Pilgrims' School and Hall contained within the area known as the Cathedral Close. There are also individual churches and chapels, such as St Lawrence in the Square; a church dating from 1150, almost completely enclosed by later development with only the door visible from the Square. St Swithun's, above the fourteenth-century Kingsgate, is another good example of this maximum use of space within the tight urban plan of the historic core.

The third building type is an important part of the city fabric; structures associated with defence. This would include the highly formalised and large-scale Peninsula Barracks (converted to residential in the late-twentieth century), to the south-western corner of the character area, and its associated buildings such as the successfully converted former Garrison Church to Southgate Street (now The Screen cinema) and the City's surviving defences; city gates, fragments and larger sections of wall (particularly to the south-eastern corner of the character area).

The principal building material seen across the character area is brick (orange and red with some flared headers and buff and yellow stocks), sometimes painted (mostly white). Render and some plaster and stucco are seen, also usually painted. Stone (sometimes re-used and seen as ashlar and rubble stone) generally demarks older buildings, with the notable exception of the Guildhall in sandstone with red sandstone bands (Council Offices). Flint is also seen in very early buildings and revived as a local material in Victorian buildings within the City. A number of buildings have exposed timber-framing. This would be considered substantial or massive framing with arch braces with remarkable survivals of very early (fourteenth-century and occasionally earlier) material. Infill to framing is invariably painted plaster or render with some brick infill seen (although this is usually a later insertion or faux framing from the Victorian period and later). Of note is the almost ubiquitous use of timber vertical sliding sash windows, sometimes with exposed frame and sometimes inset. There are casement windows but these are usually seen on secondary elevations or to upper floor openings (such as dormer windows).

The skyline is varied but mostly comprises parapet walls with stone copings and some stone or plaster or sometimes timber cornices of degrees of architectural accomplishment (usually depending on the architectural style and period of the building). Some gables are interspersed within the townscape adding interest to the roofline; these are usually in brick or hanging tiles. Roofs are generally hidden by parapets or restricted from view because of the narrow section of the street and scale of the buildings.

Roofs have predominantly handmade red/orange plain clay tiles. Later buildings have natural slate and this is usually seen on a decreased roof slope often contrasting with much steeper tile slopes adjacent. This variation adds to the quality and dynamic character of the historic roofscape throughout the character area and is particularly prominent in extended views into the City.

Boundary treatments are an important part of the character of the historic core (and other character areas). They can include, on a strategic city level, the precinct boundary walls and then, on a more local level, the high boundary walls to private gardens in red/orange brick, and brick and knapped flint panels (sometimes banded with brick), with half round brick copings, wrought iron and cast iron railings from the eighteenth and nineteenth centuries, and gates and gate piers. These structures often provide a good indication of the local vernacular and help define townscape throughout the City's hierarchy of streets, roads and lanes.

2.1.9 *Predominant land use*

The walled City or historic core of Winchester, as defined in this character area, has historically been an area of consistently competing land holdings between church and state. This historic conflict has resulted in the division of the core into well-defined areas of land use which are subsequently reinforced by building types, scale, plot division and to a lesser extent, but in some cases distinctive, material use.

The Cathedral Close and environs is well-defined and largely hidden from the commercial core and activity of High Street and connecting streets. This has much to do with uses and traffic movement; the former has very few traffic movements and is a largely tranquil pedestrian space. The latter is also pedestrianised in parts but rarely tranquil and is surrounded by vehicular movement and significant traffic intervention.

The commercial core has a strong mixed-use character emphasised by the multiple uses often found in single buildings. For example, buildings in High Street might be occupied by a retail unit at ground level, a restaurant or hairdresser on the first floor, and offices or residential above. There are degrees of this multiple use and there still remains under-use of the upper storeys to many units. High Street is the focus of trading activity although local markets (Middle Brook Street) and other areas of enclosed shopping, such as the Brooks shopping centre, are also key focal points for commercial activity. Retail shops are invariably high street chains rather than independent retailers although cafés and restaurants tend to be more independent.

The south-western corner of the 'walled' city, originating as the site of a Norman castle, has remained a centre for local government, and is now occupied by the offices of Hampshire County Council and the Law Courts.

There is a good degree of evening activity throughout the City, focusing on the bars, restaurants and public houses.

Private dwelling houses and flats in converted buildings are found throughout the character area, predominantly to the north of High Street where a sequence of roads have terraced housing from the eighteenth (substantial townhouses, many of which remain in single-family ownership), nineteenth and twentieth centuries (more modest terraced cottage-scale housing, typical of the Victorian period and historically associated with a working class ownership). Most houses have no front gardens but a private enclosed rear garden. These range from small courtyards to substantial areas of private space. This is particularly the case south of High Street and within the Cathedral Close.

2.1.10 *Public realm*

There is a very high-quality public realm throughout the character area. This is due to a combination of very well-defined townscape throughout which includes a hierarchy of spaces from the large scale of the Cathedral precinct, to the more intimate (and largely hidden) Cathedral Close, down to the tight urban grain of The Square. These spaces are often linked by narrow alleys and lanes which serve to emphasise the special character of the public realm and particularly how spaces can be enjoyed in different ways (from different approaches and in different mediums). Built form of a high quality and generally in proportion with these spaces, combined with a quality of material both to buildings (including boundary treatments) and surface treatments, including some historic paving and later sensitively laid modern materials, add to the sense of a well-maintained and carefully monitored environment.

Watercourses to the lower section of the historic core constantly surprise and disappear and reappear beside streets and through open spaces greatly adding to the general quality of the public realm. These urban watercourses are an historic legacy from early periods of settlement where the presence of running water had a far more practical use and was woven into the town plan as an integral element of urban life.

Of note is the general lack of street trees other than to sections of Friarsgate where they help soften the impact of this very heavily trafficked route.

Street lighting is kept to a minimum, with some survival of historic lamp standards, and the careful siting of new columns and lights on buildings wherever possible.

There is on-street parking to some of the residential streets; this is usually only to one side because of the narrow section of most of the carriageways in the historic core. Parking is a significant issue in the character area as built form generally prevents cars from being taken off the street. There is limited space for surface-level car parks, and within the historic core there is only limited multi-level parking because of the sensitivity of the environment. Much of this is related to the retail areas (the Brooks Shopping Centre and adjacent to the bus station) and to offices to the western edge of the character area (e.g. under the County Council's modern offices) on Sussex Street.

There is a high degree of public art throughout the historic core (e.g. Dame Elisabeth Frink's bronze statue of "Horse and Rider" outside the Law Courts entrance), public monuments (some fine monuments and war memorials in the Cathedral precinct including modern pieces of public art), and statues (most notably King Alfred to the lower end of The Broadway). This area is a good example of best practice in terms of public art and the preservation of existing historic paving materials and the use of modern materials. The management of the public realm, in a sensitive location with minimal signage, 'soft' materials for footpaths (resin-bonded gravel) and a noticeable lack of clutter, is befitting of its role as the setting of a Grade I listed building of outstanding architectural and historic interest.

Traffic is diverted away from most of High Street and streets to the south, being directed along St George's Street, Friarsgate, North Walls and the west end of the High Street. The level of traffic is very high during peak periods. Noise, pollution and difficulty in crossing the road are significant issues and are having an impact on the character of these areas, as well as the setting of important historic buildings within the conservation area. Highways interventions in these areas tend to be heavy-handed and over-engineered with little consideration for the use of traditional materials for carriageway and footpath surfacing.

2.1.11 *Open space*

There are two very attractive and well-used public open spaces linked by footpaths; these are the Cathedral precinct to the north and west of the Cathedral and Abbey Gardens to the south of The Broadway. Both these spaces are well maintained landscaped urban parks. Both form the setting to important historic buildings and groups of buildings and both get intensive daytime use from a wide spectrum of users; residents, people working in the City, and tourists. These spaces have mature trees in groups carefully placed so as not to overwhelm the areas or impact upon important views of buildings within these open settings. They are very important amenity spaces and valuable green spaces in a very fine-grained urban environment. The Close, a publicly accessible open space during daytime, is a high-quality environment and the even more secluded precinct to the north is a quiet contemplative space, free of vehicular traffic and surprisingly calm for a city centre space.

There are further public open areas which include the public space between the Law Courts, the Great Hall and the County Council offices. This area is hard landscaped in good quality materials on a split level. However, the general lack of active frontage to these spaces and poor integration with the street grid discourages continuous use of this space, particularly at night. The gardens to the west of the Hampshire Record Centre are landscaped and form part of the setting to this striking building. They are, however, underused and undervalued as public open space. A more successful space is the newly formed square between the library building (former Corn Exchange, now the Winchester Discovery Centre) and the Theatre Royal.

For a city of this scale, set out on such a tight urban grid, there is a considerable amount of private open space, particularly to the south and south-east of the Cathedral. This includes private gardens to the Deanery, Wolvesey Castle (although the ruins of the castle are accessible by day), private gardens to houses set on Dome Alley and the Pilgrims' School grounds. A feature of some of the spaces is the presence of water-courses; channels of the River Itchen which were originally diverted for land management purposes. Riverside walks through and out of the character area are popular, and add to the townscape quality. Three long-distance footpaths also start or finish at the cathedral, enabling people to access the countryside almost from the city centre.

There are also large gardens to houses north, but predominantly south, of the High Street. These are usually enclosed by other houses or high brick boundary walls. They often include mature trees which are seen from public view and often frame or obscure the houses set within.

2.1.12 *Biodiversity*

The River Itchen, flowing along the eastern boundary of the character area, is a Special Area of Conservation (SAC) and Site of Special Scientific Interest (SSSI), designated for its classic chalk stream and river, fen meadow, flood pasture and swamp habitats. There is a narrow belt of trees along much of the river corridor. The secondary channel running through Abbey Gardens is channelised along much of its length.

Much of the character area is built up with few urban or semi-natural habitats, although the combination of public and private green spaces to the south-east of the character area creates a larger habitat patch of urban parks and amenity grassland, mature trees, the water courses, and areas of private garden with strongly defined hard boundaries. This area is adjacent to a number of extremely important natural habitats including the River Itchen corridor and its associated water meadows, water courses, navigations and ponds, which are also accessible to the public and closely linked to the city centre green spaces.

There is good tree cover to Abbey Gardens, particularly lining The Broadway and to its boundaries with Colebrook Street. However, there are not significant groups of trees in the city centre, outside the Cathedral precinct or in Abbey Gardens. Individual trees, most often set in large rear gardens, can be very prominent in local views and provide an attractive backdrop to parts of the historic core, most notably within the Cathedral Close.

The railway line to the west of the historic core provides a green semi-wild corridor linking the open countryside to the north and south, and rear gardens and open spaces in between.

2.1.13 *Access and connectivity*

The gridded street pattern and hierarchy of streets, roads, lanes and alleys provides a high level of permeability and choice of routes throughout the city. The only exception to this is the Cathedral Close which is open and well-defined but limited (at times) in terms of access. Being pedestrian only, it is a permeable space during the daytime and evening but closed to the public at night. St Swithun's Gate is the only southern entrance to/exit from this space for members of the public and residents of The Close. This does however connect to principal routes around the City and Close walls and onto the outer suburbs of Winchester.

To the west, the railway line in its cutting could act as a barrier but is well served with crossing points allowing relatively easy access to the western suburbs. Similarly, to the east the river presents a potential barrier but is also served by multiple vehicle and pedestrian crossings. North Walls presents a perceived barrier to connectivity, not in terms of built form as there are a number of pedestrian connections to the suburbs beyond, but in terms of the volume of traffic which uses this route and the narrow pavements which line this major road.

2.2 WIN02 Winchester College and Kingsgate

2.2.1 Character Summary

Winchester College has performed a central role in the development of the City since its founding in 1382. Pupils of the college are often seen proceeding in groups through the narrow streets with houses set in regular narrow plots of this former medieval suburb, disappearing through gateways into hidden courtyards, giving only glimpses of the fine medieval and modern buildings that combine to make up the College campus. Streets surrounding the College are lined with brick-built historic buildings predominantly from the eighteenth and nineteenth centuries, sometimes with earlier cores (timber-framing). Many of these buildings are in the ownership of the College. The roads are quiet, with relatively little vehicular traffic, making them pleasant spaces to use as a pedestrian despite narrow or non-existent pavements.

The views towards the City from the south-east put the College and Cathedral within the context of the walled city in its riverside setting. These views are city-defining and capture the essence of historic Winchester and its depth of historic layers in terms of institutional uses. There are also open views out to the countryside, dominated by St Catherine's Hill (the site of an Iron Age hillfort), providing a continuity of settlement spanning thousands of years. The area falls within the Winchester Conservation Area.

2.2.2 Key Characteristics

- Medieval suburb dominated by Winchester College and its extensive historic groupings of buildings from all periods, and its landholdings beyond the campus, within the setting of the water meadows of the River Itchen
- The area is predominantly flat and low lying
- Regular plots laid out in a grid derived from early planning of the City, natural constraints and land holdings
- Building line is predominantly to the back of pavement providing strong enclosure to streets and lanes
- Predominantly red/orange brick, with some flared headings, painted stucco and render. Plain old clay tiles almost throughout, older stone tiles to some college buildings
- Good mix of two- and three-storey buildings and larger formal buildings to the College complex
- Predominantly educational use and ancillary uses to this. Also includes a small number of shops and a public house which form an attractive group with the Kingsgate
- Limited street trees, but important trees to college courts and open spaces (water meadows, sports fields, recreation grounds) to west and east of Kingsgate Street
- High-quality public realm throughout, strongly defined by built form (including high boundary walls) and noticeable lack of signage and clutter
- Generally good access and connectivity throughout (although the Close is time restricted), with preference for the pedestrian or cyclist

2.2.3 *Boundaries and setting*

To the northern boundary of this character area, the flint and stone rubble of the city wall (to the north side of St Swithun Street and College Street) is most apparent and a distinctive part of the southern edge of the historic core (WIN01). To a small section of the east boundary there is the riverside character area (WIN05). Thereafter the water meadows of the Itchen (outside the City settlement) form the tranquil and highly picturesque boundary and setting to the east. There is an open view to the south-east, of St. Catherine's Hill across the Ridding Meads. To the south is St Cross, in part a continuation of the meadows (with continuous footpath access to the river) but broken by Garnier Road which effectively forms the boundary to the College campus and its setting. To the west, St Cross Road is a busy major traffic route into and out of the City and strongly defines the edge of the character area with the grand suburban houses of WIN04 to the west side of the road.

