

3 Conservation Area Strategy

1 Introduction

1.1 Winchester Conservation Area Project

This the third part of the Conservation Area Project sets out a strategy for the management of the CA and identifies a range of policy vehicles for its implementation:

- Development planning policy including policy recommendations, supplementary Planning Guidance (SPG) and Article 4 directions;
- Integrated planning policy;
- Public information and advice; and
- Management and organisational structures & procedures.

1.2 The role of the Strategy

The strategy for the Conservation Area sets targets and priorities so as to give direction and purpose to the management of the Conservation Area and to provide a benchmark for future reviews.

The Winchester Conservation Area Project has utilised an 'Environmental Capital' approach which concentrates on identifying 'qualities rather than things' (Environmental Capital: A new Approach, CAG Consultants 1997). The first two parts of the project therefore sought to identify the qualities that made Winchester an important historic centre. This last part must now return the focus to the 'things' - the buildings, streets, monuments and so on that make up the physical fabric of the City. These are the elements that must be protected or provided, we need now to think in terms of tangible objects rather than assessments of qualities.

PPG15 states that the local plans "should provide a policy framework, making clear to the public how detailed assessment documents and statements of proposals for individual conservation areas relate to the plan, and what weight will be given to them in decisions on applications for planning permission and conservation area consent."

To this end, the second part of this study, the Conservation Area Review introduced a matrix that related the qualities of the Conservation Area to its physical manifestations. Divided into eight categories which together cover every aspect of the form of the City and its buildings, this matrix provides a 'thinking machine' for assessing and responding to each quality of the Conservation Area and showing how that quality is expressed in its physical form. These formal categories now form the basis for setting out recommendations for the management of the physical elements of the historic fabric.

The strategy should assist in identifying resources and budgeting. The strategy should help promote conservation in the City Council's wider corporate activities by identifying key issues for elected members and Council officers. The strategy links conservation issues with wider aspects of the City's responsibilities including traffic management, tourism, city centre management and housing.

This Conservation Area Strategy makes recommendations for the management of the Conservation Area in general terms. However, details of procedures such as grant aid or enforcement are not covered.

1.3 Management

1.3.1 EHTF recommendations

The English Historic Towns Forum have mapped out the interaction between various areas of policy and the powers available to the Local Authority. They identify six essential ingredients for successful Conservation Area management:

- Corporate approach involving development control, highways engineering, town centre management etc.;
- Commitment to tackling specific issues;
- Comprehensive in its ambitions yet realistic about resources;
- Communication of objectives and priorities and getting public and politicians to sign up to these;
- Concentration of effort and resources on realistically achievable priorities; and
- Clarity of policy and vision.

1.3.2 Tools

This strategy identifies appropriate planning tools to be used in achieving objectives: Article 4 Directions, planning conditions, withholding consent, enforcement, grant aid, proactive planning procedures, supplementary planning guidance (SPG) and tree preservation orders (TPO).

1.3.3 Priorities

Priorities are defined by timescale for implementation:

- Now;
- Soon; and
- Later (Long term).

Priorities have been based on the relative importance of the proposal, the urgency of any threat, and the ease of implementation.

2 Proposals

2.1 Using the Conservation Area Strategy

In the sections that follow, key policy areas are identified and where relevant cross-referenced to policies for nature conservation, tourism etc. Policy recommendations have been set out to correspond with the four groups of Conservation Area assets identified in the Conservation Area Review:

- Landscape Setting and Natural and Manmade Waterways;
- Archaeology;
- City Form; and
- Built Heritage.

Inevitably (and deliberately), the recommendations made in this document overlap these broad headings.

Each of the following proposals represents a recommendation for action (in most cases this will imply action primarily by the Winchester City Council). Proposals have been grouped together under the following categories:

- Planning policy (**highlighted in bold**), including Supplementary Planning Guidance;
- Advice and information; and
- Corporate policy (i.e. interfacing with other areas of Council responsibility and establishing management structures and procedures).



Proposals grouped under the advice and information, and the corporate headings may involve other departments or agencies for implementation.

Each proposal is defined by its objectives, why it is important and what action is required. In some cases, any significant resource implications are also noted.

Proposals have been prioritised to indicate whether action is needed 'now', 'soon', or 'later' (i.e. long term).

A glossary has been included as an appendix to explain some of the terminology used in the three parts of this study.

2.2 General

Winchester City Council should re-affirm their commitment to preserve and enhance the character and appearance of areas of special architectural or historic interest. This should be emphasised in general policy and underpin all policies related to the Conservation Area. This commitment should also inform related policy areas especially those for countryside, environment, housing, recreation and tourism, transport and other proposals specific to the city centre.

Winchester has already established a corporate approach in many relevant areas: Inter-departmental groups; 'Discover Winchester'; Winchester Attractions Partnership; and contact groups between business and city centre management.

There should be a clear commitment to involve local people in the ongoing management of the Conservation Area. This could take many forms and should not be limited to consultation on this project. Local groups and individuals can assist in monitoring and evaluating Conservation Area proposals and in future reviews of the Conservation Area.

Planning policies generally should emphasise the importance of good design for all sites:

"good new design will create a rich historic environment for the future. Some of the most important new architecture and landscapes have been produced in response to the constraints of a difficult site or a demanding brief. Understanding the nature and character of what is there before beginning work on a design is the best way of producing something that enhances its environment. Responding to context does not mean designing a pastiche, it means having the creative imagination to take into account the effect of any new work on the environment as a whole." (Power of Place, English Heritage 2000).

Achieving new development that enhances its context requires planning policies that identify how a new development can contribute to the environment. This entails using the analytical methods and tools described in this project, along with generic design guides, site-specific planning and design briefs and area-wide urban design frameworks.

2.3 Extension of the Conservation Area

2.3.1 Protecting areas beyond the Conservation Area boundary

Four options for the protection of Winchester's landscape setting were identified in the Conservation Area Review:

- Extend the Conservation Area to include prominent undeveloped areas;
- Use nature conservation and other legislation e.g. St Catherine's Hill is a Scheduled Ancient Monument. Winchester District Local Plan 1998 (Policy W1) protects steep slopes (greater than 1:10) from inappropriate development and provide additional support for policies of the District Local Plan Review which seek to protect the setting of CAs; and
- Provide policy controls e.g. Area of Special Landscape Quality designation or East Hampshire Area of Outstanding Natural Beauty which, together, cover the river valley north and south of the City and St Catherine's Hill.
- Identify an area of (visual) landscape setting as the basis for Supplementary Planning Guidance.

PPG15 advises that: *“Given the nature of conservation area controls - essentially controls over demolition; strengthened controls over minor development; and the protection of trees - designation is not likely to be appropriate as a means of protecting landscape features, except where they form an integral part of the historic built environment.”*

We therefore recommend that the surrounding hills, water meadows and other natural features are protected by nature conservation and other, existing statutory controls. These controls should, however, be periodically reviewed to verify that the natural setting is comprehensively protected and that the extent of protection overlaps with the Conservation Area boundary.

At present, there are, however, four areas adjacent to the Conservation Area that are not covered by existing countryside/landscaping policies (see plan). These are:

- 1 Andover Road between the railway and Worthy Lane;
- 2 Area around St Bede Primary School and Winchester School of Art;
- 3 Area between Bar End Road and the Itchen Navigation including any visual screening to the Bar End Industrial Estate; and
- 4 The crest of the ridge west of the City including King Alfred's College, the Royal Hampshire County Hospital, Police Headquarters and the prison.

Although outside the Conservation Area, development in these areas should be sensitive to their impact on the landscape backdrop of the City and new policy recommendations have been made to protect these areas (see 3.8). Existing tree cover should be protected and augmented with new planting and building height and massing should be carefully considered.

These areas offer some opportunity for appropriate development (see Section 5.10).

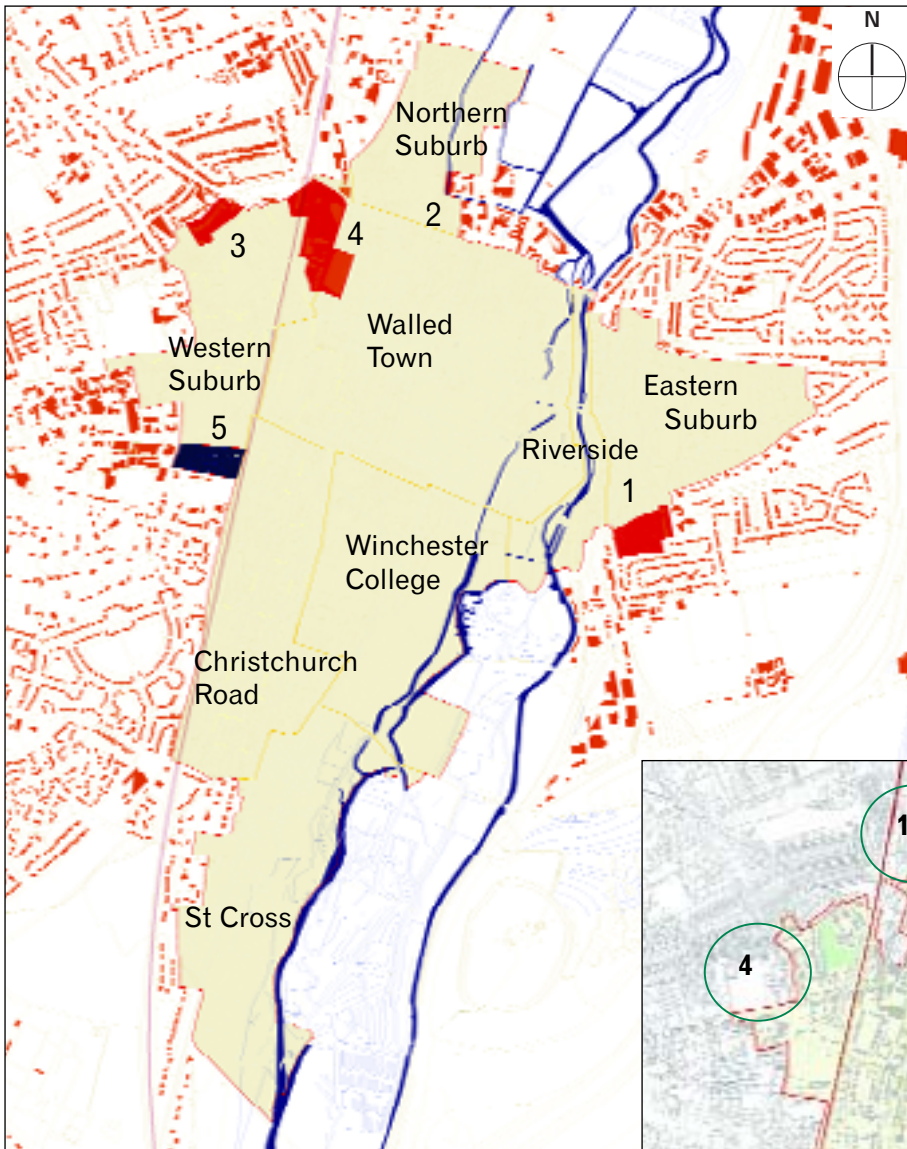
2.3.2 Local extensions to Conservation Area boundary

The Conservation Area Review identified opportunities for limited extension of the Conservation Area to protect additional built-up areas. The following local modifications to boundary line are recommended by the consultants:

- 1 Western Suburb: Addition of Western Road/Elm Road;
- 2 Northern Suburb: Inclusion of short stretch of river south of King Alfred Place (the site of Abbey buildings);
- 3 Eastern Suburb: Addition of Canute Road/St Catherine's Road;
- 4 The area between Ashburton Court and Winchester Railway Station; and
- 5 Western Suburb: Removal of Peninsular Road.

