

# oram's arbour

This area consists of the Arbour open space and the surrounding residential streets which lie within the Conservation Area.

The open space prominently situated on rising high ground is grassed and framed by mature broadleaved trees of several species, predominantly lime.

As it is part of a defended Iron Age enclosure, it is an important historic site and one on which archaeological excavations are conducted. Citizens of Winchester have long used the Arbour as a place to assemble. The Hat Fair picnic is held there each summer. Parents and young children gather daily in large numbers to use the play area. It is where office workers take their lunch breaks, others fly kites, walk dogs, play football and cricket and young people party. The Arbour has bench seats and litterbins. Diagonal footpaths across the Arbour link the city centre, schools and West Fulflood.



A focal point for the community and one of Winchester's special places.



## Building Design

The original houses built between the 1840's and 1880's remain the principle feature of this Victorian suburb. Those situated around the Arbour complement this open space.

Types of houses in the vicinity range from the modest to the grand, in a variety of styles, scale and configurations: terraced, semi-detached and detached with two to five floors, a few converted to flats. A number of houses are

distinguished and of architectural merit, whilst some have Listed Building status. Building designs vary greatly, some having italianate and neo-gothic detail.

Materials used are principally mellow red or ochre 'Beaulieu' brick, render (mostly painted), and flint with brick or stone dressing. Several houses incorporate shuttered chalk in their construction and most have





timber sash windows and pitched Welsh slate roofs with hips or gables. Some houses have bays to the ground or entrance floor, several with castellated tops. Detailing includes pilasters with moulded bases and capitals, moulded lintels with consoles, fretted gables, iron balustrades and louvred shutters.

Old boundary walls are a valued part of the built environment. Some in traditional Hampshire style of brick and flint still survive. Stone is used in places for balustrades, coping or capping of pillars. Gates and railings are generally cast and wrought iron.

Almost all houses have front and rear gardens. These are generally small, the plot frontages being no wider than the house. A few larger houses have gardens on three or more sides. Mature trees and shrubs in gardens add greatly to biodiversity and to privacy for residents. Some conversion of staff cottages and stables give Middle Road a mews-like character. It also retains its original cobbled gully for most of its eastern edge.

Most of the 20th century houses in this area, other than a few individual houses, some flats and a short terrace in Clifton Hill, are within Alison Way, a new development inside the original boundary wall of the Union Workhouse and incorporating some of the original buildings. New houses here are of red brick with gabled slate roofs. A tall chimney, the only one remaining in Winchester, has been retained and is a well-known landmark.

The only commercial premises remaining in the area are St Paul's House which has an art deco façade, the purpose-built premises for a medical and dental practice within Alison Way and the Railway Inn.

## Vistas and Trees

The Arbour gives distant views of the wooded high ground to the north and turning to the southeast one can see St Giles Hill, Chilcomb Church and Deacon Hill. In the middle ground is a vista over the City with, according to the season, glimpses of the clock tower of Queen Elizabeth Court, the Cathedral, Castle Great Hall, old St Thomas and Christchurch spires. North View footpath affords a grandstand view over the tree and roofscape of the Fulflood valley.

The Hampshire Police Headquarters and Hampshire County Council's Ashburton Court, both typical 1960's office buildings, are clearly visible from much of the area and detract from the outward views from the Arbour.



*Middle Road*



*An original wall*



*Winchester's only surviving tall chimney*

*Ashburton Court before refurbishment seen across the Arbour*



*Oram's Arbour looking west*



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## Roads, Traffic and Parking

The initial development of the roads post 1840 followed a rectilinear pattern, except Clifton Road, a country lane which in part followed the line of the ancient defensive ditch. All the roads in the area are two-way and are generally narrow with a single pavement. Middle Road and a service road between North and South Views give access without a footpath to garages at the rear of houses.

Several roads descend steeply to St Paul's Hill and Romsey Road creating dangerous intersections. Autumn

leaf fall on road surfaces and vegetation growth affecting visibility are additional hazards in these locations. Clifton Road is used as a short cut sometimes by unsuitable large vehicles. The majority of houses do not have garages and street parking space is in short supply. It is regulated in most roads by a residents' parking scheme.