The river and its associated water meadows and open sports fields forming part of the College group is an integral and vital natural element forming the setting to much of this character area. There are long views to the outlying green slopes of Sleepers Hill and the lower slopes of St Catherine's Hill. To the northern boundary the setting is in complete contrast to this open edge with strong enclosure from built form, narrow gateways and lanes.

2.2.4 *Designations*

There are no Scheduled Monuments actually within the character area although Kingsgate, lying at the northern end of Kingsgate Street, and the cathedral precinct wall on the northern edge of the character area, are Scheduled Monuments. A significant number of the buildings within this character area are statutory listed, many at the higher grades of II* and I, and particularly amongst the fine Winchester College groups. Generally, the continuous townscape is of a very high material and aesthetic quality. Additionally, there are many buildings (particularly in the College) which form part of the curtilage of listed buildings; such as outbuildings, pavilions, boundary walls and some hard landscaping.

The entire character area falls within the Winchester Conservation Area.

2.2.5 *Townscape types present*

TCT01, 05, 16, 27, 28.

2.2.6 *Topography*

The area is predominantly flat and low lying but rises gently to the west (this is particularly apparent to Canon Street)

2.2.7 *Layout and Pattern*

The layout of this character area is strongly defined by land ownership, natural features (such as the river and its flood plain and an imposed hierarchical grid of medieval street and lanes). These features are generally wider, busier and more intensively planned and developed north–south than east–west.

Building heights are generally two to three storeys, with a number of two-and-a-half-storey buildings with accommodation in the roof (often utilising dormers or rooflights) and generally increasing on travelling north, culminating in the tight, urban space at Kingsgate. Building plots are planned, narrow, deep and regular. Most houses are built to the back of pavement. Where this is not the case, low walls, sometimes with railings, are seen. The building line is often continued by high brick walls (to College accommodation or grounds) providing a highly enclosed and well-defined townscape throughout.

The College complex (predominantly to the east side of Kingsgate Street) reflects its piecemeal and gradual development from the medieval period to the present day and is informally laid out around a series of spaces; private gardens, courtyards, squares and larger areas of open space linked to sports fields and the water meadows. These spaces are often linked by alleyways and/or gateways.

2.2.8 *Buildings and materials*

The buildings in this character area fall into two groups; those associated with the function and administration of Winchester College, and residential buildings lining the adjacent streets. Much of the latter are owned by the College and many are houses for masters or older pupils.

The College group is an eclectic mix of buildings from the late medieval period to the late-twentieth century. They are grouped around an intricate and informal series of courtyard spaces, some reflective of cloisters. The buildings themselves are often characterised by medieval motifs and stylistic details such as the use of stone, string courses, moulded window surrounds with hood moulds, windows and doorways of varying size and scale, stone-paved courtyards, and stone stairways and arched gateways. Roofs are stone tile and clay tile.

Canon Street, College Street and Kingsgate Street are lined with Georgian (some re-fronted timber-framed houses) and Victorian houses, built of red/orange brick (with some flared headers), painted stucco, some knapped flint and stone with undulating and varying rooflines of almost entirely plain clay tiles. Houses are notable for their almost ubiquitous use of the multi-paned, timber-framed, vertical sliding sash windows. There are also attractive bow and oriel windows seen in funnelled views along streets, subtly articulating the façade and adding interest to the streetscene.

2.2.9 *Predominant land use*

The principal landowner in this area is Winchester College, whose grounds and many statutory listed buildings provide its principal focus. The educational use permeates from the administrative and functional buildings of the main complex (to the east of Kingsgate Street) to the nearby residential buildings which provide accommodation for masters and older pupils. There are a few shops which form a very attractive mixed-use group with the Wykeham Arms public house and the Kingsgate.

2.2.10 *Public realm*

The streets and lanes within this character area are strongly defined by high-quality built form throughout. This quality is also reflected in the public realm. There is a notable lack of intrusive signage. The area, in contrast with parts of adjacent character areas (for example the High Street) along with the Cathedral Precinct, is relatively quiet. But with a steady flow of residents and college pupils there is a distinct sense of place. This gives a particular resonance to the public spaces and sets the area apart from the rest of the City. The lack of fast-moving vehicles and limited or no pavements often means roads are shared spaces adding to the distinctly informal character of the public realm of this part of the City.

The high blank walls of the College campus provide comfortable enclosure in the absence of residential houses and are an essential part of the area's character. However, in places there is less interest and animation to the street scene. There is a notable lack of street trees to most of the character area (with the exception of College Street), which reinforces the sense of a strongly defined urban public realm.

St Cross Road is a far more traffic-dominated route (compared with the rest of the character area) and divides the College area from the Christchurch Road area to the west.

2.2.11 *Open space*

There is a limited provision of public open space in this area, although public access is permitted across parts of the College's playing fields. A small, landscaped garden on College Street is maintained by the College. There is a public footpath, part of the Clarendon Way, which travels along the riverside through the water meadows adjacent to the college complex. The Pilgrim's Trail also crosses the character area briefly. Access along the water on these two routes provides an important public recreational facility. The lush greenness of the water meadows along with the boundary of mature trees provides an important backdrop and a strong sense of the countryside penetrating the City. They provide a strong pastoral setting to the College campus, and some of the best views of Winchester Cathedral and College in their respective context can be had from the water meadows.

Within the College ownership, there are large areas of well-maintained green space including sports tracks, landscaped gardens and bowling greens. These are often tree lined and obscured from public view, enclosed by high walls and/or built form. The Warden's garden is a notable brick-walled space with mature trees on the eastern and southern sides and a seasonal view of St Giles' Hill. The Lockburn stream, emerging from Abbey Gardens and the Cathedral Close, runs down its western side.

There are large private communal spaces to the rear of both sides of Kingsgate Street, with private gardens limited to small enclosed areas leading to large areas of landscaped spaces. These spaces often have mature trees, individually and grouped, which form attractive communal areas largely hidden from public view.

2.2.12 *Biodiversity*

There are few trees within the streetscape, but there is an important backdrop of mature trees within the College courts and at the eastern end of College Street.

The large semi-private and private green courts comprise mature landscaping throughout but are in some cases somewhat isolated from the wide green corridor of the river and its associated water meadows. The water meadows and the river itself are nationally and internationally important wildlife habitats immediately adjacent to the College campus.

Sports grounds and other recreation grounds associated with the College are well maintained but generally lack significant tree groups. There are often, however, single very large trees (oaks and beech) which act as focal points in views and are highly valued habitats within fairly open areas of greenery (with the exception of the immediate river environs).

2.2.13 *Access and connectivity*

Whilst the College grounds to the east of Kingsgate Street limit movement east-west, a series of pedestrian routes west of Kingsgate Street add to the permeability of the hierarchical street network. St Michael's Passage (to the south of St Michael's church) is a good example of the pedestrian scale of these routes. There is good access to open countryside from the water meadows, a valuable amenity so close the tight urban core of the City.

The pedestrian, for whom connectivity with other spaces is very high, is the preferred user of these spaces as vehicular access and circulation is greatly restricted by the closing of roads, with bollards, to allow cyclists and pedestrians through, and by the narrow section of some of the streets which greatly restrict vehicular movement and speed. As a result, the character area is predominantly a pedestrian-friendly area of the City, despite this being time restricted (with the south gate to the Close closed at night).

2.3 WIN03 St Cross (and environs)

2.3.1 Character Summary

The medieval suburb of St. Cross is focused on the Norman chapel, Hospital and the almshouse lodgings recorded in 1185 as “the house of the Holy Cross, outside the Walls of Winchester”. The village scale and character of the settlement leading to the Hospital is greatly constrained by its geographical location which has produced a fine grain of medieval and early post-medieval, but mainly eighteenth- and nineteenth-century houses at a relatively fine grain, set in roads and lanes parallel and perpendicular to St Cross Road and the River Itchen. The Hospital group of historic buildings is of exceptional architectural and historic quality and is statutory Grade I listed. The area falls within the Winchester Conservation Area. The water meadows of the River Itchen form an important part of the setting of the Hospital and the village and form part of the Itchen Way.

2.3.2 Key Characteristics

- Largely modestly scaled semi-rural village-like settlement of medieval origins (medieval and post medieval houses) leading to the St Cross Hospital complex
- Flat and low lying (river valley floor)
- Regular small plots but often long, some larger irregular plots to St Cross Road
- Buildings are mostly to the back of pavement or slightly set back in small gardens
- Red brick, stone, flint and colour-washed brick and stucco, plain tile, natural slate. Knapped flint provides very characteristic texture to boundary walls and some rear walls
- Mostly two-storey houses, with the exception of a small number of houses to St Cross Road and the Hospital complex
- Predominantly residential – single-family dwelling houses, almshouses and public house
- Trees to the edges of the character area and open spaces, limited trees in streets
- Generally high-quality public realm, quiet roads (except St Cross Road) and very good attention to the setting of the St Cross Hospital group
- Access and connectivity is good for the pedestrian from the north and south, to the west St Cross Road is a significant barrier with further hindrance from the railway beyond

2.3.3 Boundaries and setting

To the north of this character area is WIN02, Winchester College and its riverside setting. Garnier Road is a significant transition between the College setting and the semi-open countryside and river setting experienced before skirting and then entering St Cross. To the east are the well-defined water meadows of the River Itchen and the edge of the city settlement boundary, with open countryside beyond this green, tree-lined corridor. To the south is also the edge of the settlement, bordering onto the tree-lined cricket pitches which form the wider setting to the Hospital of St Cross. To the west, along the rear of houses on the west side of St Cross Road is WIN04, Christchurch Road suburb, although this is largely obscured from view by the almost continuous development to St Cross Road.

In terms of the setting of this character area, it is set below St Catherine's Hill and views from the hill towards the City will take in St Cross Hospital, its riverside setting and its relationship with the central core of Winchester. There are also attractive views out to the hill giving the sense of being very much on the edge of the developed city.

2.3.4 *Designations*

The Hospital of St Cross and Almshouses of Noble Poverty are statutory listed, Grade I. There are a number of listed buildings (mostly eighteenth and early-nineteenth century) to St Cross Road, mostly grouped around the junction with Crispstead Lane.

The entire character area falls within the designated Winchester Conservation Area.

2.3.5 *Townscape types present*

TCT05, 16, 22 and 30.

2.3.6 *Topography*

Flat and low lying (river valley floor)

2.3.7 *Layout and Pattern*

The layout of buildings is greatly constrained by St Cross Road, and the Itchen River to the east. This has led to the forming of a small-scale rectilinear grid of a fine grain. There are terraces of modest eighteenth-century (and earlier) and Victorian houses, on narrow plots to Crispstead Lane, St Faith's Road and Clausentum Road, mostly set slightly back off the road (but some to back of pavement) with small front gardens behind boundary walls, with larger semi-detached houses to Back Street, but also older rows of eighteenth-century and earlier houses on a cottage scale to the back of pavement. St Cross Road has larger houses often forming rows but also semi-detached and detached houses to back of pavement. Strong boundaries of mature hedges and/or brick walls define the townscape.

There is very good enclosure to streets throughout, with much of the built form strongly defining the roads and lanes.

St Cross Hospital is set out in an incomplete quadrangle, only partially closed to the south side by the church, with the buildings looking into the green space created to the centre.

2.3.8 *Buildings and materials*

Buildings are predominantly two storey, except for a number of townhouses fronting St Cross Road, and the St Cross Hospital group. Generally houses are modest in scale and are grouped in either terraces or older rows of connected cottage-scale houses. They often stretch back in their plots with multiple extensions and alterations. The roofscape, including prominent chimneys, of these groups is often seen in extended views and is an important part of the character of these houses.

The St Cross Hospital group, including the almshouses, forms an open quadrangle and is of an exceptional architectural and historic quality, and dates from predominantly the twelfth and fifteenth centuries. The riverside setting makes for memorable townscape on this rural edge of the City.

Red brick and natural slate is seen to most Victorian houses, older modest cottage-scale houses have flint to walling, some being seen to rear elevations particularly. The older larger houses and rows of houses are a mix of brick and colour-washed or painted brick, some stucco, and some timber-framing and hanging tiles and slates are also seen. Chimneys are a key feature of this character area and are of brick and sometimes stone. Roofs to older houses (pre-Victorian) are old plain clay tiles. Stone and flint are seen to St Cross Hospital, with clay tile and lead to the roofs.

Unknapped flint garden walls, some with clay tile cappings, make a regular appearance in the streetscape. These are often combined with mature foliage partially obscuring them.

2.3.9 *Predominant land use*

Most of the character area comprises private houses of varying scale. There is also a public house on St Cross Road. St Cross Hospital still functions as an almshouse and the church still holds services.

2.3.10 *Public realm*

The public realm is generally of a high quality and most of the character area is not dominated by traffic. The significant exception to this is St Cross Road to the western edge, a major transport route to and from the City, and one often characterised by the noise and fumes of traffic using the road. There is on-street parking to both sides of the Victorian roads, giving them a congested feel and impacting on the character of the streets.

The setting and immediate environs of the Hospital of St Cross are exceptionally well-maintained and careful thought has been given to materials and finishes to all external spaces adjacent to and within the setting of the historic buildings. This greatly adds to the visitor experience.

The lanes in the immediate environs of the Hospital complex are quiet with very little traffic and sometimes very narrow pavements, often to only one side of the road. Many of the lanes are therefore shared spaces for pedestrians, cyclists and car users and this adds to the semi-rural feel of the area.