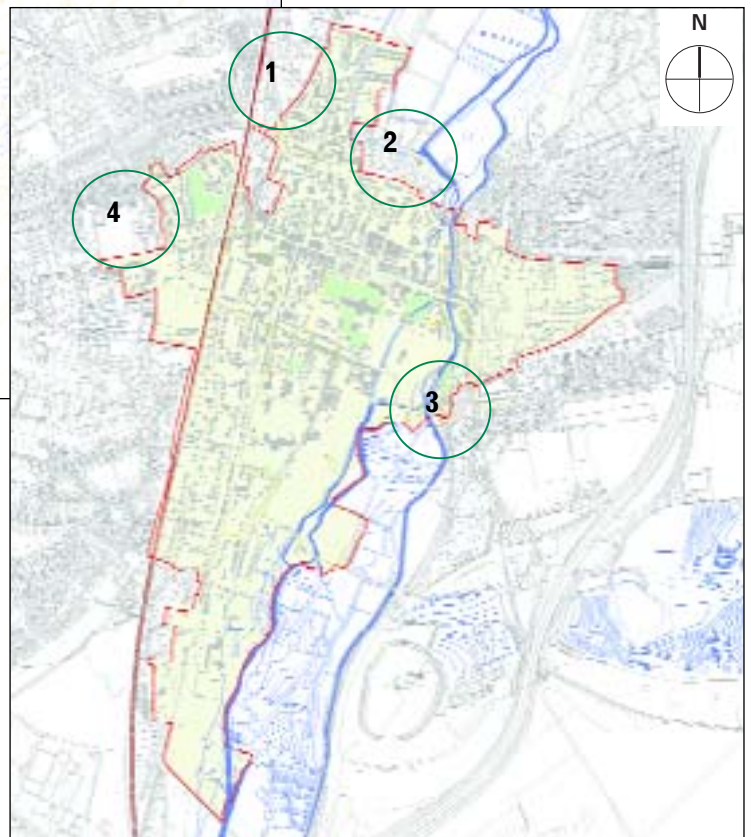
The proposed changes are shown in the recorded Conservation Area boundary plan. A larger, fold-out copy of the plan is included as an appendix.

It is recommended that the Council undertake public consultation on the proposed boundary changes.



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Top Left: Local extension to Conservation Area boundary
Bottom Right: Areas not covered by countryside policies but which contribute to the City backdrop.

3 Landscape Setting and Natural and Manmade Waterways

Policies

3.1 Prominent hilltops

Objective

Protect the natural backdrop on prominent hills around the city centre.

Why important

Hilltops surrounding the City are already developed, yet their extensive tree cover contributes an important part of the City backdrop. St Giles Hill, West Hill Cemetery, Oram's Arbour. The Local Plan refers to the importance of roofscape viewed from elevated ground, specific policies are required to guide roof detail (see Section 5.8 below).

Action

- Resist intrusive and insensitive building height or massing.
- Protect existing trees and hedges.
- Promote replacement of ageing trees.
- Protect the backdrop to key views in and out of the City as identified in the Conservation Area Appraisal.



Soon

3.2 Riverside areas

Objective

The connectivity, permeability and open space provided by riverside walks and river crossings should be enhanced and protected.

Why important

The river and brooks are an intrinsic part of the character of the Conservation Area and have played a formative role in the historic development of the City.

Action

A new pedestrian river crossing should be pursued between the City Mill and Wharf Mill. This could connect the proposed pedestrian route from Water Close to Wolvesey Castle and the Weirs (Winchester District Local Plan 1998 Policy W30) to Chesil Street establishing an important east-west route that reinforces the connection of Chesil Street and links to the Cathedral and Wolvesey Castle.



Later

3.3 Urban waterways

Objective

Existing waterways must be protected including related features such as waterside paths, embankments, bridges, weirs and culverts.

Why important

The complex pattern of brooks and water features which can be experienced across the Conservation Area is a distinctive feature of the City. An important characteristic of Winchester's urban waterways are the varied way in which they appear and disappear as they flow through the City.

Action

Public access to the river should be cleaned up and made accessible, for example, the section running through Hyde near the site of the medieval Abbey Mill and Bakery.

Public access to the waterside must not be curtailed and no sections of river should be culverted.

Encourage enhanced access to the water which is sensitive to maintaining this distinctive trait and recognises that the concealed sections of water can be as important as those that are visible in their contribution to the distinctive pattern of apparently disconnected sections of flowing water.

Contrary to proposals in the Friarsgate/Bus Garage Development Framework (Winchester City Council 2000), water features such as fountains have little precedent in Winchester. Instead, flowing water in urban channels (for example alongside the Broadway/Abbey Gardens) are more characteristic of the City and provide clues for the design of water features in public spaces (see also section 5.10 New Development Sites).



3.4 Buildings within floodplain

Objective

Appropriate building design and flood protection strategies need to be considered which will not compromise either the character of the riverside areas nor the established pattern of homes in close proximity to water.

Why important

Significant parts of the Walled Town, Riverside and Winchester College Character Areas lie within the Environment Agency's designated Itchen floodplain.

The character and historic development of Winchester is of a City built on a river.

Action

Ongoing liaison should be established with the Environment Agency to identify appropriate measures and monitor the impact of new development. Areas within the floodplain that have traditionally been developed should be subject to special provision whereby developers should demonstrate mitigation measures as part of planning control applications (see also 3.8 Flood Defences, below).



Above: Water is a distinctive feature of Winchester

3.5 Setting of Conservation Area

Objective

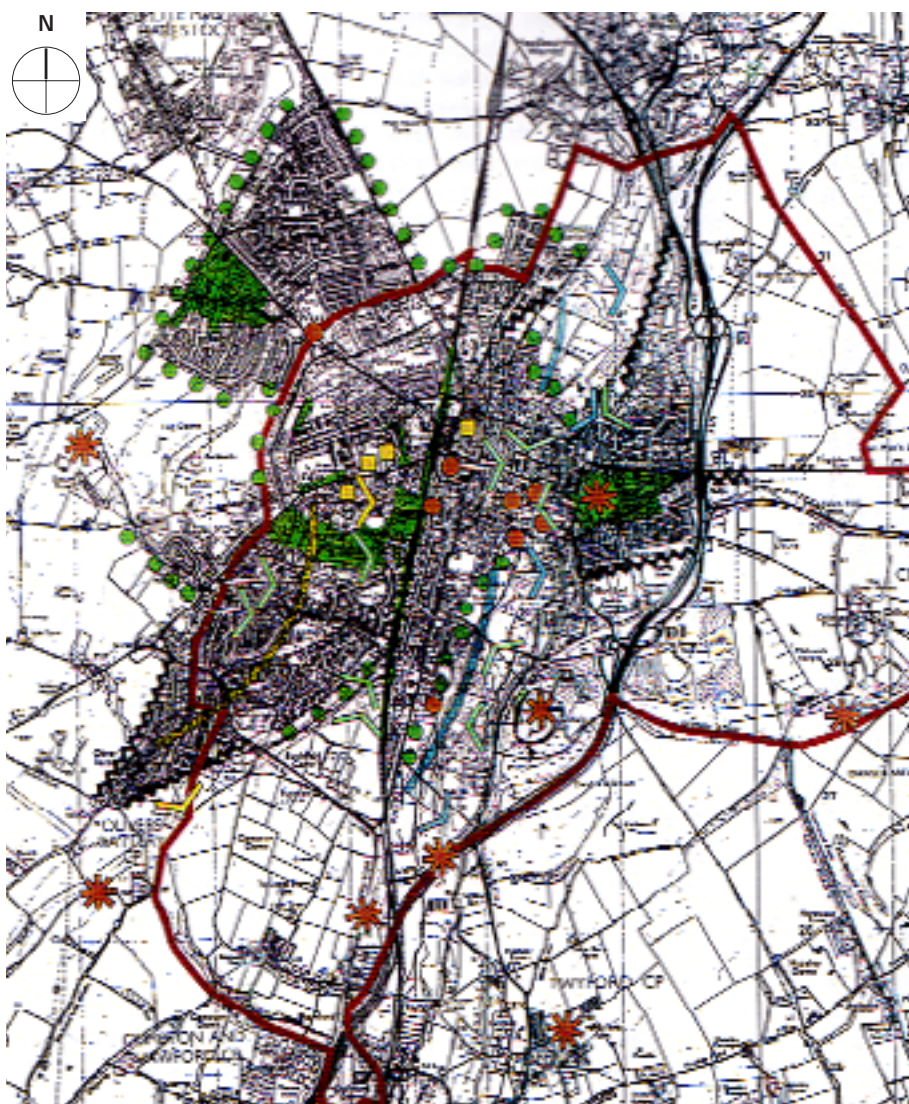
To prevent development which would have a detrimental impact on the setting of the Conservation Area.

Why important

To protect the unique setting of the Conservation Area.

Action

Protect the setting of the Conservation Area including control of the height and massing of development and control of impact on landscape settings within key areas outside the Conservation Area, including Sleepers Hill, Bushfield Camp and the Police HQ (see plan below and Appendix 6 for complete map). Any proposals within this setting area will be closely examined for impact on the Conservation Area.



key

-  Zone of visual influence of historic core
-  Principal historic buildings and features forming focal landmarks within city
-  Notable prominent skyline buildings within city
-  Memorialistic landmarks and skyline features visible from the city
-  Direct and filtered views to Eastern Downs
-  Views to Italian Valley from city
-  Filtered views and notable views to historic buildings and features
- Settlement edge**
-  Soft, visually contained edge
-  Harsh or visually exposed edge
-  Settlement tree cover within city obscuring or limiting views

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Visual setting of the Conservation Area (from "Winchester City and its Setting" Landscape Design Associates, December 1998 (See Appendix 6 for complete map)

3.6 Strategic Views

Objective

To safeguard strategic views and the silhouette quality of Winchester's skyline.

Why important

Topography is an essential characteristic of the Conservation Area providing elevated views onto the City and as a natural backdrop. The City and Cathedral form a significant focus for long distance views, particularly from the south. The silhouette of important historic buildings on Winchester's skyline forms an important element of its townscape character and should remain pre-eminent. Even buildings some distance from the Cathedral could be detrimental to the appreciation of its silhouette.



Action

Strategic views from the following locations should be safeguarded and Winchesters historic silhouette should be protected in general, but particularly from these locations.

St. Giles Hill.

Olivers Battery.

Easton Down.

West Hill Cemetery.

Magdalen Down.

Winnall Moors Nature Reserve.

St. Catherine's Hill.

Shawford Down and Compton.

Romsey Road and Oram's Arbour.

Bushfield Camp to St. Cross, Winchester College and Cathedral.

Morestead Road

Whiteshute Ridge, public open space.

3.7 Trees

Objective

To protect trees that make an important contribution to the character and quality of the Conservation Area.

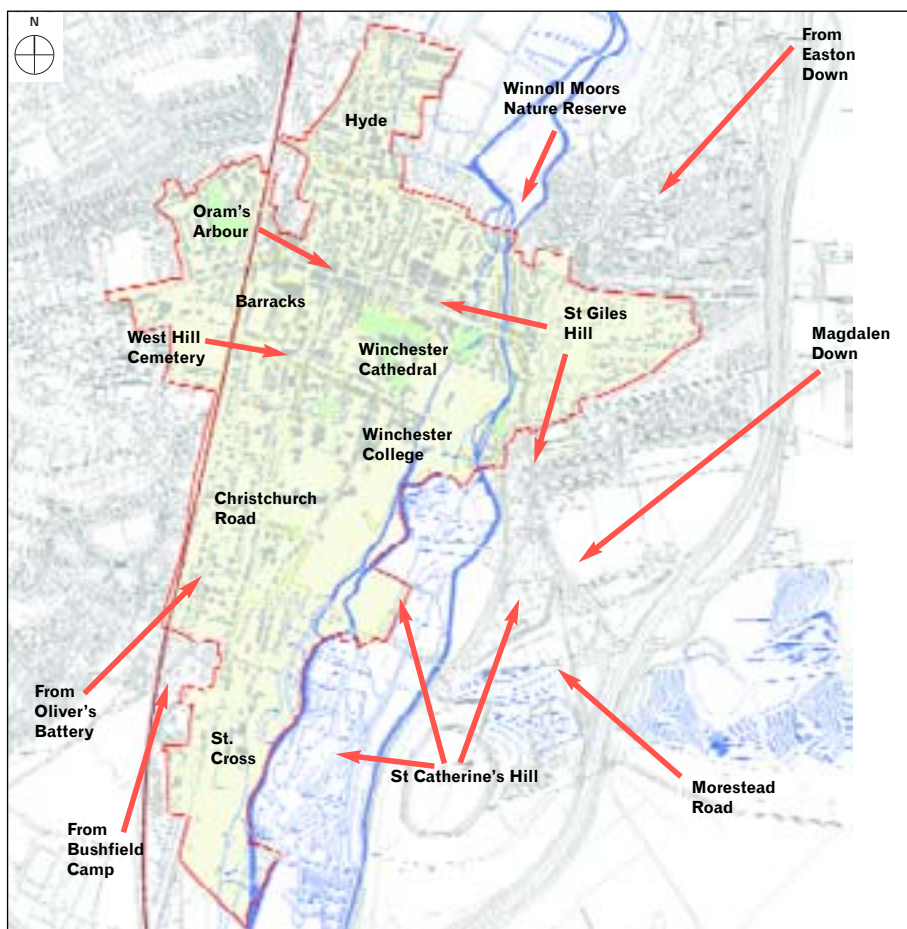
Why important

Trees on St. Giles Hill are important to views east along the High Street, Broadway and from the elevated western suburbs. Trees outside the Conservation Area are also important to its setting e.g. those on Sleepers Hill provide significant screening to suburban housing, much of which cannot be seen from a distance when the trees are in leaf.