A few residents have removed front boundary walls in order to accommodate a car. This is often detrimental to the character of the streets and houses, particularly the small terraces. Where frontages are little more than the length of a car, this adds to the overall pressure on street parking.

Multi-occupation of small terraced houses can be detrimental to the neighbourhood due to noise, increased street parking and such conversions being less available to first time buyers and young families.



Leaf fall on Clifton Road



Different uses of the front garden



A new severe blank wall

## Planning Guidance

13. Multi-occupancy conversions of small terraced houses should be resisted. (HE14)
14. To protect and enhance the character of the conservation area, selection of building materials and special attention to design details are essential for new buildings, extensions and alterations. (DP3)
15. Repair and replacement of walls should maintain the original design and use original materials to preserve their character and consistency. Large areas of unrelieved brickwork should be avoided. Coloured mortars are inappropriate and pointing should have a rubbed in finish. (DP3, HE5)
16. The practice of removing front boundary walls in order to accommodate vehicle parking should be discouraged. This could be achieved through Article 4(2) Directions. (HE8)
17. Garages and parking surfaces should complement existing buildings. (DP3)
18. Ironwork for gates and railings should be of an appropriate design and made of robust metal sections, designed to complement others in the vicinity. (DP3, HE5)

## Enhancement Proposals

Permitted development rights should be restricted by the issue of Article 4 (2) Directions to prevent insensitive alterations to unlisted buildings. Periodic consideration should be given to the addition of further properties to the 'Listed Buildings' register.

The character of Oram's Arbour as an open space should be preserved. There should be no addition of flowerbeds, cultivated shrubs, or further railings. Trees can enhance or obscure views. Residents should be consulted when new trees or any other changes on the Arbour are proposed.

The condition of the bank and sycamore trees on the north side of Alison Way are in urgent need of remediation and on-going maintenance.

Design of lighting should be appropriate to the conservation status of the area. Residents should be consulted on the design of new and replacement street lighting.

The area should be afforded 'Home Zone' status, with a reduced speed limit and restricted access for large vehicles. Additional parking bays should be provided, where practicable, particularly on the western side of St Paul's Hill. This could be done in conjunction with traffic calming measures.





# romsey road

## A major thoroughfare and home to several major institutions.

Romsey Road contains the Police Headquarters, Winchester Community Prison, the West Downs Campus of the University of Winchester on the northern side and the County Hospital on the southern side. There are a number of small residential properties along the roadside, many of which have been converted to multiple occupancy. Adjacent to the Hampshire Police Headquarters is West End Close, originally built to house the Officers of the Prison.

### Building Types

The buildings of the institutions follow a varied design pattern and are of some historical and architectural merit. The housing on the road is mainly small, terraced houses with traditional brick frontages.

The Prison building is typical of those built in the 19th century and presents a bleak, powerful and forbidding exterior. West Downs Student Village is of recent build (2000) and has been acknowledged as a design of merit for student accommodation.

The Police Headquarters' main feature is its large dominating appearance. Negotiations are underway at present for the re-design or closure of the building. Hillier's Garden Centre is a collection of fabricated assemblies forming the internal shop and offices backed by a large and well maintained plant sales and car park area. The main hospital building, set back from the road, has a Victorian splendour. However, the surrounding conglomerate of purpose-built temporary buildings diminish the overall appearance.

### Vistas

This group of institutions lies on the higher southern ground above the residential suburb. Consequently

changes made to the buildings have a major impact on the vistas from within the area. Visually the biggest impact is the Police HQ tower and its assorted range of buildings on the north side. Notwithstanding its function, the removal of the dominating form of the tower would do much to improve the visual appearance of the area.

The form of the prison buildings is less dominating and intrusive than the Police HQ when viewed from the residential valley. Their appearance would be more neighbourly if a more sensitive approach were adopted to the design of the northern boundary, facing Greenhill Road and beyond, which is visually intrusive.

### Roads, Traffic & Parking

Romsey Road is extremely busy, with both pedestrian and vehicular traffic accessing these premises and the city centre. Efforts taken to relieve the frequent congestion have not been successful and the problem has been compounded by traffic lights further up the road at Battery Hill and Stanmore Road school junctions.