2.3.11 *Open space*

St Cross Hospital and almshouses sit in open ground adjacent to the water meadows of the River Itchen. This is a publically accessible space and of great amenity value to the City of Winchester. It is a popular space for dog walkers and is on the Itchen Way. There are further smaller open spaces; a small sports field adjacent to the primary school and wooded areas adjacent to river (though these are susceptible to flooding). Allotments to the east of Back Street are a valuable amenity to the local community. Private gardens vary in size from small narrow plots (often back to back) to large landscaped gardens to the larger houses along St Cross Road.

There are tree-lined cricket pitches to the south of the character area but these are outside of the settlement boundary.

2.3.12 *Biodiversity*

The area of fen and woodland between Clausentum Road and the River Itchen is a Site of Importance for Nature Conservation (SINC), publicly owned in part. This links to the corridor of the internationally designated River Itchen to the south of the character area boundary.

There are few trees within the streetscape and no street trees, but mature ornamental trees form an important feature of gardens and often overhang walls and fences. There are also a number of mature hedge boundaries to private gardens and forming part of the public realm by lining parts of the roadside. There is good tree cover to the edge of the river and to the large gardens to the rear of houses to St Cross Road. Open spaces and private gardens are linked to the green corridor of the river and the open countryside beyond.

2.3.13 *Access and connectivity*

There is a good network of footpaths which link St Cross to Winchester's central core and a series of lanes linking the suburbs and the Hospital to St Cross Road. Connectivity to the west of St Cross Road is more restricted and the road is a significant barrier, mainly due to the volume of traffic using this route to access and exit the City. The railway beyond also offers little by way of crossing points making travel to the west greatly restricted.

2.4 WIN04 Christchurch Road

2.4.1 Character Summary

This character area is a cohesive, predominantly Victorian, coarse- to medium-grain residential suburb of Winchester on rising ground west of St Cross Road, characterised by spacious, leafy, well-defined streets of brick and stucco fronted villas. Houses are well articulated and detailed, with some Italianate in style and landscaped, rendered brick and brick and flint walled front gardens. Christ Church spire is a notable local and wider landmark (seen from St Catherine's Hill). There is good access and connectivity, particularly for the pedestrian, despite the railway line to the west and the busy St Cross Road to the east (a significant barrier due to the volume of traffic using this route to access and exit the City). The tree-lined railway cutting and embankment forms an important backdrop to development throughout and a wildlife corridor linked directly to the open countryside.

2.4.2 Key Characteristics

- A largely Victorian suburb of large brick and stucco villas set in a loose grid of spacious rectilinear streets
- The area is slightly undulating and steadily rising from the east to the west and north-west
- Large irregular plots set in a loose grid of streets
- Consistent buildings lines to streets with houses set back in generous grounds, with boundary walls and mature hedges and trees forming the street enclosure
- Red brick and painted stucco, natural slate roofs
- Predominantly two-storey, some two-and-a-half-storey houses (with dormers)
- Predominantly residential; mostly private dwelling houses, some flats and some dormitory blocks for Winchester College
- Good trees to gardens (back and front) often lining the streets and forming the backdrop to houses
- A high-quality well-defined public realm, uncluttered quiet streets
- Generally good access and connectivity although significant barriers include the transport networks to east (St Cross Road) and west (the mainline railway cutting and embankment)

2.4.3 Boundaries and setting

To the north, the significant retaining wall of Peninsula Barracks (WIN01) forms a strongly defined edge along St. James' Lane. To the east is the busy B3335, Southgate Street, which becomes St Cross Road. WIN02 and WIN03 are also to the east. The southern boundary of the character area is shared with the City settlement boundary, with open countryside beyond. The railway track and wooded embankment strongly define the western boundary, and provide a valuable green backdrop to much of the area.

In terms of wider setting, the spire of Christ Church is a landmark in distant views of Winchester (e.g. from St Catherine's Hill) and is also happened upon in local townscape views.

2.4.4 *Designations*

There are a few statutory listed buildings within the character area. These mostly comprise groups of early-nineteenth-century terraces of stuccoed villas and are mostly found in the northern section of the area. Christ Church is identified in the Winchester Conservation Area Appraisal as an important unlisted building within the conservation area.

The character area falls within the Winchester Conservation Area.

2.4.5 *Townscape types present*

TCT03, 05, 08, 16.

2.4.6 *Topography*

The character area is set on steadily rising and in places undulating ground from east to west above the Itchen valley floor, especially at the north-western corner where Christchurch Road meets St James' Lane, with the Spire of Christ Church forming a landmark in distant and local views of Winchester (within and in the immediate environs of the character area).

2.4.7 *Layout and Pattern*

The area is laid out on a loose, coarse to medium grain, rectilinear street pattern of irregular plot sizes. Offsetting of junctions means that buildings often terminate views, particularly on looking west from St Cross Road. Generally large semi-detached and detached houses set back from the road in generous landscaped gardens with well-defined brick and flint boundaries. Mature gardens, including trees to front gardens, and clearly established openings and breaks between buildings. Houses are set on wide roads and pavements creating a sense of open townscape.

There are some terraces, for instance at the northern end of Edgar Road, with narrow front gardens and railings (the earlier examples are statutory Grade II listed).

There has been some amalgamation of plots and development of low-rise blocks of flats but currently this has not significantly eroded the general character of the area.

2.4.8 *Buildings and materials*

The older core of the area generally comprises large detached mid to late Victorian two-storey villas, with some small groups of very fine earlier Regency terraces to the north-eastern section of the character area. Some houses are two and a half storey; these tend to utilise the roofspace for third floor accommodation and can include dormers and rooflights. The dormers are often part of the original design of the larger houses. There has been later infill, replacement with modern development and some loss of trees and boundary features but the area is consistently suburban and spacious. Front garden brick and flint walls or rendered brick form an important part of the street enclosure throughout.

Some villas have very fine detailing and architectural integrity with the use of polygonal bays and Doric porches. Verandahs, bays and highly articulated roofs with prominent chimneys are all common features throughout the character area. Some have Italianate details with quoins, cornices and window architraves, varied to give individuality to each house.

Houses are an interesting mix of brick or painted stucco (pastel colours, white and cream) and have generally retained their natural slate roofs. There is some clay tile but it is not commonly seen.

There has been some replacement of original timber-framed windows with modern uPVC equivalents and this in some cases has significantly eroded the character of individual buildings.

2.4.9 *Predominant land use*

The character area is predominantly residential, with mostly single-family houses, some houses being sub-divided into flats and some in multiple occupation. There are also a few low-rise blocks of flats, and purpose-built boarding houses for Winchester College. The church is a prominent landmark in the immediate area.

2.4.10 *Public realm*

There is generally a high-quality public realm throughout with wide, untrafficked roads lined with mature gardens behind low boundary walls. There are no street trees but a large number of mature specimen trees to gardens line many of the roads. Whilst there is some on-street parking it is not intrusive or cluttering. Most houses have private drives for cars and some front gardens have been given over in part to parking areas.

The attractive streetscape of the character area is a carefully balanced mix of trees, planting, enclosure and sense of space. This balance is easily threatened or broken if enclosing walls are demolished, or trees are replaced by buildings. It should be noted that the open quality of the built form and infrastructure lends itself to extended views within this area of the sides and rear of principal buildings and related outbuildings and attractive planted gardens.

2.4.11 *Open space*

There is a very limited area of semi-public space around Christ Church. Other than this, there are no specific public or semi-public open spaces in the area. There are significant private open spaces with some rear gardens being of a considerable size and usually well-landscaped and treed. There is good access to the riverside public footpath network however, and the Clarendon Way passes through the character area, providing access to Bushfield Camp which lies outside the character area beyond the railway line to the south-west.

2.4.12 *Biodiversity*

Mature ornamental trees within garden plots, and indigenous species along the railway embankment are important components of the character area. The railway embankment is an important wildlife corridor and links this area with the open countryside to the south and other open areas to the north (for example, Oram's Arbour), and Bushfield Camp to the south-west which is a SINC.

Gardens are linked throughout with a good number backing onto the railway embankment. This provides wide green corridors throughout the character area though, due to the grid nature of the layout, some are isolated from access to the railway corridor or other significant natural access routes to the open countryside.

2.4.13 *Access and connectivity*

There is good access and connectivity due to the informal grid and network of streets and lanes. The railway line to the west forms a significant barrier but is well served by three crossing points (two roads and a footpath). St Cross Road to the east is a busy traffic route and impedes easy access. The pedestrian and cyclists have good connectivity with the historic core; most notably via the well-used St James' Terrace to the west of the railway line which brings the pedestrian to Romsey Road and the top of High Street and provides easy access to the mainline railway station. There is also reasonably good access to the wider countryside via the Clarendon way, and links to riverside walks and long-distance routes.

2.5 WIN05 Riverside

2.5.1 Character Summary

This is a mixed-use but predominantly residential suburb of narrow streets and lanes following the contours (north–south) of steeply rising ground on the east bank of the River Itchen. Medieval in origin and comprising a number of early buildings, its modest scale and tight urban grain is distinctive within the City. The area is historically constrained by the river to the west and the steeply rising ground and dismantled railway to the east.

Trees to St Giles’ Hill form a significant green backdrop to the character area and the river is a nationally important wildlife habitat as well as a highly valued amenity space and access route to and from the City.

2.5.2 Key Characteristics

- Development to the riverside corridor with medieval origins and good survival and mix of early buildings
- Flat river valley to riverside but steeply rising landform to east
- Regular plots; generally long and narrow but also occasional large plots
- Consistent building lines almost throughout; houses to back of pavement with no front areas
- Red brick, flint, stone rubble, some painted brickwork, distinctive use of hanging tiles, mostly tile roofs
- Mostly two-storey, some three-storey houses, three- to four-storey offices and multi-storey car park
- An interesting mix; Residential – mostly private houses, some sheltered housing, offices, car park, youth hostel, museum, shops and public houses
- Trees to rear gardens and dense backdrop of trees to west slopes of St Giles’ Hill
- Good quality public realm throughout, especially to riverside spaces
- Good access and connectivity for pedestrians, poor connectivity for car users

2.5.3 Boundaries and setting

To the west are the historic core of the City (WIN01) and a small section of the Winchester College grounds (WIN02). To the east is the steeply rising landform of St Giles’ Hill (WIN06) with one of the two industrial estates to the City at the south-eastern corner of the boundary. To the south-west, the water meadows provide a broad flat open setting for the City (and this character area) from the south but are also inexorably linked to this riverside character area (beyond the City settlement boundary).

A wide public footpath runs adjacent to the City wall and down the western side of the river. From this footpath, views are characterised by the mature back gardens of houses along Chesil Street and the trees of St Giles’ Hill above forming a significant backdrop to the setting of this character area.

2.5.4 *Designations*

The City Bridge, partly contained within this character area, is a Scheduled Monument. There are a lot of statutory listed buildings within the character area, particularly to Chesil Street, including the early-sixteenth-century Old St Peter's Rectory (Grade II*). Houses generally date from the sixteenth to early-nineteenth century, with a number of re-fronted brick houses, including an unassuming house with one of the oldest surviving sections of roof in Hampshire (c.1300) behind its brick façade. This house is Grade II* listed to reflect the importance of this survival. The City Mill is Grade II* (now part converted to a Youth Hostel). There are two medieval churches; St Peter's (Grade II* and now converted to a theatre) and St John the Baptist (Grade B). Wharf Mill (converted to flats) is Grade II.

The character area falls within the designated Winchester Conservation Area.

2.5.5 *Townscape types present*

TCT01, 05, 08, 27 and 28.

2.5.6 *Topography*

The immediate river setting to the west is flat and low lying. To the east of the river, the steeply rising west and north-west facing slopes of St Giles' Hill dominate the character area. This is perhaps most apparent to the east of Chesil Street, with the trees of St Giles' Hill clearly seen above the houses, offices and multi-storey car park, and on looking across to the steeply rising gardens of houses backing onto the river on the west side of Chesil Street.

2.5.7 *Layout and Pattern*

A series of gently winding but essentially north-south orientated streets, lanes and footpaths, tightly constrained by natural features (the river and St Giles' Hill) and the former line of the now dismantled railway to the eastern edge of the character area. Plots are fairly regular and planned throughout, often relatively narrow but deep, creating a fine grain of development running down to the river. Most of the area is developed to what would be considered a medium to fine grain.

2.5.8 *Buildings and materials*

The character area has a good mix of historic building types providing interest to the townscape. It is predominantly a mix of early and late Victorian terraces, later-twentieth-century housing, also terraced, and older houses making up rows of almost continuous frontage (some have alleys leading to the rear of the property). Houses are two- and sometimes three storey, mostly flat-fronted with much use of the multi-paned timber-framed vertical sliding sash windows. The character area contains a number of notable survivals of timber-framed buildings in Winchester. It also contains some of the higher quality large houses in the City (notably The Soke, Chesil Street). There are two medieval churches surviving within the character area; St Peter's (now converted to a theatre) and St John the Baptist. There are two water mills; City and Wharf, both of significant architectural and historic interest because of the survival of historic fabric in both.

'Flint and red brick' is often seen in this character area as well as stone rubble and some ashlar stonework, mostly re-used stone components. There is some painting to brickwork and a limited number of rendered houses (usually originally brick or timber-framed). Exposed timber-framing is also seen. There is a distinct use of hanging tiles to this part of the City and it is seen frequently on buildings. Roofs are predominantly clay tile and usually well articulated. Roofs are important as they are seen from high level and their scale, pitch and detailed design contribute to the character of individual buildings and groups.

Some sections of the character area are characterised by tall boundary walls, traditionally built and often retaining, in order to regulate dramatic changes in the level through certain parts of the character area.

2.5.9 *Predominant land use*

Use is a mix of private housing (mostly single-family dwelling houses) with offices, multi-storey car parks, a theatre, a church, a small number of shops, public houses and a restaurant. There is also the working City Mill, with a shop and museum space and also part converted to a Youth Hostel. Wharf Mill is converted to flats.