Action

Groups and individual trees that make an important contribution to the Conservation Area will be protected by Tree Preservation Orders. This should include trees that make an important contribution to the visual landscape setting (see Section 3.5).



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The Council should undertake a survey of important tree groups and manage and replace trees within the Conservation Area and the visual landscape setting. Other owners should be encouraged to undertake programs of management and replanting.

Corporate

3.8 Flood defences

Objective

Clear relationships should be established between Conservation Area management and local hydrology management including liaison with the Environment Agency (EA).

Why important

To ensure that flood risks do not threaten heritage assets, either through flood damage or through flood defence measures.



Action

Establish point of contact and ensure Conservation Team are included in discussion with EA.

Resources

Attendance at meetings/site.

3.9 The railway

Objective

Liaison is required with Railtrack to identify operational and safety parameters and engage Railtrack's commitment to the importance of the tree belt lining the cutting.

Why important

The railway cutting represents an important transition between two distinct Character Areas (see Conservation Area Appraisal).



Action

Establish point of contact and regular liaison with Railtrack/rail operators.

Resources

Attendance at meetings/site.

3.10 Natural setting

Objective

Greater cross-referencing between policies would emphasise the interdependence between landscape and built heritage. Links between heritage and nature conservation policies should be made explicit.

Why important

Winchester's Conservation Area benefits from a number of irreplaceable assets related to its natural setting:

- The structuring relationship of topography (landform) including the River Itchen and the underlying geology, to the City's urban form;
- The sense of scale which elevated views add to building heights and rooflines and which contributes to the character of the Conservation Area; and
- Landscape of public spaces in relation to the landscape setting and key building groups e.g. St Giles Hill, the Cathedral Close, and Winchester College.
- This should also include areas which are already developed such as Sleepers Hill and the Police HQ and undeveloped sites such as Bushfield Camp.



Action

A policy to protect the setting of the Conservation Area should continue to be included in the draft Local Plan. Formalise liaison with Local Agenda 21 initiatives, Tourism and city centre management.

4 Layers of the past— Archaeological Heritage

Policies

4.1 Archaeology

Objective

Enhance the benefits from archaeological resources. The contribution made by Scheduled Ancient Monuments to the civic quality and identity of the City are recognised in existing policies.

Why important

Archaeological evidence is important for its potential to increase future knowledge and for its value as a leisure, education and tourism resource. These remains are finite and non-renewable, and are susceptible to destruction both in episodes of development and by cumulative erosion through small scale change.

The Scheduled Ancient Monuments are subject to statutory protection.

Action

The archaeological importance of the City lies beyond the extent of the Scheduled Ancient Monuments. Scheduling is a relatively inflexible legislation, and is used sparingly in the urban environment. The management of the archaeological resource relies more heavily in an urban area on the practical flexibility of planning and conservation areas than on statutory designation. Existing policies to protect the historic aspects of the urban structure and the Scheduled Ancient Monuments (irreplaceable assets) should therefore be continued so as to maintain the character and sense of history of the Conservation Area.



Now

4.2 Archaeological assessment

Objective

Ensure appropriate protection for archaeological assets.

Why important

The planning authority must satisfy itself that the developer has made appropriate and satisfactory provision for the excavation and recording of remains (PPG 16 para 25).

Action

In addition to the preservation and interpretation of Scheduled Ancient Monuments, the protection of other archaeological remains is an important consideration in the planning process. Applicants will need to satisfy the local authority that an archaeological assessment of a development site has been undertaken where it is known that the area is archaeologically sensitive, and that measures are agreed either for the preservation of archaeological evidence in situ or for excavation and recording. Developers and their advisors have an important role to play in the evolving archaeological understanding of the City.



Now

4.3 Impact of new development

Objective

Protect archaeology from new construction.

Why important

The City contains many sites of considerable archaeological potential which could be damaged by construction work.

Action

New development (for instance the Friarsgate/Bus Garage sites) should cause minimal disturbance to underlying archaeology. Archeological assessments are required in advance of construction and basement/foundation design should be carefully controlled.



Now

Corporate

4.4 Urban archaeological database

Objective

The research and educational value of the archaeological database should be promoted.

Why important

The database is a valuable resource providing archaeological information of national importance. The use of computerised data gives the information contained on the database considerable potential for use in a variety of media.

Action

Information to be made available at schools and the City Museum including IT links. These database links should ideally be searchable by street address or historic period. The development of a 'user friendly' internet interface for non-expert users should also be considered as a longer term aim.

Resources

Investment in IT systems and staff.

Soon

4.5 Access to sites

Objective

The Council should consider accessibility to sites as part of wider planning policies.

Why important

Wolvesey Castle is an example of an important site that is difficult for visitors to find (despite its relatively central location).

Action

The planned pedestrian route offers the opportunity for access to the Castle to be better linked to the Cathedral Precinct.

Soon

4.6 Information

Objective

Integration of tourism and conservation information to help promote a wider understanding of Winchester's historical status.

Why important

Discovering 'hidden gems' is part of the experience of exploring Winchester but there are examples of small but fascinating sites that could easily go ignored by residents let alone tourists e.g. Queen Eleanor's Garden.

Action

Information on less prominent sites could be provided in situ and existing signage to historic sites should be improved.

Now

4.7 Unexcavated sites

Objective

Maximise appropriate opportunities to survey sites of archaeological interest.

Why important

To build a more complete picture of Winchester's history.

Action

Existing policies for archaeological preservation (whether by record or in-situ) should be maintained and new information added to the Urban Archaeological Database.



Now

4.8 Management of sites

Objective

Establish comprehensive and effective management of archaeological remains.

Why important

Government advice in PPG 15 and 16 has highlighted the importance of preserving historic and archaeological remains. The advice identifies the important role of local authorities in planning, education and recreation for the protection and management of archaeological sites (PPG 16 para 14).

Action

Establish Conservation Plans for key sites - see section 8.8.2.



Now

5 City Form

Policies

5.1 Urban structure

Objective

Protect the urban structure and enhance its legibility and permeability.

Why important

The urban character and sense of historical development - the underlying urban structure is considered to be an irreplaceable asset.

Acton

Development must contribute to enhancing the urban structure through:

- The sense of continuity and enclosure expressed through building height, massing and plot frontages. Also, in contrast, the sense of openness particularly along the riverside.
- The degree of connectivity and permeability of routes and spaces should be protected in respect of the urban structure and grain, which together are considered to be irreplaceable.
- Legibility and identity expressed through the urban structure is an irreplaceable quality. Density and use mix, scale (height and massing) of landmarks, building types and public realm features are also important.
- Adaptability of the fine grain of small plots.
- Diversity of building type and architectural style arising from the urban grain, scale, building use and landscaping.



Now

5.2 New pedestrian/cycle routes

Objective

Identify and implement new pedestrian and/or cycle routes. Priority should be given to new routes that link existing pedestrian or cycle routes and those routes that connect to main shopping streets and local centres.

Why important

It is important to reinforce the fine grain urban structure and minimise motor traffic especially within the Walled Town.

Action

Careful design of pedestrian and cycle routes is required to avoid insensitive impact and conflict between pedestrians and cyclists.

Resources

Identify potential linkage to new development e.g. Section 106 agreements.



Soon

5.3 New footpaths

Objective

Enhance the fine grain and permeability of the Walled Town by seeking opportunities to create new pedestrian routes.

Why important

To maintain the historic pattern of development and provide choice and variety thereby enhancing the experience of walking around the City and the attractions of the city centre for retail and tourism.

Action

Implement the five new pedestrian routes identified in Winchester District Local Plan 1998 (W30). These will contribute to reinforcing the urban structure and urban grain by improving connections to the city centre and/or riverside.

The Friarsgate/Bus Garage Design Framework identifies new pedestrian connections linking to the Broadway. These should be implemented as part of any redevelopment of the Bus Garage site.

Resources

Development costs of design and implementation of new routes.

Later

5.4 New river crossing

Objective

Maintain the importance of the river as a key structuring feature of the City.

Why important

The river and its crossings are a key part of the historic development of the City and a major element of the City's character and identity.

Action

The proposed new pedestrian river crossing should be pursued between the City Mill and Wharf Mill. This could connect the proposed pedestrian route from Water Lane to Wolvesey Castle and the Weirs (proposed in the 1998 Local Plan) to Chesil Street, thereby establishing an important east-west route that reinforces the connection of Chesil Street and links to the Cathedral and Wolvesey Castle.

The pedestrian bridge could be the subject of a design competition and exhibition. This would encourage public interest and potentially attract a range of ideas.

Resources

Development costs of design and implementation of new infrastructure. Competition costs could be supported by sponsorship.

Later

5.5 Release of car parks for development sites

Objective

Capacity studies for Winchester City Council suggest that structured car parking (i.e. multi-storey, underground or integrated parking structures) on one or more of the existing car park sites might release other car parks for new development.

Why important

To make efficient use of valuable city centre sites and to integrate parking behind buildings thereby restoring the continuity of historic building lines and active frontages.

Action

It is recommended that a feasibility study should be conducted into the potential for structured parking where:

- Parking structures can contribute to the sense of spatial continuity and enclosure of streets and public spaces by maintaining continuous street frontages and infilling gap sites.
- Structured parking can be combined with other uses especially at street level in the form of lining development i.e. single aspect building with active frontages. Lining development conceals views of multi-level parking structures.

Resources

Structured parking could be linked to new private sector development.

5.6 Urban grain: Sub-division of larger properties

Objective

Protect the characteristic pattern of plot widths, building setbacks and, where appropriate, front gardens.

Why important

Front gardens visible from the street are particularly important indication of plot widths and should not be sub-divided. Plot sizes are generally specific to each Character Area.

Action

Where larger residential properties are sub-divided into smaller flats, communal gardens retaining the characteristic plot size are to be preferred over the sub-division of gardens into smaller plots. There should be a presumption against permitting plot subdivision of residential plots in the Christchurch Road Character Area. Reduction in planted areas of gardens should be resisted as far as possible and hardstanding for vehicles should be screened by existing or new soft landscaping.



Soon

Now

Above: Structured car parking can be screened by other uses: In this example, two storey live/work units.

5.7 Density and mix of uses

5.7.1 Living over the shop

Objective

Maintain the traditional character of the city centre as a mixed use environment with its own residential population. Encourage the return of accommodation on upper floors of shops to residential use.