### Planning Guidance

19. Should the Police Headquarters become available for housing development, then the design and layout should reflect the style of the local area, particularly that to the rear of the site. The site should be accessed by vehicular traffic from Romsey Road only. (DP4 HE4 HE5 HE8)
20. The northern boundary area of the prison should be improved to be more visually pleasing, within required security constraints. (DP3)



Hampshire Police Headquarters



Royal Hampshire County Hospital

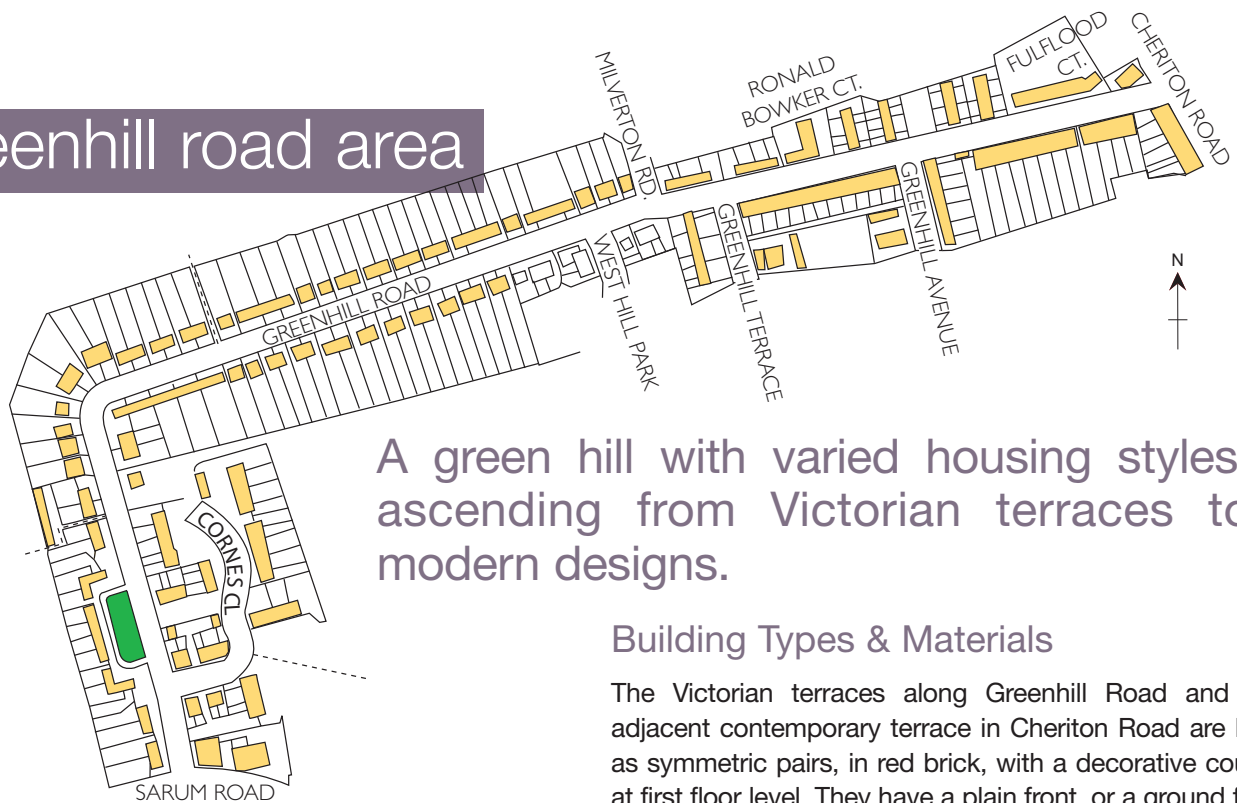


West Downs Student Campus



West Downs Main Building

# greenhill road area



A green hill with varied housing styles, ascending from Victorian terraces to modern designs.

## Building Types & Materials

The Victorian terraces along Greenhill Road and the adjacent contemporary terrace in Cherton Road are built as symmetric pairs, in red brick, with a decorative course at first floor level. They have a plain front, or a ground floor bay. The roof is plain pitched with slate or tiles. Front gardens are small with a low wall and some still retain the original cast iron railings.