2.5.10 *Public realm*

Chesil Street is a heavily trafficked route with narrow pavements and a narrow carriageway in places. This can cause conflict between car users and pedestrians. Remaining roads in this character area often have single entry and exit points making them quiet non-trafficked carriageways, but with pedestrian routes through. This makes them very attractive, walking from the eastern suburbs.

There is a good attention to materials used and their detailing in the public realm, particularly to the riverside. The riverside is a sequence of high-quality landscaped spaces. The central section is an area of tranquility, starkly contrasting with bustle, noise and urban character of High Street a short distance away. Its character is defined by mature trees, swans, ducks and clear running water. The riverside paths are well-used and there are a lot of places to stop, pause and sit. Mature trees often enclose and frame views along the river.

2.5.11 *Open space*

There is access along much of the river within this character area, linking to the wider countryside to the south along the River Itchen and Itchen Navigation, and to Winnall Moors Nature Reserve adjacent to the north. There are a series of break-out open green spaces and landscaped areas along the length of the river within the character area and a small tree-lined green space to the rear of Wharf Hill (with a public footpath running across). Some of the most notable areas of open space are private gardens, however, particularly those of houses to the west side of Chesil Street, many of which are open to the riverside.

2.5.12 *Biodiversity*

The River Itchen corridor is internationally important for its biodiversity (see WIN01), and the character area is also interlinked with two connected SSSIs – Winnall Moors to the north and water meadows to the south. The Itchen valley is the most extensive area of semi-natural vegetation within Winchester, and the most important for biodiversity. The water meadows to the south of the character area are a major component of the City, providing the setting for many of the City's historic buildings, including Winchester College, Wolvesey Castle and the Hospital of St Cross.

The river is very shallow and the water very pure due to the underlying chalk geology, and on clear days the river bed can be clearly seen. On the east bank, an island contains a group of mature trees that shelter the river and give some screening and privacy to the houses in Chesil Street.

There are a good number of mature trees within the character area, mostly confined to rear gardens. Mature trees to the western slopes of St Giles' Hill and to the gardens of the west side of Chesil Street provide important backdrops and rich wildlife habitat for the houses and offices of Chesil Street and the river respectively.

2.5.13 *Access and connectivity*

The riverside public areas with their walks, bridges and grassed spaces provide for ease of movement and access to important natural resources as well as providing recreational amenity. Riverside has an important pedestrian and cycling route into the centre from Highcliffe, Wharf Mill and the College area, and a starting point for recreational walks to St Cross, St Catherine's Hill and beyond.

For the car user connectivity is poor with most roads pedestrianised to one end, effectively creating cul-de-sacs with pedestrian priority.

2.6 WIN06 St Giles' Hill and environs

2.6.1 Character Summary

This character area comprises mid- to late-nineteenth- and twentieth-century residential suburbs distributed around the slopes of a pronounced spur to the river valley to the east of the historic core of the City. The central part of the character area (sub-area WIN06a) between Alresford Road and Petersfield Road is strongly defined by wooded slopes and large areas of open space, both public and private, and a medium- to coarse-grain layout of predominantly Victorian villas with some terraced and semi-detached housing set in good-sized mostly irregular plots. To the northern slopes of the character area is Winnall Manor Estate (sub-area WIN06b); council-built housing at a medium grain with curvilinear layout, dating from the 1950s and 1960s but incorporating some better quality contemporary development. To the southern slopes, Highcliffe (sub-area WIN06c) originally dates from the late-nineteenth century; St. Catherine's Road and Highcliffe Road being long streets of relatively fine-grain terraced housing. The remaining built form is immediate-post-war semi-detached housing at medium grain on medium-sized plots but exposed to the open side of the spur. Below this is the large expanse of sports grounds and green recreation areas between Bar End Road and the M3 motorway transport corridor.

For ease of description, this character area has three distinctive sub-areas. However, the character area remains cohesive as a large residential extension of the City to the east, in three main phases of development.

2.6.2 Key Characteristics

Sub-areas of WIN06

06a. St Giles' Hill

- A late-nineteenth- and twentieth-century suburb situated on a distinct spur looking over the riverside setting of the City. It is characterised by its wooded nature which significantly contributes to the unique setting of the historic core of the City
- The area comprises a steep-sided spur running east-west with the level change being a distinct part of the character throughout
- Medium to coarse open-grain character, large detached houses and villas in irregular plots dating from Victorian, Edwardian and later periods
- Inconsistent building lines throughout, mostly intentional
- Brick, tile, tile hanging, slate, flint
- Two-storey houses, some on a grand scale, some with accommodation in the roofspace with dormers
- Almost entirely residential – large single-family dwelling houses (some converted to flats)

- The mature trees and hedgerows are an essential feature of this area, and are a crucial setting for the wider city. Large, well-vegetated and treed plots. Strong open spaces
- Hedges, soft verges, limited on-street parking, tree-lined lanes
- Reasonable access and connectivity due to network of footpaths to St Giles' Hill and The Soke

06b. Winnall

- An area of immediate-post-war social-type housing and associated facilities
- Northern slope of the spur (principally comprising St Giles' Hill)
- Medium-grain terraced and semi-detached housing and flats set in good-sized plots with open boundaries and curvilinear in layout
- Consistent buildings lines throughout, those to south-eastern corner defining parking courtyards
- Brick, stained timber, concrete interlocking tile
- Two-storey houses and three-storey blocks of flats
- Almost entirely residential with a small parade of shops and a primary school
- Very low level of tree cover throughout but a high degree of open green space
- Open front boundaries give the impression of wide spacious roads despite on-street parking, no street trees
- Poor access and connectivity due to significant barrier to east (M3 motorway corridor) and limited road or footpath networks to north and south

06c. Highcliffe

- An outlying, isolated suburb of an unusual mix of Victorian and immediate-post-war housing
- Located on the southern slopes of the spur at the foot of St Giles' Hill
- Regular plots of small-scale terraced and semi-detached Victorian/Edwardian houses and post-war housing in semi-detached and short terrace groups, small front gardens and long rear gardens
- Consistent building lines throughout
- Red brick, slate, terracotta tile and dressed stone
- Two-storey houses
- Residential suburbs with ancillary uses; school, corner shop, public house and church
- Very limited tree cover throughout, but very large open green spaces (sports fields and allotments) to southern boundary
- On-street parking, limited grass verges and no street trees
- Access and connectivity is very limited for pedestrians and car users

2.6.3 *Boundaries and setting*

To the west of the character area is the Riverside environs (WIN05). Riverside is a well-defined area and distinct from the generally coarser grain of sub-area WIN06a, with which it shares most of its boundary. The trees to the lower slopes of St Giles' Hill (sub-area WIN06a) are an important part of the character of the setting of the Riverside character area. To the south, the Bar End Industrial Estate sits beyond the open sports and recreation fields and, due to the topography, is clearly seen in views from St Giles' Hill. To the north, there is the Winnall Industrial Estate. Here,

however, the estate buildings are not as prominent as they step down and across the hillside, which diminishes their impact in longer views. To the east is the M3 and A31 transport corridor, a strongly defined boundary with open countryside beyond.

St Giles' Hill provides spectacular views over the Cathedral and the City, especially from St Giles' Park and its surrounding roads. Conversely, the slopes of the hill, particularly to the southern side, are open to long views and perhaps most familiar to daily commuters and regular users of the M3 motorway. On travelling past Winchester the houses sit above the roadside. In this respect the transport infrastructure could be considered to impact on the setting of some parts of this character area.

2.6.4 *Designations*

There are no statutory listed buildings within the character area. The Character area lies partially within the Winchester Conservation Area. This mainly covers the area of St Giles' Hill (to the western section of sub-area WIN06a).

2.6.5 *Townscape types present*

TCT02, 05, 07, 08 16, 24, 27 and 28.

2.6.6 *Topography*

The character area comprises a steeply sided spur running west-east. St Giles' Hill itself dominates the character area, rising steeply from the river valley. This radical level change contributes to the positive characteristics of much of the older built form within the character area and ensures exceptional views into the City, particularly from the park. Similarly, due to its topography, St Giles' Hill figures prominently in views south out of the City from the High Street, where it sits as a green backdrop to development at the eastern end of Winchester.

2.6.7 *Layout and Pattern*

Sub-area WIN06a comprises medium-sized to large irregular-shaped well-treed plots laid out in formal and informal patterns along roadsides and around cul-de-sacs respectively. There is more uniformity to the north side of Alresford Road, including the late Victorian terraced houses of St John's Road. The remaining houses to WIN06a have an inconsistent building line, with an informal distribution of houses in large plots to the south side of Alresford Road (e.g. houses to the roads; St Giles' Hill and Palm Hall Close).

Sub-area WIN06b is post-war development generally in long curvilinear roads, with good-sized plots and front and back gardens. The front gardens are generally open to the roadside adding to the sense of spaciousness throughout this sub-area. To the south-eastern corner is a notable plan of houses set in groups around three sides of a quadrangle at ninety degrees to each other. This allows for very generous areas of green space between the groups and shared parking courts to the courtyard spaces. These developments are at a medium grain throughout but there is a general sense of openness.

Sub-area WIN06c is a mix of fine-grain, late-nineteenth-century houses set out in a grid of roads (running east-west, roughly corresponding to Quarry Road) with perpendicular link roads. The latter run up and down the slope of the spur and parallel with the river valley, to the north-western corner of the sub-area, and form rectilinear blocks of housing. Houses generally have small front gardens with low brick boundary walls. The remaining part of the sub-area comprises predominantly a large immediate-post-war housing estate set on a series of rectilinear roads, some of which are through roads and some are feeder roads with cul-de-sacs. This area is laid out in short terraces and occasional semi-detached houses (to corners and elsewhere). There is generally the feeling of space and an intentionally varied building line to groups throughout.

2.6.8 *Buildings and materials*

Sub-area WIN06a; houses are almost entirely two-storey large detached Victorian and Edwardian villas with some large and detached twentieth-century infill, the latter is often at a finer grain. Some houses are characterised by high-quality flint and brick walls, stone lintels and doorcases. Some of the older houses have accommodation in the roof space lit by dormers or rooflights. Predominant materials are red brick, tile hanging, slate and flint and clay tile.

Sub-area WIN06b; houses are two storey and there are also blocks of flats at three storey. Development is flat-fronted and in groups of either semi-detached houses, short and long terraces, simple-pitch roofs with ridge parallel to the road. Predominant materials are brick, stained timber and concrete interlocking tile.

Sub-area WIN06c; the Highcliffe group in the north-western corner (Canute Road and St Catherine's Road) is characterised by two-storey brick terraced houses, with arched double entrances, bay windows and small front gardens. The consistency of these terraces and the repetition of features is key to the character of this distinctive small suburb. Predominant materials are red brick, slate, terracotta tile and some dressed stone.

2.6.9 *Predominant land use*

The character area is almost exclusively residential, with supporting uses for a district community such as school, church, a nursing home, and a number of small parades of shops (to Winnall, WIN06b and Highcliffe, WIN06c) and public houses.

2.6.10 *Public realm*

The public realm varies throughout the character area. In sub-area WIN06a, the townscape changes dramatically on travelling up the hill away from the central core of the City. On St Giles' Hill, the large number of trees and wide roads give a suburban feel. Some roads, especially Northbrook Avenue, have a semi-rural informal character helped by soft verges and mature boundaries. This helps to reduce the emphasis on their traffic function and provide a sense of pedestrian priority.

There are very few street trees in this character area.

Alresford Road, Magdalen Hill and Quarry Road, while more heavily trafficked, enjoy some dramatic slopes and occasional long-distance views over the City. The buildings on Quarry Road to the south are set down the slope taking advantage of the dramatic change in level at this point.

Elsewhere there is more demand on the carriageways with on-street parking a common characteristic. There are very few grass verges, with no boundaries to the front gardens of the post-war development, giving a strong sense of space. This is accentuated by the wide carriageways despite on-street parking.

2.6.11 *Open space*

St Giles' Hill and The Soke are two linked areas of semi-wooded and grassed areas to the western slopes of the area known as St Giles' Hill. These spaces are a valuable amenity for the City and form the very attractive green backdrop to views down through Winchester from the west.

Below the residential development to the slopes of sub-area WIN06c are Winchester's largest playing fields, with public football and cricket pitches, Bar End Sports Ground and King George V Playing Fields. Bordered by the M3 motorway corridor and Bar End Road, this area forms an important green amenity space for the immediate area and a major municipal asset for the City. The South Downs Way enters the City via the Chalk Ridge Open Space in WIN06c, and provides a link to the South Downs National Park, although the M3, A31 and A272 otherwise restrict access to the wider countryside.

There are a series of smaller amenity green spaces built into the housing estates of WIN06b. In contrast there are large areas of private open space within the extensively treed and well landscaped gardens of the houses to sub-area WIN06a.

2.6.12 *Biodiversity*

The parkland, woodland and grassland habitats of St Giles' Hill provide wildlife-rich semi-natural habitats within the character area. The space is isolated from the green river corridor and wider open countryside by the busy Chesil Street, although mature trees within large gardens of St Giles' Close, and landscaping along Barfield Close, do provide some links to habitats in WIN05. Hedges and soft verges also contribute to the semi-rural feel of some the roads to the older core of St Giles' Hill. To the east, the area is also truncated from the open countryside of the South Downs National Park by the M3 transport corridor. '

There is very good tree cover within sub-area WIN06a (St Giles' Hill), to both the parkland and private gardens throughout, and some trees lining the open spaces to the south of WIN06c. There are also allotments to the north of the playing fields.

2.6.13 *Access and connectivity*

For car users, access and connectivity is an issue throughout this character area as many of the estates have single entry and exit routes providing limited access. Connectivity is also greatly restricted due to the topographical framework, natural features such as the river corridor and man-made features such as the M3 motorway/A31 transport corridor. In many cases one or more of these features has led to restricted connectivity and, particularly with the transport infrastructure, significant restriction on access to open countryside (although there is a footpath crossing to the South Downs Way) and other parts of the City.