Why important

Living over the shop has until recent years been a traditional means of maintaining a vibrant city centre population and a mix of uses characteristic of the city centre. In addition, PPG15 states: *"Bringing vacant upper floors back into use, particularly residential use, not only provides additional income and security for the shop owner, but also helps to ensure that what are often important townscape buildings are kept in good repair it meets a widespread need for small housing units and helps to sustain activity in town centres after working hours."*

Action

Adopt policy of securing better use of vacant upper premises by resisting planning applications for shop conversions which would eliminate separate accesses to upper floors or existing front doors on streets; by encouraging residential conversions of upper floors and through establishing a house renovation grant system or the involvement of Registered Social Landlords (RSL).

The desire to protect buildings in the Conservation Area (including Listed Buildings) should be balanced against the objective of maintaining the traditional pattern of vertical layers of uses within buildings.

5.7.2 Importance of continued population of city centre

Objective

Promote the continued availability of appropriate and affordable accommodation in the city centre.

Why important

Winchester's walled town has always been a richly mixed and populated centre. It is an essential feature of the City's character to retain a populated centre to the City and thereby maintain the diversity and activity which provide a continuity to Winchester's historic development.

Action

Relax constraints on the conversion and change of use of commercial buildings to allow upper floors within the city centre to be used for residential use, particularly where upper floor accommodation is under used (see Winchester District Local Plan 1998 Policy E2 covering change of use from B1).



5.8 Protecting variety and detail of roofscape

Objective

The character of the Conservation Area and its sense of historical continuity should be protected in relation to the variety and detail of roofscape and their contribution to a sense of scale.

Why important

The Conservation Area Appraisal identified the importance of Winchester's varied roofscape. Chimneys, finials and traditional dormer windows add to the variety of rooflines and the fine grain of building plots is expressed in the variety of roof form. Over-scaled roof extensions can have a detrimental impact when they lead to a loss of roof elements or a reduction in the articulation of the roofline.

Action

Adopt a policy of protecting the varied and highly articulated roofscape and avoiding large expanses of undifferentiated roof area which is inappropriate to the established fine grain of local development. Imitation of traditional roof forms which rely on sloping 'mansard' perimeter roofs to mask large areas of flat roof do not provide the necessary articulation of roofline and are compromised when roofs can be viewed from above (e.g. from elevated ground).



Now

5.9 Mews development

Objective

Care should be taken that mews development does not introduce building types alien to Winchester. Design should learn from the many examples of good town house design within the Conservation Area.

Why important

Some parts of the Conservation Area (for instance Edgar Road in the Christchurch Road Character Area and Middle Road in the Western Suburb) include areas of exposed rear gardens facing onto public routes. This can create a negative feature for the Conservation Area in the form of public/private space conflicts but also offers potential for new development to increase residential densities and help meet housing demand without damaging the character and appearance of the Conservation Area.

Action

Sites should be considered acceptable for development where existing development backs on to roads resulting in gap sites or a conflict between private spaces facing public spaces, subject to compliance with other relevant policies.



Now

5.10 New Development sites

Objective

Maximise development benefits of available sites in regards to:

- High quality design;
- Increased permeability;
- Increased understanding of archaeology; and
- Increased variety and choice in commercial and retail uses.

Why important

Opportunities for major new development within the Conservation Area are extremely limited and one significant central site is the Bus Garage.

Action



Friarsgate/Bus Garage sites—Review existing draft development brief which includes design guidance on enhanced integration of the area around Friarsgate and the Brooks Shopping Centre:

- To extend some of the High Street retail activity and evening economy northwards;
- Development should also bring improvements to the Broadway and enhance the significance of the Guildhall opposite;
- Opportunities for more imaginative and appropriate use of water (see Section 3.3.2). The existing watercourses through the area should also be enhanced with public access to the watercourse and integrated flood protection measures;
- Technical investigation should ascertain if the brook visible just north of the Friarsgate Health Practice can be opened up across part of the site;
- The proposed principal connecting route to the Broadway should establish an axis aligned on the Guildhall entrance; and
- The Development Framework does not include detailed proposals for the new Bus station. This could offer opportunities for mixed uses e.g. small retail units and/or development above the bus station (subject to height/massing constraints).



Prepare design guidance as Supplementary Planning Guidance, for areas immediately beyond the Conservation Area—Section 2 identified four areas immediately outside the Conservation Area where development must be sensitive to the City's landscape setting. These areas offer some development opportunity (including redevelopment of car parks (see 5.5 above) and are close enough to the city centre to provide for service support to city centre business activities.

Other large sites that may come up in the future are:

- The car park to the south east of the railway station next to Hampshire County Council Records Office.
- The Hampshire County Council offices at Ashburton Court (Sussex Street).

5.11 Infill development

Objective

Infill and 'windfall' sites offer the opportunity to restore continuous street frontages and, where appropriate to increase densities in accordance with PPG3.

Why important

To make efficient use of scarce land resources and to maintain a sustainable city centre population.

Action

The following guidelines derived from the historic pattern of building in the City should form the basis for new Supplementary Planning Guidance:

- The pattern of plot widths and building frontages in many parts of the Conservation Area but particularly the Walled Town and Winchester College areas (see Conservation Area Appraisal) create a characteristic vertical emphasis of building proportions. **Buildings should be designed to maintain this prevailing proportion and larger developments should be articulated to emphasise verticals and maintain visual rhythm along streets.**
- **Where the composition of facades establishes a clearly defined rhythm of fenestration and/or entrances (through repeated patterns of window/door and building structure), this pattern should be maintained across any infill development.**
- **New and infill buildings should as far as possible maintain established building lines.**
- The traditional pattern of development in the Walled Town, and parts of the Hyde, Riverside and the Eastern and Western Suburb Character areas establishes a characteristic mix of uses both horizontally (within the street block) and vertically (within individual buildings). **Mixes of appropriate uses are to be encouraged where an established pattern of mixed uses prevails and should be obligatory within continuous parades of shops.**
- **Infill development should respect the eaves/cornice lines of its neighbours and wherever possible maintain alignment of fenestration.**
- In many historic facades, especially in Georgian and Victorian buildings, storey heights vary (generally higher at ground floor and diminishing towards the top floor). **New development should avoid equal storey heights and provide higher or raised ground floor storeys wherever these patterns of building predominate.**



Now

5.12 Building heights and massing

Objective

Blanket height limits are inappropriate and height should be considered in terms of massing and their relationship to landmark features.

Why important

Building height in Winchester is a critical factor related not only to other buildings but also to the surrounding topography.

Action

The following guidelines derived from the historic pattern of building in the City should form the basis of new design guidance, as Supplementary Planning Guidance:

- **Buildings should not make abrupt changes of height (more than 1 or 2 storeys) with neighbours nor present large expanses of blank flank walls or gables.**
- **Massing of larger buildings on sloping sites should be articulated to step down in response to falls across the site and the prevailing pattern of plot sizes and frontage widths.**
- **Deep plan buildings create disproportionately large expanses of roof area and higher ridge lines which may be incongruous with older properties.**



Now

Corporate

5.13 Historical importance of public realm

Objective

Promote the continued public use of public space to maintain the tradition of public spaces as a focus for the community life of the City.

Why Important

The Conservation Area Appraisal has demonstrated the importance of the public streets and spaces in the historic development of the City, through both its distinctive qualities and its traditions and celebrations. A variety of different types of outdoor space for public use is an intrinsic part of the character of the Conservation Area.

Action



- Enhance public spaces through measures including appropriate new street furniture, public art, lighting and planting (see also section 6.10 public realm improvements).
- Support traditional celebrations and rituals such as the Hat Fair through temporary road closures and access, public information and public safety provision.
- Maintain landscaping and planned replanting of trees.
- Allow the continuation of some form of street market as part of the Friarsgate/Bus Garage redevelopment.
- Enhance the Broadway including possible partial pedestrianisation or shared surface treatment; reduced number of bus stops (relocate to proposed bus station), prohibition of coach parking (pick-up only - see section 7.2.4 Tourist Coaches).
- Enhance and encourage public use of public space between Magistrates Court and the Great Hall.

An existing proposal in the Winchester District Local Plan 1998 (HG4) resists development that might damage a park or garden or its wider setting but this is couched in negative terms. A more positive planning policy is required in conjunction with a positive corporate approach. Priority should be given to directing park maintenance resources to historic parks.

The existing policy is aimed at parks and gardens of special historic interest i.e. those on the English Heritage Register. Policies should also protect the ten gardens identified on the Hampshire Register of Historic Parks and Gardens:

- 1 Winchester College War Memorial (by G Jekyll and Herbert Baker)
- 2 7 Kingsgate Street (Plantsman's town garden)
- 3 Dean Garnier Garden
- 4 Queen Eleanor's Garden (reconstruction of medieval garden)
- 5 Masters Garden, St Cross
- 6 St Giles Hill (public park)
- 7 West Hill Cemetery
- 8 Peninsula Barracks
- 9 Orams Arbour
- 10 Abbey Gardens

6 Built Heritage

Policies

6.1 Listed Buildings

Objective

Ensure that valuable historic buildings are given the statutory protection they deserve.

Why Important

Both the County and Winchester City Council consider the List of Buildings of Special Architectural Historic Interest in Winchester which dates from 1974, inadequate, particularly in respect of Victorian architecture. There is an urgent need for the List to be reviewed and Winchester City Council have, for a number of years, been urging the Department for Culture Media and Sport (DCMS) to resurvey Winchester.

Action

The proposal to appoint a consultant to survey a number of unlisted buildings and put forward the results to the DCMS for spot listing should be expedited.

The Conservation Area Appraisal identified 31 unlisted structures in the Conservation Area that should be considered for listing.



Now

6.2 Facade and interface

6.2.1. Building Features

Objective

Policy needs to recognise the importance not only of individual elements (for instance a fine 18th century doorway) but also the way in which buildings interface with the public street.

Why Important

This relationship of doorways, shopfronts and front boundaries to the street and the frequency and rhythm of entries along a street is a distinctive part of the character of various parts of the Conservation Area and also historical evidence of a past way of life – an expression, for instance, of the importance attached to privacy or receiving visitors.

Action

Permitted development rights in respect of key building elements and their relationship to the public realm should be controlled. Article 4 (2) Directions to constrain permitted development rights to alter, doors, porches, front steps, windows and boundary walls should be introduced for the Walled Town and Riverside Character Areas (as defined in the Conservation Area Appraisal) on those streets where unlisted historic buildings make a significant contribution to the character of the Conservation Area and are under threat from incremental changes.



Now

Resources

Existing policies protecting shopfront features should be continued. These cover:

- Shopfronts HG12 & 13;
- Blinds & canopies HG15;
- Security shutters HG 16; and
- Shop signage.



6.2.2. Details

Objective

Protect the character and appearance of the Conservation Area in respect of the incremental loss or degradation of building and landscape features.

Why Important

The Conservation Area Appraisal identified traditional construction details that are an important characteristic of the Conservation Area.

Action

The Winchester District Local Plan 1998 proposal HG11 covered "essential features", however, this is very general and more specific reference to important building details should be made including at least the following:

- Entrance doors, steps and porches;
- Windows and balconies;
- Façade mouldings, cornices, string courses and quoins;
- Front boundary railings, walls and gates; and
- Roof ridge lines, dormers, chimneys and finials.

Article 4 (2) Directions are required to constrain permitted development rights to change roofing materials or add skylights. Article 4 (2) Directions should apply to the Walled Town, Riverside, Hyde, Western Suburb and St Cross Character Areas. See Section 8.5 below.

Resources

Article 4 Directions could raise potential compensation issues, and could lead to more planning applications.

6.2.3 Materials

Objective

Protect the character and appearance of the Conservation Area in respect of its distinctive local palette of materials.

Why Important

The Conservation Area Appraisal identified construction materials that are an important characteristic of the Conservation Area.

Action

Extend existing Supplementary planning guidance to cover locally distinctive building materials including references to sourcing, colour and usage.



6.3 Enhancement

Objective

The restoration and improvement of facades and shopfronts that are currently neglected.

Why Important

There are areas and buildings (both listed and unlisted) which are suffering from neglect which would benefit from investment, including but not limited to:

- Areas near the station;
- Stockbridge Road;
- City Road;
- Romsey Road;
- Jewry Street;
- North walls; and
- Eastgate Street.