Greenhill Avenue houses have a plain brick frontage with small doorways opening directly onto the pavement, facing garages and allotments beyond. The Edwardian terrace at the start of the hill has ground floor or two-storey bays, the latter having front facing gables.

Greenhill Terrace is built of brick and flint with decoratively laid terracotta roof tiles. Most dwellings are double fronted, some having a porch over the front door. All properties have long front gardens. Victorian street lights enhance the area.

The detached and semi-detached houses built to the west of Milverton Road have red brick walls, a hipped roof clad with brown clay tiles, bay windows and recessed entrance porch. Many have roof conversions and/or side extensions reducing the space between the houses and restricting the views beyond.

All houses have a front garden with a drive large enough to park at least one car. Some integral garages have been converted into living accommodation. Back gardens are of generous length and mostly stocked with mature trees. A footpath next to the bus stop connects Greenhill Road to Byron Avenue.

Greenhill Road rises from east to west along the southern side of the valley, with views to the rural areas to the north east. It includes Greenhill Avenue, Greenhill Terrace and Cornes Close.

Dwellings have been constructed progressively from the 1870s. The varied layout and historical development has created a number of areas with their own distinctive character and style:

- The Victorian and Edwardian terraces at the east end, including Greenhill Avenue, which rises south to the prison boundary.
- The Housing Society properties including Ronald Bowker Court, built later in the same style, bounded on the north by Milverton Road (see p.18) and Fulflood Court at the east end.
- The cottage style buildings of Greenhill Terrace facing east built in 1874.
- The suburban houses, in the tree lined middle section, built from 1935 to 1955.
- The dwellings at the west end including former prison officer's quarters built between 1955 and 1960.
- Cornes Close, a development of town houses and terraced cottages built in 1997, near the Sarum Road junction.



Greenhill Road looking north east



2 Victorian Terrace, Greenhill Road



Brick and flint houses of Greenhill Terrace





Greenhill Road showing bus stop near footpath to Byron Avenue



Cornes Close



Cherry trees on green in bloom



Greenhill Road, parking

The former prison officers' quarters have a pleasant asymmetrical style and are set back behind a service road and a severally owned green.

Cornes Close comprises two and three storey houses in a modern architectural style, built in buff brick and render and set in open plan gardens. A gated footpath through West Downs links Cornes Close to Romsey Road.

## Vistas and Trees

There are views across the Itchen Valley from Greenhill Terrace and the upper slopes of Greenhill Road. The grass verges and trees in the middle section contribute to the green nature of the road but some require attention.

The green at the west end is planted with mature flowering cherry trees, which provide an attractive feature in the Spring. The green is complemented by the well maintained privet hedge behind Cornes Close creating a pleasing entry into this part of Fulflood.

## Roads, Traffic and Parking

Greenhill Road is used to avoid main road traffic at peak times. It has permit controlled parking along most of its length, which effectively reduces the road to a single lane. This creates hazards at West Hill Park and restricts visibility at the Milverton Road junction where the road is particularly narrow.

There are garage blocks at Greenhill Avenue and Greenhill Terrace and parking bays in the service road at the west end. Garages to the rear have been sold for housing.

## Planning Guidance

21. The open character of the area should be preserved through the retention of the distant views to the north east from Greenhill Terrace and the vicinity of the top corner of the road. (DP3, DP4)
22. New dwellings should have on-site parking or separate garaging that is adequate for the size of the property. (DP3, T4, W7)
23. Existing garages should not be developed for housing unless adequate provision is made for consequential parking requirements. (DP3, T4, W7)
24. Development of the green with flowering trees at the west end should be resisted. (RT3)

## Enhancement Proposals

A maintenance programme is needed for roads, footpaths and verges.

Street trees should be maintained to an acceptable height and spread and replaced as necessary to a defined programme.

The on-street parking layout along Greenhill Road should be improved to reduce traffic hazards.

Measures are needed to reduce traffic speed and deter through traffic.