2.7 WIN07 Hyde (northern historic suburbs)

2.7.1 Character Summary

This character area comprises the remnant of the medieval Hyde Abbey and its later development as a working residential suburb (associated with the brewery and other earlier industries) along Hyde Street (immediate post-medieval and later development) and Saxon Road environs (late Victorian development). The houses are laid out in regular streets and span a period between the sixteenth- and late-nineteenth century, Edwardian and modern re-development (mostly of former industrial sites); terraces, semi-detached and detached houses. Some older houses are formed in rows which read as terraces. Many of the older houses and some walls are statutory listed Grade II and above and display key local materials such as flint and red brick. Stone is also seen, often re-used from earlier buildings. Houses in the Saxon Road environs are generally of a more consistent period and form a cohesive group of large Victorian and Edwardian houses, the remaining areas are mixed.

This area has a tight urban feel due to the relatively narrow carriageways and almost continuous built form to streets throughout. There are glimpses of and views to the water meadows and across to the tree-lined river course.

2.7.2 Key Characteristics

- A medieval suburb of Winchester centred on the remains of Hyde Abbey with a wide range of buildings from the sixteenth- to twentieth century
- The area is predominantly flat and low lying but gently rising to the west and south-west
- Commonly generous but varied plot sizes but with consistency to the Victorian/Edwardian suburb around Saxon Road
- Consistent building lines throughout, much to back of pavement or else with small front garden, and the street line continued with front boundary treatments (low walls and occasional railings)
- Red brick dominates throughout, seen with flint, some stone and limited amount of painted brick or render. Old clay tile to older houses, natural slate to Saxon Road environs
- Predominantly two-storey, some three-storey older houses
- Predominantly residential, but notable group of leisure centre, school and small university campus to south-eastern corner
- Limited trees to streets but good groups and tree belts to open spaces to the east and some mature trees to rear gardens
- Public realm is generally of a good quality, some older paving materials survive, on-street parking and narrow carriage widths in places
- Very good access and connectivity for the pedestrian via a series of footpaths, pedestrianised lanes and access to the parks and sports fields

2.7.3 Boundaries and setting

The southern boundary is strongly defined by North Walls, which is at the present time demarked by a tall brick and flint wall running part of the length of the boundary. To the east is the river corridor of the Itchen, defined in part by the Victorian Park to the east side of the character area. To the north, in part, are water

meadows, part of a complex system of irrigation of fields dating from at least the seventeenth century and possibly earlier. To the west are sub-areas WIN11f and WIN11g, residential suburbs of Winchester City forming part of the area known as Abbotts Barton (around Worthy Lane).

The setting of the character area is not strongly defined although there is a very definite edge at Worthy Lane, particularly in views south into Hyde Street where the built form is visibly earlier and of a tighter grain. To the open boundaries to the north and east, the setting is strongly defined by the river corridor and how this natural undeveloped area extends right up to the edges of the terraced houses of Hyde and the school and university buildings of Park Avenue. Views to the City's core can be had from the playing fields and recreation grounds to the northern and eastern borders of this character area.

2.7.4 *Designations*

Sections of the northern part of the City walls and the fourteenth-century Hyde Abbey gatehouse are Scheduled Monuments. There are over twenty list entries on the Statutory List of Buildings of Special Architectural or Historic Interest. This includes three at the higher Grade II*; Hyde Abbey House, seventeenth century, refronted late-eighteenth century (fine brick façade), Hyde House, also seventeenth century with a distinctive Dutch gable facing Hyde Street, and the almost completely buried medieval and eighteenth-century bridge over the former City ditch outside North Gate (demolished) at the entrance to Hyde Street from North Walls. Of note is the statutory listing, at Grade II, of a number of walls of stone and flint and brick and flint dating from the seventeenth and eighteenth centuries.

Most of the character area falls within the Winchester Conservation Area, the present boundary of which is to the north of Arthur Road.

2.7.5 *Townscape types present* TCT01, 05, 16 and 24.

2.7.6 *Topography*

The area is mostly set on the low-lying valley floor of the River Itchen but the landform slowly rises to Worthy Road and there is a pronounced change in level up to North Walls on the south-western section of the boundary (at the junction with Jewry Street and City Road). There is a view down into Hyde Street from this junction.

2.7.7 *Layout and Pattern*

The area comprises a series of straight/parallel streets, laid out on an informal grid, with Hyde Street forming the spine road through the area. There is much permeability through the area by way of historic pedestrian routes. Houses are also found fronting these pedestrian routes adding to the tight urban feel of much of this character area.

To the late-nineteenth-century and Edwardian groupings in the Saxon Road environs; terraces with low brick boundary walls and some traditional railings and gates demonstrate a pleasing uniformity which strongly defines these streets. The generous road and path layout of the Victorian/Edwardian suburbs and the changes in architectural detail, treatments and use of materials, help define a hierarchy within the street pattern.

Plot sizes vary; to Hyde Street there are some large houses set back in generous plots (some partially obscured by boundary treatments) and also much smaller modest housing set out in small tight urban groups to the back of pavement. The Saxon Road environs are more consistent in both plot size and building line. Medium-sized to large houses are set in good-sized plots with small gardens to the front (enclosed by brick boundary walls). There is generally a consistency to building lines throughout, with the roadside continued with boundary walls or buildings to the back of pavement. This adds to the sense of a tight urban grain throughout.

2.7.8 *Buildings and materials*

There is a general high quality to the built environment of the character area. This includes some fine examples of architectural styles and detailing from the seventeenth, eighteenth and nineteenth centuries. There is a good use (and attractive combinations) of vernacular materials; local brick, re-used stone and flint and old plain clay tiles. There are a variety of building types in the area, such as barns, very small cottage-scale houses and larger townhouses, with unifying features throughout, such as the use of local materials. Most buildings are two storey with some higher at two and a half (with dormers) and three storeys. The Victorian suburbs to the north and east consist of a variety of terraces and semi-detached houses; those in Saxon Road are constructed of high-quality brickwork with square and canted two-storey bays.

The former Winchester School of Art (now part of Southampton University) is a notable group to the south-eastern corner of the character area with buildings spanning a period from the late 1960s to the late-twentieth century. These show a clarity in materials, a firm commitment of form through function, respect to their historic setting and are complemented by their tree-lined setting. St Bede primary school is a brick and flint building to the west of the college buildings and has been sympathetically extended.

The general palette of materials is dominated by the use of red brick and this is one of the principal unifying characteristics of the area. Brick is sometimes painted and there is limited use of render. Brick is often combined with flint, particularly to boundary walls, and there is also a strong presence of stone (much of this re-used from the former Hyde Abbey) in buildings and boundary walls. Most of the older houses to Hyde have old red/orange plain clay tile roofs with the late Victorian/Edwardian houses having natural slate.

A number of unlisted houses have had modern replacement windows and doors, the insertion of roof lights to front-facing roofslopes, and occasionally the removal of boundary treatments. These changes singularly and collectively have eroded the high architectural and historic quality of the older housing stock to these residential areas.

2.7.9 *Predominant land use*

The character area is almost entirely residential, consisting mainly of private dwelling houses of varying sizes. To Hyde Street there are two public houses. There is a church and parish hall. To the south-eastern corner, there is the primary school and small university campus grouped around the entrance to Park Avenue. The character area also includes a leisure centre and extensive surface-level parking which stretches to the edge of North Walls.

2.7.10 *Public realm*

The streets, lanes and footpaths to much of this character area are intimate in character due to their width, the scale of the buildings and the additional enclosure from boundary walls in the absence of houses. The lower and middle stretches of Hyde Street have narrow pavements and a strongly defined building line, with views into further lanes and courtyards. In the north, the streets are slightly wider and more suburban in feel, but the proximity of the buildings to the street retains an intimate and comfortable enclosure.

There is much on-street parking but this does not significantly impact on the streetscene in the later suburban Victorian development because of the generous width of road. There is a noticeable lack of street trees (with the exception of Park Avenue). However, trees lining the tributary of the Itchen (running past Hyde Abbey Gate) and to the edges of the open spaces to the east form an attractive backdrop to the Victorian streets. There are some older paving materials to small sections of street and lighting is generally unobtrusive and of an appropriate scale and design.

2.7.11 *Open space*

There is a high degree of good quality open green space within and immediately adjacent to this character area, much of it part of the River Itchen flood plain and intersected by various river channels once used to manage the open spaces as water meadows. The North Walls Recreation Ground to the eastern edge of the character area comprises sports fields and recreation grounds linked to a public park and semi-natural areas which form part of Winnall Moors Nature Reserve. The space defines an important setting to the City from the north and has significant amenity value for residents and visitors to Winchester.

The open grassed setting to the fourteenth-century Hyde Abbey gatehouse extends down to and along the river, and is known as Nun's Walk. The open green space running alongside the river, surrounded by trees, makes for an enjoyable route for pedestrians through Hyde, and is also part of the St Swithun's Way; a long-distance footpath leading out of the City along the riverbank.

Gardens generally throughout the character area are generous, private, open spaces often with trees and mature boundaries. Some of those to Hyde Street are large private spaces.

2.7.12 Biodiversity

The North Walls Recreation Ground lies adjacent to the Winnall Moors Nature Reserve, which contains the River Itchen SAC and SSSI complex of designations. The park itself contains informal areas with semi-natural riparian, grassland and woodland habitats, and acts as an important buffer to the internationally important designations beyond. Nun's Walk and the grassed areas adjacent to the stream passing Hyde Abbey Gate also form an important narrow green corridor through this urban suburb.

A significant feature of the character area is the glimpses and continual perception of the surrounding countryside. Streets terminate with open views to the park and recreation ground and the tree-lined River Itchen beyond. Private gardens are linked throughout and these in turn are linked to the wider green spaces and the rich wildlife habitats of the river corridor. There are good tree belts to the park area and sports grounds and to the residential edges. There are also mature trees to rear gardens and these are often seen in local views above and to the sides of buildings. There is a notable lack of street trees other than the plane trees to Park Avenue.

2.7.13 Access and connectivity

There is excellent access and connectivity for the pedestrian despite the significant barrier of the flint and bricks walls lining North Walls. A series of footpaths (including the very attractive footpath to the stream running past Hyde Abbey gatehouse) and pedestrianised lanes, some lined with houses (e.g. Hyde Church Lane), cross through the character area and link to the parks and playing fields. These feed straight into the City via Park Avenue and the car park to North Walls adjacent to Upper Brook Street.

2.8 WIN08 Winchester Industrial Estates (Winnall and Bar End)

2.8.1 Character Summary

Medium- to coarse-grain mix of small, medium-sized and large industrial units with some limited ancillary office uses and large retail (foodstore). Buildings are highly utilitarian in character, using modern materials with very-low-pitch roofs. There are generally large areas of hardstanding used for parking and/or storage forming the setting to built form. This area, by virtue of the nature of the uses, is very poorly connected with its neighbours and access is via a single exit and egress point. This character area is divided into two sub-areas which are physically separate but share very similar underlying characteristics.

2.8.2 Key Characteristics

Sub-areas of WIN08

08a. Winnall Trading Estate

- Enclosed coarse-grained industrial estate on a medium to large scale
- Steadily falling landform, down to motorway junction and then on down to river valley and into the City (particularly apparent along Easton Lane)
- Large, often skewed, regular grid of plots of varying sizes
- Consistent building lines throughout
- Profile metal cladding and asbestos-cement sheeting to steel frames, some brick to plinths and gables but limited
- Industrial shed-like structures the equivalent of two-storey domestic buildings (to eaves height)
- Industrial manufacturing, storage and distribution and associated ancillary uses
- Very little tree cover to the character area but good tree screening to the eastern (M3) and western (River Itchen) boundaries and some limited tree belt to adjacent residential areas to south
- Poor public realm, favouring the car user

08b. Bar End Industrial Estate

- Enclosed coarse-grained industrial estate on a small scale
- Flat and low lying
- Regular grid of plots of a consistent size
- Consistent building lines throughout
- Profile metal cladding and asbestos-cement sheeting to steel frames, some brick to plinths and gables but limited
- Industrial shed-like structures the equivalent of two-storey domestic buildings (height to eaves)
- Industrial manufacturing, commercial services (garage and workshop) and associated ancillary uses
- Very little tree cover to the character area but good tree screening to the River Itchen boundary (to west)
- Poor public realm, favouring the car user

2.8.3 *Boundaries and setting*

Sub-area WIN08a (Winnall Industrial Estate) is to the north of Win06b, part of the St Giles' Hill spur. It is centred on Easton Lane which leads to junction 9 of the M3 Motorway. Its boundaries are strongly defined by significant natural (the Itchen River Valley) and man-made (the M3/A31/A34 transport corridor) barriers. Beyond these is open countryside to the north-west, north and east (this edge is also the boundary of the City settlement). The setting of this sub-area comprises these barriers, particularly the transport corridor where, on travelling along the A34, the industrial estate is readily apparent.

Sub-area WIN08b is on a small scale and is bounded by the edge of the City settlement boundary on its southern, part eastern and part western boundaries. The recreation and sports grounds of WIN06c border the remaining section of the eastern boundary, beyond the B3330, Bar End Road. To the west and north is the Riverside character area (WIN05). The setting of this area comprises the transport interchange of junction 10 of the M3/A31 transport corridor and the Bar End Park and Ride.

2.8.4 *Designations*

There are no statutory listed buildings or designated conservation areas in this character area.

2.8.5 *Townscape types present*

TCT08, 12, 15 and 31.

2.8.6 *Topography*

Sub-area WIN08a steadily falls from the St Giles' Hill Spur towards junction 9 of the motorway but also falls steadily from here into the Itchen Valley. There is a distinct level change along Easton Lane on travelling south down into the City from the motorway junction.

2.8.7 *Layout and Pattern*

Varying footprint of building (almost entirely rectangular in plan) laid out in places on a simple grid but often skewed due to the site constraints (motorway and river valley) with the area tapering to the north and becoming tighter as a result. Roads mostly running parallel and perpendicular to either the river valley or Easton Lane (for sub-area WIN08a) or Bar End Road (for sub-area WIN08b). The building line is usually consistent to the grid or roadside or both, but this is not always the case. This gives a uniform and rigid structure to parts and an informal unplanned disparate character to other parts of the character area.