Action

Where there is potential for restoration of facades and shopfront improvements and scope for 'living over the shop', the scope for public / private partnership funding such as the Historic Environment Regeneration Scheme and the Townscape Heritage Initiative should be explored. Target Historic Buildings Grant at 'buildings at risk' and encourage re-instatement of iron railings and architectural features.



Soon

6.4 Shop Fronts and Signs

6.4.1 Shopfronts and Signage

Objective

Protect the character and appearance of the Conservation Area in respect of retail frontages.

Why Important

Shopfronts and retail signage are a distinctive part of the Conservation Area, not only in the High Street but local corner shops and parades elsewhere in the Conservation Area.

Action

The City of Winchester has already produced design guidance on shop fronts and signage and these publications should remain in currency.

A record of Winchester's historic shopfronts should be established. This should include photographic records and be linked to the urban archaeology GIS database.



Now

Resources

The Council's existing policies on shopfronts and signage appear to have been largely successful. Guidance is published as "Design Guidance for the Control of Shopfronts & Signs" 1998 and a companion, summarised Design Sheet. Guidance covers not only detail and materials, disabled access, security, lighting and illuminated signs but also scale, visual proportions, and maintaining urban grain through conformity to historic plot widths.

Now

6.4.2 Advertisement control

Objective

Protect the character and appearance of the Conservation Area from intrusive commercial signage or illuminated signage.

Why Important

Illuminated signage is already controlled by Winchester City Council policies and the recommendations of design guidance. – See Section 6.2.3 below.

Action

Maintain existing controls.



Now

6.5 Demolition

Objective

Protect against the loss of historic buildings and features through demolition and partial demolition which is one of the key protections that Conservation Area designation affords the historic environment.

Why Important

Many unlisted buildings in the Conservation Area contribute greatly to the character and appearance of the Conservation Area either individually or as a group by forming part of groups of buildings of similar construction, materials or appearance, or by providing points of interest, landmarks or other elements contributing to legibility.

Action

The policies contained in the Winchester District Local Plan 1998 covering demolition and partial demolition of buildings in the Conservation Area and change of use and alterations to listed buildings should be continued.

Soon

6.6 Building Technology and Performance

Objective

New development will need to meet changing expectations for building performance and accessibility but this should not preclude a sensitive response to the distinctive character of the Conservation Area.

Why Important

It should be recognised that each successive generation of building development in Winchester was a response to the needs and abilities of their respective builders. Building Regulations requirements notably in respect of disabled access (Part M) and energy efficiency (Part L) will have an increasing impact on the design of new buildings in the Conservation Area.

Action

Generic design guidance for the Conservation Area (or Character Areas within it) or site-specific design briefs for key sites should identify key elements of building form (as identified in the Conservation Area Review)

Resources

Training for Development Control and Conservation teams.

Above: The Pentice

Advice and Information

6.7 Disabled access

Objective

Ensure that improved access for the disabled is achieved without compromising a building's special interest.

Why Important

PPG15 states that: *"It is important in principle that disabled people should have dignified easy access to and within historic buildings"*.

Action

In conjunction with the City of Winchester Building Control officers, identify best practice solutions for disabled access and provide guidance leaflets.

6.8 Materials

6.8.1. Materials

Objective

Protect the character and appearance of the Conservation Area in respect of the use of appropriate construction materials. It is important to use appropriate quality building materials and that account is taken of the local distinctiveness of the palette of materials used throughout the City, particularly in terms of roof materials which can have a significant effect on the City's roofscape.

Why Important

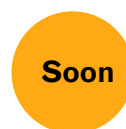
Some materials, for instance the use of flint or particular colours of brickwork, are an important aspect of the character of parts of the Conservation Area e.g. flint in the Walled Town and Hyde, painted stucco in the Christchurch Road area, stone in the College buildings or brick in the Western Suburb. Likewise, clay plain tiles are predominant in the older parts of the City while natural slate is found more frequently on later developments.

Action

A database of specialist crafts people and suppliers of appropriate building materials is maintained by the City Council. Samples of appropriate materials could be held at the Planning Department to guide property owners. This should identify not just appropriate materials but assemblages e.g. brick bonds.

Resources

Work contained in this project and also in Andrew Rutter's study of the Conservation Area (see Bibliography) could form the basis of Supplementary Design Guidance on appropriate materials, textures and colours. The guidance should note the local or historic associations of materials.



Above: Well designed disabled access integrated with hard landscaping.

Corporate

6.9 Buildings at Risk

Objective

Identify, monitor and protect historic buildings at risk.

Why Important

Inadequate maintenance can result in even relatively minor defects quickly causing damage to historic features.

Action

Continue liaison with Hampshire County Council to maintain an up-to-date register of buildings at risk. Despite the relatively small number of cases involved. (In January 2002, there were 5 Buildings at Risk in the Conservation Area and only one outside the Conservation Area in an area important to its setting: Hockley Viaduct). The City Council should have a strategy in place for dealing with buildings at risk. This strategy comprises three stages:

- 1 Risk assessment
- 2 Identify an appropriate response from the following options:
 - Grant aid (see Section 8.1.2 below);
 - Urgent Works Notices;
 - Repairs Notices;
 - Undertake works directly and recover costs where possible;
 - Compulsory Purchase; and
 - Amenity Notices;
- 3 Response decisions should be scheduled for review on a monthly or annual basis depending on the severity of the risk assessed in stage 1.

Resources

The Monuments at Risk Survey (MARS) provides useful data on archaeological monuments. English Heritage has published a document 'Emergency Repairs - A Handbook'. This includes advice on methods of temporary repair. Winchester City Council are currently producing a Buildings at Risk Strategy.

6.10 Public realm improvements

6.10.1 Lighting

Objective

Improve the lighting of key historic buildings and features including watercourses/bridges to enhance the evening/night time appearance of buildings and spaces.

Why Important

Important buildings including the Cathedral and Guildhall deserve better designed, imaginative lighting solutions. Water in its various forms is an important and distinctive part of the character of the City that could also benefit from dramatic lighting, including the use of reflected light onto waterside buildings, lighting at bridges and mills, and under-water lighting of pools and brooks.

Action

Commission, design and implement lighting strategies for the Cathedral, Guildhall and city centre water courses.

Resources

Investment in the design and implementation of lighting systems.



6.10.2 Streetscape and 'Floorscape'

Objective

Protect historic buildings and spaces from insensitive changes to highways and inappropriate hard landscaping.

Why Important

Comparison of the modern appearance of the Pentice and the Market Cross with historic photographs reveals the subtle but important change that the pedestrianisation of the High Street has had on the height that buildings are viewed from and therefore their sense of scale.

Action

New pedestrianisation measures should consider how kerb lines and the change in levels between pavement and road surface affects the perception of buildings. Measures to improve access for the disabled can be carefully integrated into designs. Steps should not be removed where they are part of the formal composition of a facade e.g. where their presence articulates the junction of the elevation with the ground plane or emphasises the building's ground storey or entrance.

Upgrade hard landscaping especially paving materials – the High Street is particularly deserving of improved surfacing which should be in natural stone.



Later

6.10.3 Percent for Art

Objective

Enhance the use and enjoyment of public space through the inclusion of public art as part of the overall design of developments.

Why Important

The Arts Council 'Percent for Art' initiative seeks to improve the built environment by employing the talents of artists and crafts people in building projects and can include the design of street furniture and bus shelters. Incorporating a 'Percent for Art' can create more attractive buildings and environments, with greater interest and individuality. This should be undertaken in a manner that will enhance the unique heritage, character and distinctiveness of the city, but need not take the form of 'safe' heritage designs, but could include original contemporary design.

Action

Consideration should be given to the introduction of a 'Percent for Art' to encourage, developers to allocate an agreed proportion (normally one percent) of the capital cost of major development schemes to commissioning of art and/or craft works that either, contribute to the public realm of their own site or to make a contribution to a central fund.



Soon

7 Related policies

Policies

7.1 Highways and parking

7.1.1. Traffic management

Objective

Protect the historic environment from the worst effects of traffic.

Why Important

PPG15 states “Local highway authorities should take measures to protect the historic environment from the worst effects of traffic”.

Action

Following the examples given in the Conservation Area Review, consideration should be given to traffic management programmes in order to utilise available road capacity efficiently and stagger delivery times.



Soon

7.1.2 Liaison with Highways Authority

Objective

Ensure that traffic management and road safety measures are sensitive to local context.

Why Important

Highway elements including signage, barriers, road surfaces and street markings can have a major impact on the character and appearance of the Conservation Area.

Action

Policies and design guidance must be established in discussion with the Highways Authority regarding such matters as:



Now

- Siting and design of pedestrian guard rails and barriers.
- Road signage location and design.
- Road markings and materials including cycle lanes.
- Traffic calming including ramps and speed tables should use natural materials as far as possible.
- The visual impact of parked cars can be mitigated by landscape design.

Design must provide drivers with easily and safely interpreted information but at the same time, ensure that signs and road markings are not visually intrusive. Guidance should form new Supplementary Planning Guidance.

Resources

English Heritage provide excellent guidance on layout, design and choice of materials to provide safe, attractive street spaces.

7.1.3 Street lighting

Objective

Street lighting should be discreet. In narrow lanes and alleys, lighting can be mounted on buildings rather than lamp standards. Pedestrian routes should take advantage of imaginative lighting solutions including lighting buildings to create drama and provide reflected illumination of public spaces.

Why Important

The evening and night time experience of the Conservation Area is as important as in daytime. The character and appearance of the Conservation Area can be enhanced through careful lighting design to create streets and spaces that are safe and which reveal the beauty of the surrounding buildings, trees and other features.

Action

Most of the central streets and spaces within the Walled Town Character Area are well lit but some side streets and alleys could benefit from additional lighting.

New development should contribute to improved public lighting either through Section 106 agreements or directly through street lighting mounted on buildings. The lighting of buildings themselves and the position and design of illuminated shopfronts also contributes to general ambient illumination levels.

Care should be taken to prevent 'light pollution' by ensuring that illumination levels are carefully controlled and avoiding 'spillage' of light. Carefully targeted spotlighting that emphasises building features is often more dramatic than blanket illumination that tends to flatten the modelling of the architecture.

Soon

7.2 Parking

7.2.1 Park & ride

Objective

Provide for extension of the 'park and ride' scheme without compromising the Conservation Area.

Why Important

Public consultation suggests that initial experiments in 'park and ride' are thought to have been successful and that the programme should be extended. Provision of new car parking could potentially be damaging to the character and appearance of the Conservation Area.

Action

Suitably located sites related to bus routes and outside the Conservation Area should be identified. Park and Ride sites should not be implemented to increase overall parking provision but to relocate parking thereby freeing City centre car park sites for redevelopment.

Soon

Resources

Advice is available in the English Historic Towns Forum publication Park and Ride Good Practice Guide.

7.2.2 Parking standards for city centre development

Objective

To reduce the impact of traffic and parking on the Conservation Area.

Why Important

High parking requirements for residential development within the city centre have a detrimental impact on a range of features including site layout and access, building setback and massing (where integral parking is provided).

Action

Given the accessibility to shops and services within the Walled Town, car use should be discouraged. It is recommended that new residential development should only be allowed to provide the minimum appropriate level of on site parking.

PPG3 advises that Local Authorities should revise their parking standards to allow for significantly lower levels of off-street parking provision, particularly for developments:

- in locations, such as town centres, where services are readily accessible by walking, cycling or public transport;
- which provide housing for elderly people, students and single people where the demand for car parking is likely to be less than for family housing; and
- involving the conversion of housing or non-residential buildings where off-street parking is less likely to be successfully designed into the scheme.

7.2.3 Controlled Parking Zone

Objective

Minimise the visual and pollution impact of traffic and the visual impact of street parking.

Why Important

On-street parking has a detrimental visual impact on the Conservation Area. Controls on parking permits are required in parallel with restrictions on on-site parking if cars are not to be displaced onto streets.