# western road area



Traffic and parking problems in Western Road

Avenue Road, Elm Road, Western Road and part of Stockbridge Road comprise this area, which is primarily a Victorian suburb with some later insertions. There is a row of small but busy shops on Stockbridge Road.

## An area of distinctive Victorian housing.



Pathway and steps linking Avenue Road and North View



Decorative bargeboards



Stockbridge Road shops



Trees screen a Western Road house



New homes in Stockbridge Road





## Building Types and Materials

This area is mainly residential with terraced, semi and detached Victorian houses and some flats.

Buildings vary in scale, elaboration and materials, from the modest two-storey to large four-storey. Common features are pitched Welsh-slate roofs, often with significant dormer windows and brick chimney stacks with clay pots. Window openings are usually vertically proportioned with segmental arches over and arranged symmetrically on the elevations. Bay windows, with flat lead roofs, are common on the ground or entrance floor. Wall finishes are mostly Flemish or stretcher-bond red brickwork with yellow/buff and often blue/black brick decorative quoins, banding and diapering. Several large houses are highly decorated and include shaped brick and fireclay components, barley-sugar-twist iron mullions, heavily fretted barge boards and moulded stucco decoration. Others are flint with dressed stone or brick quoins, banding and arches. Some windows have been replaced, mostly approximating to the original style to a lesser or greater extent. A number of dormers and new style roof lights have appeared in recent years.

Most of the front gardens in the Victorian core of this area are small and built close to the pavement behind a boundary wall, often topped by a cast iron railing, with a gate and tiled path. Some gardens have been paved to provide a parking place, though the depth is not always adequate and cars here are a visually dominant feature. Back gardens are generally of moderate size, though there are larger sloping ones on the south side of Elm Road, around Bankside House and on Stockbridge Road.

## Vistas and Trees

There are no public open spaces in this area, though it is close to Oram's Arbour. Trees along Chilbolton Avenue and Bereweke Road as well as those behind Bankside House, along North View and in Cheriton Road soften and enrich views out to the horizon in all directions from this low point of Fulflood. There are no street trees, but large trees in front and back gardens give seasonal change to the street scene while providing a habitat for birds and other wildlife.

## Roads, Traffic and Parking

Western, Avenue and Elm Roads are predominantly quiet and residential. Stockbridge Road, however is a busy route (B3049) leading to Weeke, Stockbridge and beyond. Generally roads are two-way, but Western Road is narrower and mostly one-way. Coker Close is a private cul-de-sac off Elm Road.

Through traffic along Elm Road and part of Western Road causes some safety concerns. Few of the older houses here have garages and residents' kerbside parking is in great demand.

## Planning Guidance

25. Original features of existing buildings, as outlined should be retained, repaired or replaced where possible using traditional materials and styles. This should also apply to minor alterations. (DP3)
26. Any new buildings or significant extensions should respect the character, scale and form of their neighbours, without necessarily incorporating particular details copied from them - the quality and integrity of overall design is more important. The grain of the area should be maintained and existing building lines adopted. (DP3)
27. Significant trees within the area and public views of those beyond it should be retained. Where tree felling is unavoidable appropriate replacements should be planted. (DP3, DP4, HE16) (See picture opposite)

## Enhancement Proposals

This is an area of architectural and historic merit. More than 40 of the properties are included in Hampshire County Council's list of 'Hampshire Treasures'. Serious consideration should be given to extending the City Conservation Area to include Avenue Road, Elm Road and Western Road, along with the removal of permitted development rights to prevent insensitive alteration to unlisted buildings and the further conversion of front gardens to provide car parking.

Parking provision should be improved wherever possible, for instance Avenue Road might have diagonal parking bays between new trees. The creation of 'home zones' in this area should be considered to prevent excess through traffic. The sympathetic repair of boundary walls, railings and gates should be encouraged.

Schemes to improve the design and appearance of street boundaries at the junction of St Paul's Hill with Elm Road and the corner of Western Road with Stockbridge Road should be considered.

The potential for improving the shops in Stockbridge Road and the area behind them should be explored to enhance the value of the much appreciated services to local families, while avoiding undue disturbance to neighbours from traffic and noise.