2.8.8 *Buildings and materials*

The area comprises small (mostly small to sub-area WIN08b), medium-sized and large industrial units comprising clear-span, steel-framed sheds with various modern cladding materials, mostly profiled metal. There is some brick to gables or plinths but often materials used for the walls are replicated on the roof. Otherwise asbestos-cement sheeting is used. There are low pitches and flat roofs throughout.

2.8.9 *Predominant land use*

The area is of predominantly small- and medium-scale industrial use; some manufacturing but mostly storage and distribution, with some office facilities incorporated where appropriate. There are also some large-scale retail uses (foodstore and wholesale stores) and car dealerships.

2.8.10 *Public realm*

The public realm is very poor for the pedestrian although all units are, to a degree, accessible by pavement. There are some grassed and/or landscaped areas to the roadsides and to individual units.

2.8.11 *Open space*

There are large areas of open space but this is given over to parking areas or storage or both. The Itchen Way runs to the west of WIN08a but there no access to this pathway from the estate, which acts as a pedestrian barrier to the facility. There are rights of way through WIN08b, linking the Bar End Recreation Ground to the Itchen Way running south along the Itchen Navigation and a former railway line, now a public right of way.

2.8.12 *Biodiversity*

Both sub-areas run adjacent to (or very close to) the River Itchen SSSI. There is limited landscaping within this character area, and few vegetated areas. Within WIN08a however, the boundaries with the A34 where it meets the River Itchen are well-treed and provide a limited buffer between the river and the industrial estate. Within WIN08b, the old railway line provides a well-treed buffer between the estate and the river habitats, and a strong green corridor.

2.8.13 *Access and connectivity*

There are single access and egress roads for both subs-areas with feeder roads to each unit or groups of units. Due to the nature of the uses within this character area, and the significant barriers of river and transport corridor, these sub-areas are not well connected to their surroundings.

2.9 WIN09 Winchester Hospital and Prison and environs

2.9.1 Character Summary

This character area contains four larger-scale civic amenities; the prison, hospital, university and regional police headquarters along a major historic route into and out of the City. The area is characterised by these large, in some cases monumental, buildings (particularly the hospital and police headquarters) and the varied mixed urban uses surrounding them. The area is in part defined by its topography (set on the often steeply climbing hill out of Winchester to the west) and the large scale of predominant development throughout.

The tower block which houses Hampshire Police Headquarters breaks the skyline and is seen for some considerable distance, dominating the skyline in views from St Giles' Hill. The area has a somewhat incohesive appearance due, in part, to disparate uses side-by-side, and the impermeability of the prison and hospital sites.

2.9.2 Key Characteristics

- Large-scale civic and municipal buildings - coarse but tight grain with buildings occupying most of their plots
- Steadily rising landform from east to west and dramatically falling away to the south
- Large irregular plots which are often densely developed
- Irregular building lines throughout though some alignment with Romsey Road
- Red brick, painted brick, render and stucco, natural slate and clay tile seen in equal numbers, modern roof materials; copper and zinc
- A wide range of storey heights from two storey to nine (plus)
- Civic and municipal uses including prison, hospital, college and school. A small amount of private housing
- Good tree belts and groups to college campus and its boundaries, otherwise very limited. No street trees
- Public realm is dominated by the car user in places and much space is dedicated to parking
- Access and connectivity is very poor (mostly due to the operational requirements of the uses within the character area)

2.9.3 Boundaries and setting

The character area is entirely enclosed within Winchester's western residential suburbs. Those to the west of the character area are sub-areas of WIN11. WIN10; Oram's Arbour and environs, an older suburb radiating from the railway station, is to the east.

Given the visual presence of the Police Headquarters tower block on the views across the City, the setting to this character area could be considered as far reaching. The area is perhaps most apparent from the residential suburbs (particularly those to the east – WIN10) which sit below the prison or hospital complex. Here, the change in scale can be dramatic in places.

2.9.4 *Designations*

There are a number of statutory listed buildings within this character area including: the Winchester Prison Entrance Gate of 1848-50; the Butterfield wing of the Royal Hampshire County Hospital (1863-8 by William Butterfield) in a Gothic style; a number of mid-nineteenth-century villas to Romsey Road; and the Master's Lodge and Main Range, West Downs School (1880 by Thomas Stopher).

A small section of the eastern edge of the character area, comprising the Prison and houses to Romsey Road, lies within the Winchester Conservation Area.

2.9.5 *Townscape types present*

TCT16, 21 and 24.

2.9.6 *Topography*

The landform is steadily rising out of the City and falls dramatically away to the south and less-so to the north. The gradient is very clear in travelling west along Romsey Road up out of the City.

2.9.7 *Layout and Pattern*

The institutional uses within the character area have grown piecemeal from the mid-nineteenth century to the present day. Most have some relationship with Romsey Road and often the building line is parallel to this principal route through the character area. Buildings to their various sites are tightly grouped and at a fine grain. There is a real sense of a lack of masterplanning to early development of these sites although later (late-twentieth-century) development, particularly to the college sites, expresses a more coherent plan for its site with a more logical sequence of buildings and better use and creation of new spaces. This is not seen to the hospital, police headquarters or the prison complex (although for operational reasons the latter is largely obscured from public view).

2.9.8 *Buildings and materials*

The principal buildings to this character area are on a monumental/civic scale with other buildings and infill on a much smaller scale. There is a good representation of the Victorian period of building in Winchester (a much overlooked period), with sections of the prison, the main publically visible section of the hospital and buildings to West Downs School dating from this period. These buildings express the eclecticism of the period and often utilise materials in a dynamic way (e.g. the polychrome brickwork of the Victorian architect William Butterfield's main wing to the hospital and the rusticated archway to Winchester Prison (Pearse)).

The predominant material in the character area is red brick, but there is also a high degree of painted brick, render and stucco. Natural slate is seen in equal numbers with clay tile and more modern materials such as copper, zinc and lead are also seen on mono-pitched roofs (particularly to the college campus).

2.9.9 *Predominant land use*

There is a diverse and often juxtaposed mix of uses throughout the character area including Winchester Prison, Hampshire Police Headquarters, King Alfred's College (the University of Winchester), a former public school which is now part of the University of Winchester, Winchester County Hospital, a garden centre (established

by Edwin Hiller in 1874), some private housing and housing associated with the university, and a public house.

2.9.10 *Public realm*

The public realm is often dominated by the car user and there are large areas given over to parking (surface-level and multi-storey) throughout the area. There are limited street trees and ill-defined spaces, especially to the hospital environs and to parts of the college campus. The latter however has some well-landscaped semi-public spaces throughout the campus and to the immediate setting of recently completed buildings (within the last twenty years). The setting to much of the built form within the character area comprises hard landscaped car parking.

2.9.11 *Open space*

There is limited public open space to this character area primarily due to the operational constraints of many of the uses. However, there are grassed areas to the prison and around some of the hospital buildings (as part of the landscaping to communal areas). The University campus to the south of the hospital has a high degree of open green space both linking buildings and as dedicated sports fields, tennis courts and green recreation areas. Melbury Lodge, part of the NHS landholdings, is also set within expansive grounds.

2.9.12 *Biodiversity*

Large mature trees line much of the Romsey Road and create a green aspect to this part of the character area, particularly to the western edge. There are also good tree belts to groups of buildings within the college campus and to its boundaries, and large areas of amenity or landscaped green space creating potential wildlife habitats. The well-treed parkland around Melbury Lodge forms a larger habitat patch. It is located on a prominent rise within the City and together with other mature gardens in the Sleepers Hill area (WIN11c) forms an important part of the setting of Winchester; a green leafy backdrop along the western valley. The tree-lined Sparkford Road (adjacent to West Hill cemetery) is also a good green boundary to the character area and links to the cemetery and the railway line.

2.9.13 *Access and connectivity*

Access and connectivity are poor throughout this character area. However, this has much to do with the operational requirements of the uses within the character area. There are no public footpaths or connecting roads north–south across this character area. Lane and road networks running east–west are slightly more user-friendly to the pedestrian.

2.10 WIN10 Oram's Arbour and environs

2.10.1 Character Summary

This character area is centred on the historic open space at Oram's Arbour, and comprises distinct Regency, Victorian and Edwardian periods of development, clearly defined by their domestic architecture. The steeply undulating topography to this area is an important part of its underlying character, with Oram's Arbour in particular having an elevated feel, with views over surrounding rooftops. The area has developed on a tight hierarchy of streets, roads, lanes and footpaths producing a medium to fine urban grain throughout.

Oram's Arbour is defined as a sub-area, WIN10a, due to its unique combination of buildings (including the former workhouse, now converted to private housing and a local health centre) enclosing a large open steeply inclined green space. Sub-area WIN10b comprises the early and late Victorian and further Edwardian suburb extensions around Oram's Arbour and the railway station, fanning out along Romsey Road (older Victorian) and Stockbridge Road (late Victorian and Edwardian).

2.10.2 Key Characteristics

Sub-areas of WIN10

10a. Oram's Arbour

- Attractive medium but fairly open grain residential suburb of varying periods set around a sloping open green space
- Set on a spur on steadily rising ground with dramatic level changes to the north down to Stockbridge Road
- Large irregular plots with large semi-detached or detached houses
- Houses are set back from the road with small and medium-sized front gardens, some have been part converted to parking areas
- Painted stucco and render, red brick (some contrasting brick for dressings and detailing) and natural slate
- Two- and three-storey houses (with much use of roof spaces for additional accommodation)
- Predominantly residential; single-family dwelling houses. Health centre to redevelopment of Union Workhouse site
- Good tree belts to railway embankment, and lining Oram's Arbour, some ornamental trees to rear gardens and boundaries
- High-quality public realm throughout with many shared spaces. On-street parking as natural traffic calming. Very limited street trees
- Very good access and connectivity, especially for the pedestrian

10b. Fulflood & West Hill environs

- Early and late Victorian and Edwardian suburbs at a fine grain, mostly terraced houses laid out in a rectilinear form
- Steadily rising landform west out of Winchester, sometimes dramatic with steeply stepped development to roadsides
- Regular plots throughout, generally narrow to the roadside and long (sometimes with back lane)
- Consistent building lines to streets, street line often defined by near continuous front boundary wall treatments
- Some painted stucco and render, but mostly red brick (often with varied dressings), natural slate roofs
- Two- and two-and-a-half-storey houses and some three-storey town houses
- Predominantly residential; single-family dwelling houses, some purpose built flats and district shopping parade and public houses
- Good tree belts to significant open spaces and to railway line
- High-quality public realm, well-defined, often with shared spaces or pedestrianised lanes/footpaths with houses fronting
- Good access and connectivity throughout, especially for the pedestrian

2.10.3 *Boundaries and setting*

This character area is strongly defined on its eastern boundary by the combination of railway cutting and embankment. This sits down from Oram's Arbour but is clearly defined by the dense tree cover to its upper banks and then travels over Stockbridge Road, forming a long road tunnel which is a distinct 'gateway' to the historic core. To the south-west is sub-area WIN09; County Hospital and Prison, on a completely different scale to the predominantly residential suburbs surrounding Oram's Arbour. To the north-west and immediate south (adjacent to the railway) are the further later residential extensions (WIN11) of the City stretching across and up the valleys out of Winchester.

Given the elevated position of Oram's Arbour there are surprisingly few views either to the City below or to the eastern downland or St Giles' Hill across the valley. This is principally due to the dense vegetation along the railway embankment (although this is seasonal). To the north-eastern corner of the character area, the former Union Workhouse chimney is a local landmark in the area. The dramatic change in level from Stockbridge Road to Oram's Arbour, combined with the narrow lanes and streets, some of which follow previous field boundaries, gives rise to glimpsed views of roofs of houses as they step down the steep gradients. In parts, extended views overlook the roofscape of houses in the streets below (e.g. from North View across and up Greenhill Road and Stockbridge Road). This is an important part of defining the setting of this character area. To the east, the setting is strongly defined by the historic relationship with the mainline railway and its dramatic cutting, embankment and bridging as it passes along the edge of the character area.

2.10.4 Designations

There are a number of statutory listed buildings to the area, most of these are located in the southern part of WIN10b and comprise the early Victorian villas and terraces. Some of these houses are distinctive for their use of materials, such as the earth wall houses of Clifton Hill (although this is not immediately evident from external appearance), the Bath stone of Clifton Terrace and the striking Clifton House, by notable local architect Owen B Carter, with its buff terracotta Egyptian frieze. All these houses are Grade II listed. The Church of St Paul is Grade II listed (1872-1889 by John Colson; flint with freestone dressings).

Part of the character area (with the exception of streets to the north of North View (around Stockbridge Road) fall within the designated Winchester Conservation Area.

2.10.5 Townscape types present

TCT04, 05 and 23.

2.10.6 Topography

The character area is located on a north- (to Stockbridge Road) and east-facing (Oram's Arbour) spur which is steeply inclined on its north face. The undulating topography of this area greatly contributes to the quality of the townscape. Stockbridge Road steadily rises to the north-west with a series of roads set along contours, and houses to Stockbridge Road and Cranworth Road noticeably step up the hillsides out of the City.

2.10.7 Layout and Pattern

Sub-area WIN10a; houses are laid out in regular generous plots at a low to medium grain (particularly to the western edge) around the open space of Oram's Arbour, and have an important relationship with this space. This is with the exception of buildings to the former Workhouse site where an historic boundary wall impedes direct access to the space but modern houses have good open aspects looking onto the space.

To the remaining parts of the character area (sub-area Win10b) development is laid out on a grid pattern which is significantly influenced by gradient changes throughout the character area. This has led to some particularly attractive townscape and shorter, sometimes cranked, terraces of houses following and crossing contour lines. The area is predominantly a fine-grain layout but with the occasional single or small group of larger villas set out in their own grounds (e.g. to the north side of St James' Lane). There is a clear hierarchy to streets with some of the grander properties having small mews-type lanes to the rear, with former stables and outbuildings fronting those lanes (for example Middle Road, Mews Lane and Crowder Terrace).