Action

New development within the Controlled Parking Zone (CPZ) should not be provided with significant car parking. No additional residential parking permits should be provided for new residential development within the CPZ.

Resources

Design guidance for appropriate parking facilities is required where larger residential properties are subdivided into flats.



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Above: Winchester Inner Controlled Parking Zone (CPZ)

7.2.4 Tourist coaches

Objective

Minimise intrusion and congestion caused by tourist coaches and make efficient and attractive provision for visitors.

Why important

Tourism is an important element in Winchester's economy. However, its heritage status and its narrow streets are not suited for tour buses and coaches.

Action

Prohibit coach parking on the Broadway (see section 5.13) and establish set-down and pick-up locations as suggested in the Friarsgate/Bus Garage Development Framework (Winchester City Council 2000).

Soon

7.3 Bridges and engineering structures

Objective

Protect bridges and other engineering structures where they make a positive contribution to the character and appearance of the Conservation Area.

Why Important

Bridges and other engineering structures should be considered as important elements of the Conservation Area.

Action

The Highways Authority and Railtrack should be engaged and the importance of bridges over the River Itchen and the railway should be emphasised.

Now

7.4 City centre policies

7.4.1 Retail and Other Non-Residential Uses in city centre

Objective

Maintain the historic mix of uses and reinforce the viability of the retail centre.

Why Important

The continued presence of a variety of retail activities in the city centre is vital to both the continuity of the historical pattern of the City's development and the long term economic health of the City. Retail activity is concentrated in a small part of the Walled Town and extends only a short distance from the High Street.

It is important to retain employment uses to provide essential services and promote sustainability. The loss of local services can have a very sterilising effect on a neighbourhood.

Action

Given the shortage of suitable development sites policies should encourage additional retail uses to the north of the High Street. This will expand the central shopping area, create better connections to the Brooks Shopping Centre and help to integrate any new development on the Bus Garage site. Existing non-residential uses should be protected from changes of use. Active frontages and non-residential uses will be encouraged on ground floors, provided the potential for residential units above is protected.

Soon

7.4.2 City centre housing development

Objective

A mix of housing size, type and tenure is required to maintain the continuity of an inhabited, mixed use city centre.

Why Important

The historic relationship of living and working within the city centre continues to have relevance for Winchester today. Housing policy should reflect the historic relationship of living and working within the city centre.

Action

Affordable housing can be encouraged by promoting living over shops and through restrictions on car parking both of which will result in lower market values for housing compared to town houses with garages.



Soon

8 Delivery recommendations

8.1 Staffing

The City Council invests considerable resources, well above the national and regional averages, in its planning, conservation, and archaeological and related activities. However, staff resources must match the extremely high workloads and meet public expectations on service.

Winchester City Council covers 250 square miles, with 3,000 Listed Buildings and 37 Conservation Areas. Development pressure in Winchester and across the District is extremely high - over 2,000 planning applications each year, several hundred of which involve Listed Building Consent or applications affecting Conservation Areas. At present, the Conservation Team has a staff of only 3 with the services of a consultant Urban Designer for larger schemes. A team of 3 is small compared to other Local Planning Authorities with high heritage status. Resourcing is a significant constraint on what can realistically be achieved with the Conservation Area Strategy. Many objectives, actions and priorities will have staff implications especially the proposed use of Article 4 Directions which are likely to have implications on workloads in the Planning Department. These will have to be resourced either by using existing staff, taking on additional staff or using consultants or volunteers (we must note the resource represented by the City of Winchester Trust).

8.1.1 Grants and funding

Winchester City Council's current annual Historic Buildings Grant budget is £150,000, which covers the whole District. The budget is split 5 ways – City Council Only (20% of total budget), Churches (25%), Combined (with others, normally Hampshire County Council but on rare occasions English Heritage) 45%, Special Projects (7%), Fees for Consultants (3%).

Grants are normally at 20-25% of the cost of works. However, grants of up to 50% can be provided, if the building is on Winchester City Council's Buildings At Risk Register. The Chief Planning Officer has delegated powers on grants where the offer is up to £5,000. Above this the grant must go to the Council Cabinet for approval.

In 2000, Winchester City Council awarded 38 grants. Grants require considerable resources to administer and in 2000 the City Council had to temporarily suspend processing applications in order to give their priority to casework and other projects. Most recent work in the City has been on churches, boundary walls and, occasionally, private buildings. In assessing grants, the City has concentrated grants towards buildings that meet the following criteria:

- Badly in need of repair;
- Publicly visible; and/or
- Publicly accessible.

In addition to the Historic Buildings Grant, there is an Environmental Improvement Grant which can be used for landscaping/tree planting and repairing or enhancing boundaries.

8.2 Information & Consultation

A range of information could be made available to the public. This could be produced in conjunction with tourist organisations, English Heritage and others. Information should have the following aims:

- Enhancing educational benefits of heritage sites;
- Enhancing visitor experience;
- Raising public awareness of the importance of Conservation to Winchester;
- Providing guidance to property owners; and
- Involving local groups and individuals in the management of the Conservation Area.

Information can be exchanged in a variety of media and formats including:

- Printed leaflets and guides – appropriate for Supplementary Planning Guidance;
- Street signage and public information – Indicating visitor attractions;
- Museums & site specific information – For interpretation;
- Heritage / visitor trails – In conjunction with existing tourism initiatives (visitor guides, Keats Walk, Sunset Walk, and Winchester Walk);
- Community based research – Useful for documenting and monitoring; and
- ‘Open door’ events – To promote general interest and raise public awareness

8.2.1 Printed leaflets/guides

The English Historic Towns Forum suggest that information should cover:

- Why Conservation Areas have been designated;
- The Conservation Area’s special features;
- How individual householders can contribute to protecting the Conservation Area’s character and appearance;
- What controls cover development are to be implemented (Article 4 directions etc.);
- Any further controls that are likely;
- Opportunities for financial assistance; and
- Availability of advice and information.

Some of this work has already been undertaken by Winchester City Council in this document and previous work, and the opportunity also exists to incorporate this information into the urban archaeology database system. This information should be informal and distinct from, but supporting Supplementary Planning Guidance (see Section 8.6) and are intended to offer advice on responsibilities and procedures and to stimulate interest and possibly even debate.

8.2.2 Community-based research

Amenity groups, schools and the general public can be involved in monitoring and reviewing the Conservation Area through mechanisms such as 'Placechecks' (Urban Design Alliance). A Placecheck can be carried out for a place as small as a street, a neighbourhood or town centre, or as large as a city. The setting might be urban, suburban or a village.

The Placecheck method is being developed by the Urban Design Alliance (UDAL). English Partnerships and the Department of the Environment, Transport and the Regions are supporting the project. The Placecheck method tries to avoid abstractions that are difficult to assess and jargon that excludes non-specialists. It focuses on:

- People – How people whose influence and actions shape a place can work together more effectively;
- Places – How the physical form of buildings and spaces can help to make a place work better; and
- Movement – How the network of streets, routes and public transport can bring a place to life.

8.2.3 'Open Door' events

Local building owners and institutions should be encouraged to participate in events allowing public access to historic buildings. This could build on existing arrangements (for instance Winchester College and Heritage Open Days) to create an annual City-wide 'Open Door' day.

8.3 Public art

Policies should encourage the commissioning of public art works that celebrate local and historic associations. Public art can assist in developing public understanding of the historic importance of the City and the relationship between events and locations. A city-wide strategy for public art is currently in draft form and identifies opportunities for siting artworks. Art should be in a variety of media (not restricted to sculpture) but should as far as possible be site-specific, relating directly to the historic location of events and personalities or to nearby buildings or monuments.

8.4 Application procedures

Obtaining detailed and relevant information as part of planning applications is essential for the efficient management of applications and for informed assessment of proposals. Winchester District Local Plan 1998 requires "sufficient detail" but the local planning authority could provide examples of good practice on display at the planning reception. Applicants should be encouraged to explain how their proposals contribute to enhancing the character and appearance of the Conservation Area and to use the matrix methodology outlined in the Conservation Area Review to identify their proposals contribution to the City's environmental capital.

8.4.1 Design statements

PPG1 requires a planning application design statement to set out the design principles that the planning applicant has adopted in relation to the site and its wider context.

A pre-application design statement of the design principles on which a development proposal in progress is based will enable the local planning authority to give an initial response to the main issues raised by the proposal.

8.5 Article 4 Directions

Limitations to permitted development rights under Article 4 of the General Development Order.

Advice on Article 4 Directions is contained in appendix D of DOE circular 9/95 and PPG15 Planning and the Historic Environment (1994) para 4.23.

Permitted development rights should only be withdrawn in exceptional circumstances and only where there is a real and specific threat.

Under Article 4(2) local planning authorities can make a direction which does not require approval of the Secretary of State.

"An article 4(2) Direction can be selective both between and within these types of development. Development relating to an individual type of architectural feature which is important to the character or appearance of the conservation area could be specified. Examples are windows, doors, quoins, fanlights, parapets, cornices, stonework etc. The Secretaries of State are concerned that local planning authorities should use these powers selectively and only in relation to development which is likely to threaten the character or appearance of a conservation area". (DOE circular 9/95 General Development Order Consolidation 19995 (Appendix D, para 16)).

PPG15 states that permitted development rights should not be withdrawn without clear justification and that, wherever possible, residents in conservation areas should continue to enjoy the same freedom to undertake development as residents elsewhere. Moreover, conservation area status is not of itself justification for an Article 4 Direction.

The Secretary of State will support Article 4 Directions *"where these are backed by a clear assessment of an area's special architectural and historic interest, where the importance to that special interest of the features in question is established, where the local planning authority can demonstrate support for the direction, and where the direction involves the minimum withdrawal of permitted development rights (in terms of both area and types of development) necessary to achieve its objective".*

It follows therefore that Article 4 Directions will prove more robust in an appeal situation if a systematic justification of the direction has been employed so as to:

- Identify the objective of the direction i.e. what quality the direction seeks to protect;
- Identify a threat;
- Establish the importance of the feature through an assessment of the architectural or historic interest; and
- Focuses only on the impact on the specified qualities.

The matrix introduced in the Conservation Area Review therefore helps in identifying in a methodical way the qualities, importance and physical elements to be specified in a justification. Moreover, the Conservation Area Project links these with the threats and has been subject to public consultation.

Article 4 (2) Directions should be selectively applied to those terraces and individual houses and boundary treatments that make a significant contribution to the character of Conservation Areas and are most at risk from incremental changes.

8.6 Supplementary Planning Guidance

Winchester City Council have published design guidance for Shopfronts and Signs. In February 2001, Winchester City Council introduced the following Conservation Guidance Notes:

- Listed Buildings (General);
- Listed Buildings (Alterations & Repairs);
- Conservation Areas;
- Traditional Sash Windows; and
- Casement Windows.

Recommendations for additional planning guidance have been shown in bold print in the preceding sections. Design and maintenance advice for building owners should be a priority. The Council should encourage appropriate maintenance of buildings and landscape features (including trees) in the Conservation Area by publishing information. Advice should identify maintenance regimes which prevent decay but do not encourage over-maintenance particularly of natural and self-finished materials such as brick or stone that show their age through natural weathering.

8.8 Management

8.8.1 Advisory Committees

PPG15 suggests that local planning authorities consider setting up Conservation Area Advisory Committees. The City of Winchester Trust provide this role (commenting on planning applications) and, in addition, there is also an architects panel.

These `advisory groups play an active and useful role that should continue.

8.8.2 Conservation Plans

Larger sites of major importance within the Conservation Area such as Winchester College or sites in multiple ownership such as the Peninsula Barracks should draw up Conservation Plans in discussion with the Planning Authority. At the time of writing, a Conservation Plan for the Cathedral Close is being drafted.

A Conservation Plan is a document explaining why a site is significant and how that significance will be retained in any future, use, alteration, development or repair. The Conservation Plan should include:

- Background research and history;
- The significance of the site;
- Perceived threats or vulnerabilities affecting the site including any shortcomings with existing arrangements (for instance disabled access);
- Policies for the conservation and enhancement of the site; and
- Management proposals, priorities and opportunities.