Most houses in the character area are set back to varying degrees from the roadside but with mostly small front gardens and boundary walls (some with cast iron railings surviving or reinstated). Some front boundary walls and garden areas (mostly outside the conservation area boundary) have been lost to front area parking.

2.10.8 *Buildings and materials*

Throughout this character area the overarching building type is the terraced house but this is seen to varying degrees of quality and material use: from brick; brick and flint; to the use of painted stucco and stone for facades with the addition of terracotta panels; moulded string courses; some canted bays to ground floors and dentil cornices; bracketed eaves; decorative ridge tiles and finials. Most roofs in this character area are natural slate.

The houses to the edge of Oram's Arbour (WIN10a) are a more eclectic, individually designed group of buildings of a larger scale and generally grander in their material use and detailing. To the southern part of the character area and around Oram's Arbour, there are some fine examples of Regency architecture with Italianate motifs and detailing (e.g. the fine terrace of Bath Stone houses to Clifton Terrace (circa 1840)), being one of the first major developments after the cutting of the railway line.

Houses throughout vary from two to four storeys, often with semi-basements taking advantage of the changes in level in this character area. There is much use of the roofspaces with dormers and rooflights common features.

To the north (WIN10b), the repetition of architectural detailing and materials is more unifying and these could be considered typical medium-sized to large late Victorian and Edwardian terraced houses, strongly defined by their boundary walls and consistent buildings lines (good examples being Hatherley Road and Fairfield Road). There are also more piecemeal developments along Elm Road and Western Road; here the roads have been developed in small speculative parcels from the 1870s to 1930s with much redevelopment and some infill. This has led to an interesting series of streets with some very good groups of houses (e.g. the semi-detached Victorian villas to the north side of Western Road).

There is an interesting mix of red brick, painted stucco (often lined out to imitate stonework), stone/buff brick detailing and natural slate roofs (often with decorative ridges and finials).

2.10.9 *Predominant land use*

The principal land use is residential; private dwelling houses, with some larger houses converted to flats and some small-scale purpose-built flats as infill development. There is also the health centre within the former Workhouse site to Oram's Arbour, St Paul's church and attached nursery, a small parade of local shops to Stockbridge Road and a number of public houses. West Hill Cemetery, to the southern edge of the character area, divides this residential area from the post-war housing beyond.

2.10.10 *Public realm*

The quality of the public realm is generally good, with some survival of older paving and kerb stones. The retention of historic boundary walls and treatments such as cast iron railings also adds to the sense of a quality historic built environment. Due to the narrow nature of a number of roads and lanes, and the infrequency of traffic, many of these routes function as shared spaces. On-street parking, whilst adding to the clutter of some streets, helps calm traffic on these routes. Parking is at a premium in this part of the City because of the proximity of the mainline station and lack of off-street parking due to the fine close-grain character of much of the area.

There is limited street tree planting to this character area but much ornamental planting to front gardens has an important softening effect in many streets.

2.10.11 *Open space*

There are two significant areas of open space within the character area; West Hill Cemetery to the south and Oram's Arbour to the centre. West Hill Cemetery sits above Romsey Road and is retained by walls to the road so that it is only the tree-lined edges and railings that make any impression for most of the Romsey Road edge. The open space is a welcome relief from the intensity of development surrounding, particularly to the east, but also provides a wider grand setting to the very large (mostly statutory listed) houses to the north side of St James' Lane. Oram's Arbour is defined by the trees fronting Clifton Hill, the line of stepped terraced houses to the north (North View), and by trees to the south and east, which tend to obscure general views out over the City. It is a valuable and historic open green amenity space with a small children's park to the north-eastern corner, the site of an Iron Age hillfort and once part of a thriving Iron Age trading centre. It is also a popular walking route to and from the western suburbs to the railway station and historic core.

Most private houses enjoy generous enclosed gardens laid to lawns with mature trees and ornamental shrubs and trees throughout. In this fine-grain part of the City these are welcome open private spaces.

2.10.12 *Biodiversity*

Both significant open spaces within the character area are linked to the well-treed green corridor of the mainline railway. Linked gardens are mature throughout and further linked to open spaces and/or the green railway corridor. Given this, there are a range of semi-natural and amenity habitats able to support urban wildlife. The trees to the railway embankment, lining Oram's Arbour and in West Hill Cemetery provide a green backdrop for development within the area, as does the small copse of beech trees surrounding the Hampshire Police Headquarters building to the west (providing some welcome screening of this uncompromising building).

2.10.13 *Access and connectivity*

There is a noticeable hierarchy of pedestrian routes throughout this character area. The restrictions of the steep hillside have led to Clifton Road and West End Terrace being connected by a narrow pedestrian path, with winding steps down to Elm Road. St James' Terrace is one of a group of terraces set on pedestrian paths, adding to interest and passive overlooking of these popular walking routes. West Hill Cemetery is well-used, sometimes in conjunction with St James' Terrace and St James' Lane, as a pedestrian route to and from King Alfred's College, to the city centre and as an alternative route to the Cathedral and the southern suburbs of the City.

2.11 WIN11 Winchester's residential suburbs

2.11.1 Character Summary

This large character area takes in the entire western edge of the city and encloses the prison and hospital environs (WIN09). It comprises a series of low-, medium- and fine-grain residential suburbs with estates of houses dating predominantly from the turn of the twentieth century (individual houses) through the 1930s to the late 1990s, formally and informally laid out, generally (but this varies) with generous allocations of green public space (often related to school complexes) and mature trees. Houses are well constructed with earlier (immediate-post-war) estates reflecting much of the stylistic and layout characteristics of the Garden City movement. Differences in layout and grain, presence and character of open space, degree of former character of the landscape being retained (mostly trees) and period of development has defined thirteen sub-areas within this character area.

2.11.2 Key Characteristics

Sub-areas of WIN11

11a. Stockbridge Road and Berewecke Road environs

- An area of coarse open-grain development of medium-sized to large detached houses set in generous landscaped, often tree lined, plots
- A level spur plateau dropping to the south-east (into Winchester) and north-west (away from the City)
- Large to very large, irregular plots with detached houses and often space to all elevations
- Building lines are consistent with houses set back from the roadside
- Red brick, plain clay tile, painted render, white painted woodwork
- Houses are two storey with some use of roofspaces with dormers and rooflights. Designs of private houses are comfortable, well-proportioned and simple
- Private dwelling houses, some flats, a hotel, a residential care home and schools
- Mature trees and shrubs are an important characteristic of the sub-area. Stands of pine and dark evergreen shrubs impart a mature 'Victorian' atmosphere along Berewecke Road
- Public realm is of a high quality throughout with well-defined mature boundaries, limited on-street parking and a semi-rural feel to areas of unmade road (Links Road)
- Access and connectivity is good, marginally favouring the car user

11b. Fordington Avenue and Greenhill Road

- An area to the upper slopes of the city valley, contiguous with Hatherley and Elm Roads, but dating from the 1930's with later additions
- Rising landform, sometimes steeply from Stockbridge Road up to Poets Way
- Semi-detached/detached family housing in large plots. Open front boundaries and well planted front gardens
- Consistent building lines to individual roads with houses set back in small to medium-sized gardens
- Red/brown wire-cut bricks, with plain tiles and some tile hanging
- Two-storey houses
- Private dwelling houses throughout
- The strong mature belt of beeches along Chilbolton Avenue provides an important backdrop to the area. Ornamental street trees are a feature
- Grass verges to wide roads, limited on-street parking, some street trees (to Cheriton Road)
- Good access and connectivity

11c. Sleepers Hill

- A spacious, leafy, mostly early-twentieth-century very open and coarse-grain suburb
- Situated on a steeply sloping east-facing spur above the river valley forming an important 'green' backdrop to the City
- Large irregular-sized plots with large detached houses
- Building lines vary in places but most houses present their main façade to the lane
- Brick, pebbledash, render and clay tile roofs
- Houses are two storey with only very limited use of roofspaces with dormers and rooflights. Designs of private houses are individual, some architecturally striking
- Private dwelling houses throughout
- The numerous mature trees and hedgerows are a vital characteristic of this area. Large mature gardens, hedges and trees are habitats for local fauna. There is a distinct well-wooded edge on the southern boundary
- High-quality public realm throughout; well-defined natural boundaries, no on-street parking, limited street lighting gives a semi-rural feel
- Single main road provides good access to properties, very limited connectivity north–south across the sub-area

11d. Stanmore

- Large medium-grain housing estate of the immediate-post-war period reflecting much of the spirit of the Garden Suburbs ethos in its layout
- Stanmore Lane and Battery Hill travel across a spur of land which is steeply inclined, generating spectacular views
- Good-sized plots, those to corners can be very generous, side accesses and alleyways between houses in short terraces and some front drives (often created from garden areas)
- Buildings lines are consistent to streets and areas of open space but are occasionally staggered (seen to good effect on Cromwell Road and Stuart Crescent). Houses are set back with small gardens (some have been laid over to parking)
- Red brick, clay tile roofs and brick chimneys
- Two-storey houses throughout and no use of roofspace for additional accommodation (due to limited headroom and pitch of roof)
- Residential throughout; single-family private dwelling houses
- Good provision of small, medium-sized and large green public open spaces but limited provision of trees
- On-street parking throughout, lack of street trees, some loss of front gardens, wide grass verges in places
- Good access and connectivity for car users and pedestrians

11e. Harestock

- Large, medium-grain housing estate of the post-war period reflecting, for the most part, much of the spirit of the Garden Suburbs in its layout – particularly in the south
- Rolling former downland, especially apparent along Berewecke Avenue
- Medium-scale terraces, semi-detached and bungalow housing in medium-sized plots, mostly open to roadside, some front drives (often created from garden areas)
- Buildings lines are consistent to streets and areas of open space but are occasionally staggered. Houses are set back with small gardens (some have been laid over to parking)
- Red brick, clay tile roofs, concrete interlocking tiles and brick chimneys
- Two-storey houses throughout and no use of roofspace for additional accommodation (due to limited headroom and pitch of roof)
- Residential throughout; single-family private dwelling houses
- Some provision of small and medium-sized public open spaces but very limited provision of trees
- General lack of street trees, open front gardens, some on-street parking, good green pedestrian routes
- Good access and connectivity for car users and pedestrians

11f. Andover Road environs

- A mixed area of low- to medium-grain, open-character development of medium-sized to large detached houses set in landscaped, often tree lined, plots
- Rolling downland
- Large irregular-sized plots with detached houses
- Building lines are consistent with houses set back from the roadside
- Red brick, plain clay tile, concrete interlocking tiles
- Houses are two storey
- Private dwelling houses, school, residential care home
- Mature trees to gardens and relative rare street trees, forming a leafy tunnel in season, creating an important 'green' gateway into the City
- Public realm is of a good quality throughout with well-defined mature boundaries and very limited on-street parking
- Access and connectivity is good despite the mainline railway running north–south through the sub-area

11g. Abbots Barton

- A very mixed area of medium- to fine-grain post-war development in small estates of medium-sized terraced, semi-detached and detached houses
- Gently rising landform from river valley to the railway line
- A mix of plot sizes from small to large with a variety of house designs from late 1970s to late 1990s
- Building lines are inconsistent throughout with buildings staggered to winding roads or open spaces
- Brick, tile hanging, concrete tiles
- Houses are two storey
- Private dwelling houses throughout, some blocks of flats
- Limited tree cover throughout but developing framework of in-plot ornamental trees
- Some provision of small and medium-sized public open spaces (also allotments) but very limited provision of trees other than to the railway
- General lack of street trees, open front gardens, some on-street parking, good green pedestrian routes
- Poor access and connectivity for car users but good connectivity for pedestrians

11h. Weeke

- Post-war houses laid out to a medium grain
- Rolling downland
- Good-sized regular plots to streets and roads
- Buildings lines are consistent within streets and roads with buildings set back in own grounds
- Brick and tile, some tile hanging in places
- Two-storey houses throughout
- Residential throughout – generally medium-sized to large private dwelling houses (except school to north-western corner)
- A lot of mature trees to rear gardens forming significant groups, no street trees and trees to front gardens adding to the tranquil character of many of the roads
- Wide roads, very limited on-street parking and mature boundaries provide an attractive public realm
- Good access connectivity for car users and pedestrians

11i. Teg Down

- Post-war houses (1960s to 1970s) laid out in a coarse- to medium-grain, curvilinear housing-block layout
- North-east-facing gentle slope of downland
- Good-sized regular plots to streets and roads
- Buildings lines are consistent within streets and roads with buildings set back in own grounds
- Brick and clay tile, concrete interlocking tiles and weatherboarding
- Two-storey houses throughout
- Residential throughout – generally medium-sized to large private dwelling houses
- A lot of mature trees to rear gardens forming significant groups, some ornamental trees to front gardens adding to the tranquil character of many of the roads
- Wide roads with grass verges, very limited on-street parking and minimal street lights
- Good access and connectivity

11j. South of Stanmore Lane

- Large medium-grain housing estate of the immediate-post-war period reflecting much of the spirit of the Garden City movement – with curvilinear housing block layout
- A steadily rising landform from south-east to north-west with buildings and roads carefully set into the contours
- Good-sized plots, those to corners can be very generous, semi-detached houses with side accesses and some front drives (often created from garden areas)
- Buildings lines are staggered to curvilinear roads and areas of open space. Houses are set back with small gardens (some have been laid over to parking)
- Red brick, clay tile roofs and brick chimneys
- Two-storey houses throughout and no use of roofspace for additional accommodation (due to limited headroom and pitch of roof)
- Residential throughout; single-family private dwelling houses

- Good provision of small to medium-sized green public open spaces but limited provision of trees
- On-street parking throughout, some street trees, some loss of front gardens, very wide grass verges in places
- Good access and connectivity for car users and pedestrians

11k. Oliver's Battery

- Mostly post-war houses (1950s to 1970s and later) laid out in a coarse- to medium-grain, block layout with cul-de-sacs projecting into the block centre
- Situated on the crest and slopes of a dome-shaped down, almost due west of St Catherine's Hill
- Good-sized regular plots to streets and roads
- Building lines are generally consistent within streets and roads with buildings set back in own grounds, there is some staggering to small groups and to corners and cul-de-sacs
- Brick and clay tile, concrete interlocking tiles and weatherboarding (some striking split and asymmetrical roof designs to edges – apparent in extended views)
- Mix of one- and two-storey houses throughout
- Residential throughout – generally medium-sized to large private dwelling houses
- A high number of mature trees (including characteristic pine trees) to rear gardens forming significant groups, some ornamental trees to front gardens adding to the tranquil character of many of the roads
- Wide roads, no grass verges, very limited on-street parking
- Good access and connectivity, particularly to open countryside

11l. Badger Farm

- Modern (1980s and 1990s) housing estates set within retained blocks of open grassland and mature woodland providing important wildlife habitats
- Situated on an east-facing spur and valley which generates several good views
- Small to medium-sized plots with medium-scale, semi-detached, short terrace and detached family housing
- A varied and irregular building line throughout with houses and groups often inward-looking
- Mix of brick colours and types and mostly modern clay tile roofs, some tile hanging
- Two-storey houses throughout
- Almost entirely residential – generally small to medium-sized dwelling houses, district supermarket to the edge of the residential area
- Good survival of mature trees forming much of the setting to development, some survival within developments, good landscape planting throughout – some of which is beginning to mature
- Variations in materials to shared surfaces of cul-de-sacs and access drives to multiple properties, blank fences and side walls to main access routes into estates
- Good access and connectivity for the pedestrian (particularly to open countryside) but very poor connectivity for the car user

11m. Teg Down Meads environs

- An area of coarse irregular-grain development of large detached houses (dating from the early-twentieth century) set in generous landscaped, often tree-lined plots
- Undulating downland falling to the north-east. Salter Lane and Lanham Lane follow a gently inclined spur
- Large to very large irregular-sized plots with detached houses and often space to all elevations
- Building lines are irregular and follow the line of winding feeder roads
- Red brick, plain clay tile
- Houses are two storey. Designs of private houses are comfortable, well-proportioned and simple
- Private dwelling houses
- Woodland setting and mature trees and shrubs are important characteristics of the sub-area. A few large standards remain within the housing area, underplanted with small ornamental species. The trees and hedges along Salter and Lanham Lanes are vital to the character of the area
- Public realm is of a high quality throughout with well-defined mature boundaries and no on-street parking and a semi-rural feel to the entire area
- Access is good, connectivity is adequate but there are limited pedestrian routes crossing north-east to south-west with much of the area in private ownership

2.11.3 *Boundaries and setting*

The entire western, southern and northern boundary is shared with the edge of the city settlement, with open countryside beyond. To the east is, in part, the character area defining the earlier Victorian and Edwardian suburban extensions to the City (WIN10). Most of the remaining sections of the eastern boundary are strongly defined by the mainline railway cutting and embankment. There is a sub-area to the east of the railway line, north of the City (WIN11g) which shares common characteristics with the western suburbs.

The setting of this character area is considered to include much of the open countryside to the west, particularly in relation to sub-areas WIN11a, WIN11i and parts of WIN11k which, due to their topography, make a dramatic impact on views looking towards the City from the west, especially across South Winchester Golf Course. The edges to open countryside are very well-defined and abrupt and there is rarely much blurring of edges except to sub-area WIN11m (Teg Down Meads environs), where the coarse open grain and large mature gardens tend to soften the boundary with the open countryside beyond. Due to the low rolling nature of the topography to the south-western sections of the City there are rarely any long views to these residential areas in the context of the historic core. Tree cover also, particularly to the railway line and on historic field boundaries between sub-areas, screens much of these larger estates in views across the City from higher ground such as St Catherine's Hill.

2.11.4 *Designations*

Within WIN11k, Oliver's Battery, an Iron Age hillfort re-used as a Civil War battery, and a Bronze Age barrow are scheduled monuments.

There are a few statutory listed buildings dotted around the character area with no significant groups. Of note is the Grade II* Abbots Barton Farmhouse (WIN11g), a largely unspoilt historic house dating from the seventeenth and eighteenth centuries. Pyotts Cottage of 1907 is a fine detached house in a domestic revival style by H Baillie Scott and, of the same year, Dawn House on Sleepers Hill is Neo-Georgian, by Ernest Newton. The church of St Mary on Stockbridge Road is Grade C (Grade II).

Part of the boundary shared with WIN09 and WIN10 forms the boundary with the Winchester Conservation Area although none of the designated conservation area falls within this character area.

2.11.5 *Townscape types present*

TCT04, 05, 07, 08, 11, 16, 17, 23, 24, 25, 27 and 28.

2.11.6 *Topography*

The landform steadily rises out of Winchester and the valley within which the Itchen River flows. It then reaches a plateau and where the topography is more undulating with slopes which face away from the City and to the south-east towards the river valley,

2.11.7 *Layout and Pattern*

There is much variation in layout and pattern across the character area, reflecting primarily the different urban grain of housing layout, period of development and site constraints. There are some notable distinct phases of development which are reflected in the sub-areas identified within this character area. The following is a broad overview of the key layout patterns seen within WIN11.

The early expansion of Winchester is reflected in the sub-areas WIN11a, WIN11c, WIN11m and to a lesser extent WIN11f (which is more piecemeal). Here, development is at a coarse to very coarse grain with houses set in very generous plots often set well back from the road with mature landscaping. The sub-area WIN11c in particular comprises the spacious suburb of Sleepers Hill. This area retains the characteristics of its recent rural past; tall, mature trees, hedgerows and soft verges. Large gardens with mature trees convey a semi-wooded character, which is sufficiently dense to hide some of the buildings from the roadside. There has been some sub-division of plots but this has not spoilt the underlying spatial qualities of this sub-area. Despite large plots, houses generally share a common building line other than when they are informally set around a cul-de-sac. This area shares common characteristics with WIN11m, except here the plots are very large, the layout is very informal, houses do not share a common building line and are often completely obscured from public view.

The inter-war and post-war periods see a number of medium-grain layout estates (WINI Ib, WINI Ih, WINI Ii and WINI Ik) develop with mostly rectilinear road networks (some cranked and some curvilinear) set out in informal grids with medium-sized to large semi-detached and detached houses and bungalows (in the case of WINI Ik) on generous plots, often with space all around the building, good-sized front and back gardens with off-street parking, some detached garages and varied but mostly robust mature boundary treatments.

The medium- to fine-grain immediate-post-war estates within sub-areas WINI Id, WINI Ie and WINI Ij are laid out following the principles set by the Garden City movement and the principles of Garden Suburbs, and display distinct masterplanned patterns of streets and plots interspersed with small and large open green spaces. Plots are relatively generous throughout, many with side access (or alleyway access between houses) and larger corner plots. Houses are generally laid out in short terraces or semi-detached houses in groups. There is good public amenity space within these estates – small urban parks, greens and informal recreation spaces throughout. The buildings lines are intentionally varied to break up large groups and give the impression of an informal layout. This also helps with privacy and overlooking. There is some variation to estate layout, ranging from the long straight principal boulevard-type roads of Fromond Road (WINI Ie) and Battery Hill (WINI Id) with their straight arterial roads usually perpendicular to the main road, to the long curving informality of Fox Lane (WINI Ie) with small cul-de-sacs leading off principal routes. All houses in these sub-areas (with very few exceptions) are set back from the road in their own front gardens. Boundary treatments vary but are generally open. In some cases gardens have been laid over to parking either informally or formally through the use of hardstandings. This has changed the character of some areas of the estates.

The late-twentieth-century development within the character area (most notably WINI II, but with pockets of development elsewhere, for example WINI Ig) is of a fine grain; short terraces or semi-detached and sometimes detached houses set in groups or around small cul-de-sacs, often with shared surfaces. There are generous areas of open space with wooded areas between, through and to the boundaries of estates. Trees often form the backdrop to development. This period of residential development is characterised by a single 'spine' road on a loop with most if not all housing facing onto secondary roads, set out in a series of short, curved cul-de-sacs which open off them. This results in the main roads through the estates having dead frontage throughout as they are invariably flanked by the rear garden fences of the housing.

2.11.8 *Buildings and materials*

There is a consistency to this large character area in terms of the height of buildings. Through all periods of development, there are rarely any houses above two storey, and relatively little use of roofspaces to accommodate additional living space, with the exception of houses to the older areas (WINI Ia, WINI Ib, WINI Ic and parts of WINI Im). Single-storey bungalows are not a common building type and are only found in numbers in sub-area WINI Ik. Stylistically there is wide variation across the character area. However, almost all development would be generally considered as traditional; predominantly brick with some painted render, pebbledash and examples

of hanging tile with pitched roofs and front and back gardens. There is no true style which dominates other than a very weak version of what could be considered domestic revival (originating from the Arts and Crafts movement) but on a much smaller scale than is generally appropriate.

The estates comprising sub-areas WIN11d, WIN11e and WIN11j could be considered to be in a 'Garden City' style and share some of the common characteristics of this style, namely a cottage scale, with small windows, projecting gabled bays and small porches or door hoods. This type of inter-war and early-post-war housing is well constructed and has provided good flexible accommodation and still maintains its integrity and 'cottage' style. The housing to the Stanmore area of the City (sub-area WIN11d) and parts of Harestock (WIN11e) are excellent examples of this.

Brick is the predominant walling material throughout. There are many different colours, textures and finishes, from red (predominant), orange and buff bricks in straight colour and multi-bricks and the deeper browns of the inter-war and immediate post war examples. Brick has been painted in places.

Roofs are a mix of clay tile, either traditional plain tiles but mostly machine-cut plain, or concrete interlocking tiles. Some natural slate survives to older areas.

2.11.9 *Predominant land use*

The principal land use is residential and this mostly comprises single-family dwelling houses. There are some purpose-built blocks, particularly to sub-area WIN11g; Abbots Barton environs. These are usually grouped, or tend to be infill redevelopments. There are district parades of shops throughout the character area, usually in a terrace of four to five shops; small supermarket/newsagent, takeaways and services (such as dry cleaners). There are a small number of public houses, although these are diminishing in number, and churches and chapels and associated buildings are also to be found within or to the edges of the residential estates.

2.11.10 *Public realm*

The quality of the public realm is generally high and there is good provision of public space and wide carriageways, often with grass verges to many of the sub-areas. There is a noticeable lack of street trees and some areas have limited tree cover such as much of WIN11d, Swanmore and WIN11e, Harestock. On-street parking is generally seen throughout although the coarse- to medium-grain estates tend to have generous private driveways diminishing the incidence of on-street parking. Some of the finer-grain estates (WIN11d and WIN11e) have seen some front gardens turned into parking areas generally to the detriment of the sub-area.

2.11.11 *Open space*

There is good provision of open space throughout the character area, with a combination of green spaces built into the design of developments and often including a retention of historic field boundaries and tree belts (such as those seen in WIN11i, between WIN11j and WIN11l and within WIN11d). There are also large recreation and sports fields linked to schools, often with full public or semi-public access. The Valley Open Space in WIN11d and Stanmore Recreation ground in WIN11j are both larger amenity spaces containing informal wooded areas. Oliver's Battery open space

incorporates the Oliver Cromwell's Battery Scheduled Ancient Monument. Bushfield Camp, mostly outside the character area is, however, an important open space with pedestrian links between WIN11l, parts of WIN11k and the city centre.

There are some large and very large private gardens to properties (particularly to sub-areas WIN11a, WIN11c and WIN11m). These have mature boundaries and are well-landscaped with mature trees forming part of the wider public realm (clearly visible in views of forming parts of substantially planted boundary treatments).

Rights of way out to the wider countryside vary between sub-areas but there is a reasonable provision of public footpaths, including the Clarendon Way. Farley Mount Country Park, a 360ha countryside facility is also only a mile way to the west of the character area.

2.11.12 *Biodiversity*

Parts of Bushfield Camp SINC are incorporated within WIN11l, to the south of the superstore. Winchester Golf Course, lying outside the character area between WIN11a 11k and 11i, is also a SINC which interlinks with large private gardens on Teg Down Meades, the Hampton Lane area and Chilbolton Avenue. These gardens together form significant belts of mature trees in places.

The range of semi-natural and amenity public spaces, together with private gardens, allotment sites and the green corridor of the railway line, form the main habitats within the character area. The coarse-grain character of much of the development means that gardens form important urban habitats and wildlife corridors in places, particularly those backing onto informal open spaces. Larger gardens form significant tree belts and habitat patches in places such as around Oliver's Battery Road North, Sleepers Hill Road, Park Road, Andover Road, and between Stockbridge Road and Dean Lane. These urban habitat patches are often linked directly or indirectly to the open countryside adjacent to the western, southern and northern edges of the character area. The elevated position of Sleeper's Hill makes this well-wooded area an important setting to the City (WIN09).

There is a good survival of broadleaved woodland and wooded areas between estates and to the edges of the character area, particularly to the south-eastern edge (adjacent to Whiteshute Lane and Clarendon Way; outside the settlement).

2.11.13 *Access and connectivity*

The degree of permeability varies within sub-areas, with the earlier estates of immediate-post-war (WIN11d and WIN11e) housing being the most accessible and connected for both the car and pedestrian. There is a surprisingly limited footpath network through the character area, with the only cross path of note within WIN11e running from the junction of Harestock and Stockbridge Roads to the north-west of Rowlings Road and to the south-east of Henry Beaufort School linking to Andover Road North. This is the only true dedicated footpath link of any length.

There is good open access to public space and amenity areas throughout, particularly evident in WIN11l where most roads, despite being cul-de-sacs, are linked via footpaths to open green spaces and woodland.