8.8.3 Timetable for future reviews of the Conservation Area

Winchester City Council should make a clear commitment to undertake future reviews of the Conservation Area. This project recommends that the frequency and timing of reviews is synchronised with reviews of the Local Plan. Future reviews should include:

- An evaluation of any change that has taken place since this project including evaluating the impact of new development; and
- Review of the effectiveness of Conservation Area policies including key appeal decisions and resource management.

Appendices

Appendix 1

Unlisted Buildings Reviewed

The following buildings merit consideration for listing:

Walled town

The War Memorial opposite the west front of the Cathedral (c. 1920, Sir Herbert de Baker); No. 1, City Road, an 1840s stucco-fronted pair of shops; Abbey Mill House, Colebrook Street, a two-storey mid-18th century house with round-headed ground floor windows and entrance; Nos 60-61, Colebrook Street, apparently a mid-19th century purpose built pub; Nos 20-27, Eastgate Street, a two-storey stucco-fronted terrace with a distinctive moulded band above the ground floor windows and doorways; No. 110, High Street, a shop in the Arts and Crafts style designed for W.H. Smith in 1927; the Dolphin Inn, High Street (1882, A.T. Stopher) with an eye-catching timber frame upper storey and polygonal corner turret; Century House, Nos 30-31, Jewry Street (1925, T.D. Atkinson), a serious neo-classical design; Barclays Bank, No. 50, Jewry Street (1957-9, W. Curtis-Green, Son and Lloyd), a confident neo-Georgian block, the banking hall with a distinctive shell motif cornice; De Lunn Buildings, Jewry Street (1885, A.T. Stopher), a flamboyant terrace of shops, with second-floor gabled balconies; Bishop Morley College, Market Street (1880, A.T. Colson), neo-Georgian almshouses based on the historic original; Nos 17-20, Parchment Street, a complete row of two storey early 19th century cottages; The Green Man, 93 Southgate Street, a red brick and flint purpose-designed pub; The Exchange, 9, Southgate Street, a mid-19th century pub with largely original frontage; Nos 5-6, The Square, premises of the 1840s later used by the Winchester Provident Dispensary; The Museum, The Square, purpose-built in 1903; The Market House Tavern, the Square; Nos 80-86 Sussex Street, two pairs of 1890s semi-detached villas, now linked together.

Winchester College

Nos 63-4 Kingsgate Street ("Quiristers"), an interesting Norman Shaw-style building; Friary House, St Michael's Road, an 1840s cottage ornée with prominent bargeboards; Chernocke House, Romans Road (1910-12, Sir Charles Nicholson) a sophisticated Arts and Crafts-style Winchester College house; Science Block, Winchester College (1902-5, Henry L.G. Hill), a baroque revival block with prominent end bays beneath hipped roofs.

St Cross

Priors Barton Cottage, Kingsgate Road, a two-storey 17th-century cottage with gabled second storey windows; No. 51 St Cross Road, a good example of an 1880s detached villa, flint and brick with tile-hung gables. In addition, the flint garden walls on the west side of the brothers' lodges at St Cross Hospital should be separately listed, rather than being assumed Listed as part of the hospital. Garnier Road Pumping Station, 1878, red brick—assumed Listed as part of the hospital.

Christchurch Road

Christ Church, Christchurch Road (1861, Ewan Christian) a good quality Gothic Revival church with a broach spire and polygonal apse; 2-8 Grafton Road, 1820s stuccoed terrace with delicate wrought iron balcony and ironwork hoods over first-floor windows; Du Boulays, Edgar Road, purpose-built in the 1850s as boys' boarding-house Winchester College—a vigorous brick and flint design with a gabled and hipped tiled roof.

Northern Suburb

Nos 27-30B Hyde Street, a well-preserved terrace of paired cottages c. 1880 by A.T. Stopher.

Western Suburb

No. 16 Clifton Hill/2-5, Clifton Road, a pair of 1820s semi-detached villas with prominent gables, and castellated ground-floor bay windows; Marfield House, a sophisticated neo-Georgian design of c. 1914 by H.G. Courtney; Nos 15-22, West End Terrace, a row of two and three-storey stucco-fronted houses with blind windows above their entrances.

Eastern Suburb

No. 64 St John's Street, an early 19th-century three-bay house with a patterned brickwork façade and tile-hung end gable.

Appendix 2

Current Policies and proposals

Heritage Proposals

Relevant proposals in the current Local Plan are listed below. Proposals should not be relied upon as direct quotes and in all cases reference should be made to the Winchester District Local Plan 1998.

- Proposal HG.1: Important archaeological sites, monuments and historic buildings and landscape features, and their settings.
- Proposal HG.2: Archaeological remains.
- Proposal HG.3: Preservation of archaeological remains.
- Proposal HG.4: Park or garden of special historic interest or its setting.
- Proposal HG.5: Features and areas of architectural, historic or archaeological interest.
- Proposal HG.6: Landscape setting of any part of a Conservation Area.
- Proposal HG.7: Proposals for changes of use, new buildings, alterations, or extensions. Including: Character of the area, massing, materials, plan form, and grouping of buildings, and associated landscape features. Use of facing and roofing materials including walls, gates and fences. Traffic, car parking, noise or cause other detriment to the local environment.
- Proposal HG.8: Development applications within a Conservation Area that do not provide sufficient detail.
- Proposal HG.9: Demolition of buildings in a Conservation Area
- Proposal HG.10: Partial demolition of a building in a Conservation Area.
- Proposal HG.11: Retention of those essential features upon which the character of a Conservation Area depends. Including natural features, trees, hedges, walls, fences, open areas, ground surfaces and archaeological sites, as well as buildings and groups of buildings.
- Proposal HG.12: Retention and restoration of shopfronts.
- Proposal HG.13: Replacement of shopfronts.
Also Winchester City Council's "Design Guidance for the Control of Shopfronts and Signs".
- Proposal HG.14: Advertisements, Internally illuminated signs, fascias and letters.
- Proposal HG.15: Blinds and canopies.
- Proposal HG.16: Security shutters.
- Proposal HG.17: The change of use of residential properties to other uses in Conservation Areas with a historic commercial core and the conservation of vacant upper floors of commercial properties to residential use.
- Proposal HG.18: Retention, maintenance and continued use of buildings of architectural or historic interest.
- Proposal HG.19: Protection of the character of listed buildings and to secure the retention of their essential features.
- Proposal HG.20: External or internal alteration, addition to, or change of use of, a listed building, which would adversely affect its architectural or historic character.

Proposal HG.21: Demolition of listed buildings.

Proposal HG.22: Partial demolition of a listed building.

Proposal HG.23: Development, either directly affecting a listed building or in its immediate vicinity, which would threaten the setting of the listed building or would lead to the unsympathetic subdivision of its grounds.

Proposal HG.24: The change of use of agricultural and other rural buildings of historic or architectural interest to employment or storage uses.

Also A joint initiative with English Heritage has been commenced to prepare an urban archaeological database for Winchester, leading to an urban archaeological strategy for managing the archaeological resource.

Related proposals

Proposal W.1: Respect for the particular architectural, aesthetic and historic qualities of the town as a whole and its landscape setting.

Proposal W.2: Development on slopes steeper than 1:10

Proposal W.5: Encouraging residential uses, particularly within the town centre.

Proposal W.9: Within the commercial core of Winchester (see Inset Map 48), the reuse, redevelopment or refurbishment of office (Use Class B1[a]) sites and premises.

Proposal W.11: Developing and enhancing the role of the town centre, particularly as a comparison and specialist goods shopping centre.

Proposals W.12: Proposals which, either cumulatively or individually, would result in a net loss of retail floorspace.

Proposal W.13: The change of use of upper floors and basements within the Primary Shopping Area.

Proposal W.14: The establishment of uses falling within Use Class A2 (Financial and Professional Services) or A3 (Food and Drink) outside the Primary Shopping Area.

Proposal W.15: Improving the range and quality of local shopping facilities within the frontages of the local shopping centres.

Proposal W.30: New footways/footpaths in the following locations:

(i) from Jewry Street (north side of No. 28) to North Walls (west side of County Reference Library);

(ii) from Chesil Street to The Weirs;

(iii) from Water Close to Wolvesey Castle and The Weirs;

(iv) from Durngate westwards alongside the School of Art to North Walls Park;

(v) from Durngate Bridge along the east bank of the River Itchen to join with footpath No. 9 (completion of partial link).

Appendix 3

Notes of public consultation workshops

The following notes record comments made by representatives of community organisations and members of the general public at the open workshop event held on Saturday 14 October 2000.

The meeting was well attended by representatives of the community including local amenity societies and the City of Winchester Trust, Councillors and Council officers. A separate meeting was held with representatives of the business community.

The morning workshop session canvassed opinion on Winchester's environmental assets. The meeting emphasised that Winchester is an attractive City and identified its intimacy, historic street patterns, and ease of access as important assets. The natural setting and views in and out of the City were also considered important.

The Square and the Broadway were thought to deserve better treatment (possibly by removing traffic) and there was a consensus that river access and crossings could be improved. Many at the meeting were concerned that sufficient protection was afforded to the natural environment in and around the City.

There was also a broad consensus on the challenges faced within the Conservation Area. The mix of housing, its suitability for Winchester's polarised population (many young and elderly) and its affordability were a concern. A general view emerged that Winchester should aim for high-value, low-volume tourism that encouraged longer stays and provided better quality services. In a similar vein, many expressed the view that Winchester needed to offer a distinctive shopping experience rather than compete with other retail centres.

Traffic and parking were major concerns and imaginative ideas for park and ride, traffic management, staggered school times, and bus services were contributed.

The meeting also identified other threats including the need for management of ageing trees and the demands of modern building requirements. A transcription of the flip-chart meeting notes follows:

SHEET 1

Identifying the important qualities of the Conservation Area—general

Historical centre and mix

5th most attractive city

Intimacy

City Form

Walled town

Street patterns

Building plots

Ease of access

Views out – surrounding downs

Trees compliment buildings

Green area

Winchester 'a bowl' – horizon

- river cutting

- rising ground

Views – St Giles Hill

Recent planting

Impact of trees + threat to trees

Disguise suburbs

Dangers

Over-mature trees

Police headquarters

Prison

Rebuilding with tree planting

SHEET 2

Identifying the important qualities of the Conservation Area—city form

Conservation policy needs: Long term vision

Qualities making Winchester special:

Changing pressures

Way conservation area is managed

Trees: effect long term

Dominance of High Street

Pedestrian use

Spokes' coming off

(Saxon Street pattern; areas of open space; intimate areas; small urban spaces; passage – ways – enhance)

grid-pattern eroded

Negative changes to street form? E.g. Brookes disaster

Need to concentrate on civic design

Car routes incompatible with Saxon street pattern.

How to live a modern life in a historic town?

SHEET 3

Identifying the important qualities of the Conservation Area —built heritage

Residential Quality:

Scale of buildings, scale of spaces – accessible

City Centre:

Jewel: The Square (pedestrianised?)

Needs thought & courage

Broadway – paved, traffic free?

Public perceptions? Walk, eat, compact, variety, "smallness"

Future of Winchester. Study values

Keep contrast of balance (sizes)

Historic built form – has it been eroded?

Shop-fronts (Superdrug, Boots, George's Street)

Tradesmen living above shops – involved with City

Destruction of old buildings (e.g. for car parks)

Victorian, Georgian devs.

More recent "inward-looking" devs.

Loss of pedestrian river – crossings

West side of Chesil St. appalling. No river access.

SHEET 4

Identifying the important qualities of the Conservation Area—city form

Routes through: Pin-point areas needing improvement:

Access to Cathedral, the Square

Access to recreation ground

Planning issue – loss of gardens; danger of big sites; changing character.

Public routes through private developments (Marsden Gate; Barracks)

Planning authority need to protect access routes esp. pedestrian (e.g. St. James Lane to Stanmore) – shared ownership

Railway as a 'character area' – see study

St Paul's railway bridge – renovation? i.e. Stockbridge Road.

Staple Gardens – mixed dev. – courtyards gd.

Could Friarsgate use this system

Create pedestrian patterns and routes

St Thomas pathway – gd.

Local Plan – library – pedestrian footpath from Jewry Street to Reference Library.

Jewry Street to Upper High Street.

Bottoms Up ruins frontage.

Large horizontal wide buildings – facades out of character.

Lists of eye sores

Potential Of City Offices – Colebrook St for redevelopment.

SHEET 5

Identifying the important qualities of the Conservation Area—archaeology

Marking out areas/sites of archaeological interest e.g. Oram's Arbour

Roman roads

Sequence of info' tracked thro' the town

Retaining aspects reveal

Make archaeology a central facet

Focus at the Railway Centre, route to City

Underground passage – Great Hall to W. C's Palace

Identifying the important qualities of the Conservation Area—landscape setting

Fingers of green reaching into the City

Public re. Winchester and its setting

Management of Watermeadows

Penetrating fingers protected and added to:

Riverside walk

Trees – adequate space – replace

Arrival at City – Roman roads

Include: green approaches to the City

River-valley where enters City

Backdrop areas – Winnal Moors and College areas

SHEET 6

Identifying the important qualities of the Conservation Area—landscape setting

How Do You Define The Area/Boundary

Protection:

N.S.I./Conservation Area = protection

Argument for having a wider conservation area as a means of control.

Kingsworthy area a precedent

Chunk of water – meadows could easily be included

Problem – brooks are Hidden/Covered

Need To Open Up Water Features

Keep River As A Natural Amenity

SHEET 7

What challenges does the Conservation Area face—demographics and housing

Parochial (NIMBY) attitudes

Size/Expansion – Will not reduce house prices – Infrastructure overloaded leading to Western By-pass etc.

Good - Affordable housing

Bad - Commuter

4 & 5 Bed houses

Restraint by geographical area – Lead to greatly increased house prices?

Mix/balance

- Students

+ Elderly

Unable to control balance

Office and shop

Conversion to residential

Character of an area can be retained by introducing parking restrictions and landscaping etc.

SHEET 8

What challenges does the Conservation Area face—tourism/visitors

Inadequate accommodation – B&B etc.

More visitors (or) longer stay and maximise existing

Commercial prosperity but possibly detrimental environmentally

Extra hotel – doubts about demand?

Museums/heritage centre (non-existent)

Poor quality

Poor publicity

Too small, unexciting

Wool warehouse?

What challenges does the Conservation Area face—commercial/retail development/Institutions

Need broader price range of shops

Not compete with Southampton

Larger market (farmers market)

Friarsgate opportunities

HCC/Local Govt. – Regional Govt.

NHS – Health Authority

SHEET 9

What challenges does the Conservation Area face—Traffic, movement, parking, public transport

Affects development – how much for residential development

Public transport – Putting more cars on street – electric buses/trams

Restricting size of vehicles and unloading

Mixing pedestrians and cars

Reducing impact of traffic – how?

Poor use of large buses

Stagger school times

Extending Jewry Street changes to N. Walls – St. George's Street etc.

Facilities inadequate for cyclists.

Visit Bath, Salzburg

Light/noise pollution – M3, A34, etc.

Aircraft noise

Use of empty car parks at night

Benefits of residents on road parking (can revert to road space when car is dead)

Motorway junction signage

SHEET 10

What challenges does the Conservation Area face—other challenges

Architecture and Advancing Technology

Conflict with Conservation Area requirements (e.g. street furniture, double glazing).

Public lighting

Seating (e.g. Jewry St v High St)

Making town centre more significant

Sculptures

Waterway exposure – The Brooks etc.

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Appendix 4

These notes are intended to demonstrate the practical application of the Environmental Capital Matrix as a working tool and to guide users on the matrix's limits and necessary safeguards.

Contents:

- Introduction;
- Context Analysis;
- Setting up a matrix;
- Proposal assessment; and
- Safeguards.

Introduction

The Environmental Capital Matrix is a working tool that can be used to assist in the assessment of both the existing environment and of any proposed changes.

The matrix is built up from two ranges: Environmental Qualities and Environment Form. These ranges represent respectively the environmental benefits contributed by environmental assets and the physical forms in which these qualities are embodied and that therefore should be protected or enhanced in order to safeguard environmental capital. In other words, the matrix describes the natural form in which environmental assets are invested to give an overview of environmental capital that is related to current conservation legislation that remains focused on protecting 'things' rather than qualities.

		Qualities							
		Character + sense of history	Continuity + enclosure	Functionality + civic quality	Connectivity + permeability	Legibility + density	Adaptability + responsiveness	Diversity + choice	Order
Form	Urban structure	●	●	●	●	●	●	●	●
	Urban grain	●	●	●	●	●	●	●	●
	Density + mix of uses	●	●	●	●	●	●	●	●
	Scale, height + massing	●	●	●	●	●	●	●	●
	Building type	●	●	●	●	●	●	●	●
	Facade + interface	●	●	●	●	●	●	●	●
	Details + materials	●	●	●	●	●	●	●	●
	Public realm + landscape	●	●	●	●	●	●	●	●

●	Irreplaceable
●	Tradeable
●	Neutral or Negative

The Environmental Capital Matrix

There is nothing magical about the matrix, it simply provides a 'thinking machine' to clearly and objectively set out an assessment of a place or proposal. The process is an audit of a place's environmental capital and as such, creates the equivalent of a 'balance sheet' whereby any changes can be seen to either enhance or detract from existing assets.

The assessment will draw on the users existing skills and understanding but the matrix puts everything into an ordered structure and provides an aide memoire against which to check each aspect of an environmental asset's qualities and form.

The matrix identifies eight categories of environmental quality. These categories qualities of character and appearance but also of environmental performance for instance sustainability issues or the ability of a building or area to respond to change.

Seven of these qualities are adapted from the DETR publication 'By Design' and are therefore primarily qualities of the built environment, an additional, eighth category has been added to reflect the fact that some environmental benefits go beyond the performance and direct experience of the built environment.

The eight qualities are:

- Character and sense of history: including memories and associations, status and identity, local traditions, local materials and construction techniques, the origins and development of the area, including surviving elements. The archaeological significance and potential of the area, and the architecture, historic quality and character of the buildings, both listed and unlisted.
- Continuity and enclosure: clear spatial definition and separation of public and private space, avoidance of gap sites or conflicts between the backs and fronts of buildings, the pattern of active and dead frontages at ground floor level.
- Functionality and civic quality: a safe, attractive and vibrant public realm. Winchester's public spaces are a key feature of the City and provide the stage for traditions and rituals.
- Connectivity and permeability: connections through the area. These can be assessed by examining network characteristics, sightlines (the extent of visual connectivity between spaces) and the relationship between access and land use. The ease of movement and the rich pattern of pedestrian routes (for instance the network of alleys connecting into the High Street) are a legacy of the City's historic form.
- Legibility and identity: a place that has a clear image and is easy to understand. Includes: gateways, landmarks and features, edges, (including the boundaries between different zones and areas, and streets that integrate or sever). These features contribute not just to the ease of navigating around the City but also to each citizen's sense of the identity of the City and of their neighbourhood within it.
- Adaptability and responsiveness: occupancy and tenure, building type and suitability of conversion to other uses. This is an essential quality if redundant historic buildings are to be found new uses but it can be a quality not only of buildings but also street patterns, infrastructure and public spaces.
- Diversity and choice: variety, but also biodiversity, cultural diversity and contrasts, all of which contribute to the economic, cultural, historic and environmental richness of the City.
- Other qualities: This might include educational benefits, tourism or other social or economic advantages. If an asset is thought to have qualities under this heading, the specific quality should be carefully defined.

Against these eight qualities are ranged eight aspects of environmental form. The categories of form include details and materials of buildings and the streetscape but also the form of urban structure and grain which may be an intrinsic element of a conservation area.

The eight aspects of environmental form are:

- Urban structure: of routes and spaces but also structuring elements including landform and major watercourses.
- Urban grain—the pattern of blocks and plot sizes and the footprint of building on them. This includes the width of building plots and building frontages and the position of buildings within the plot including any setback from the front boundary or building line.
- Density and mix of building uses: both within the block (horizontally) and within a building (vertically).
- Scale: Height (The critical dimension of tall elements rooflines) and massing (the bulk and modelling of building volume) including roofscape and landmarks.
- Building type: General construction, floor plate and distribution of uses. This includes components of structural systems and construction technology as well as internal organisation and building function.
- Façade and building interface: The points of entry into buildings, pattern of fenestration, balconies and other forms of interaction between interior activities and the public exterior e.g. shopfronts, front areas and front gardens, railings, gates and porches.
- Details: (the style and craftwork of building elements or elements within the public realm such as railings, lampposts, bridges and public art) and materials (the texture, colour and pattern of materials).
- Public Realm and Landscape: including hard and soft landscape elements and water features, public art, paving finishes, gates and railings around open spaces, bridges and external lighting.

Context Analysis

The first use of the matrix is to map out an assessment of a building, site or area. This task can be performed by an officer of the local planning authority for the purposes of defining a Conservation Area, listing a building or drafting supplementary planning guidance. Private consultants should also be encouraged to adopt this approach as part of design statements in support of planning applications as recommended by PPG 1.

Setting up a matrix

The process is simple, the first step is to identify which qualities are present. Second, for each quality, identify the relevant aspects of built form or landscape - remember, not all aspects of form will be relevant, building materials might conceivably contribute to permeability but examples are hard to think of!

The third step is for the qualities and related form to be marked on a blank matrix providing a checklist of each aspect of the asset being assessed.

The final step is to weight the importance of each correlation of form and quality. We have suggested three categories derived from earlier work on the Environmental Capital approach: Irreplaceable, tradable and negative/neutral but this could be simplified (say important/not important) or expanded.

Proposal assessment

In a similar way, a proposal to alter or replace part of the Conservation Area can be assessed using the matrix. A matrix should be drafted assessing the existing condition using the approach described above. A second matrix is then set out assessing the proposals. The procedure is similar to that for the existing situation except that all the existing qualities should be indicated (plus any new ones).

Those existing qualities that are considered irreplaceable must remain untouched but tradable assets can be substituted. Using the principles of environmental capital, change can occur provided that any and all qualities associated with an environmental asset either remain or are enhanced.

The two matrices should therefore be compared to ensure that all the existing qualities remain. The substitution of tradable assets allows either an element of form to be replaced by a new element of the same category e.g. a facade that contributes to the sense of enclosure and continuity (but not to the character and identity) might be substituted by a new building facade. Alternatively, an element from a different category of form might be the substitute e.g. a building detail might substitute for a landscape element as a landmark element to contribute to legibility.

Illustration Comparative 'before' and 'after' matrices

In practice, elements of buildings and their settings contribute to more than one quality. This is especially true in historic areas where the multiplicity of benefits derived from any environmental asset is a measure of the richness of the environment. In these circumstances, substitutions will be difficult and care must be taken that changes do not compromise any of the conservation area's qualities.

Safeguards

One advantage of the matrix is that all qualities of a place are assessed by the same system and therefore weighted in relationship to one another. The audit trail approach comparing proposals with existing conditions ensures that even relatively minor qualities are not forgotten and helps communicate issues to applicants and their consultants.

It may be tempting to simply claim that all aspects of form and quality are 'irreplaceable' (and for some exceptional buildings this may well be true) but there is a danger that genuinely irreplaceable assets are thereby devalued and opportunities to create enhancement are lost. In setting out a matrix, users must ask the simple question - Could any other element conceivably contribute the same quality or qualities to the environment?

The matrix as described above is a tool and no more than that. Like any tool, success depends on the skill of the person using the tool. Staff in conservation and development control teams will benefit from the training that is already available as a result of interest in the application of ideas introduced in 'By Design'. For further information on training, contact Rob Cowan of Urban Exchange at the following address:

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70 Cowcross St.
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Glossary

Accessibility The ability of people and/or goods and services to reach places and facilities. Accessibility can be shown on a plan or described in terms of pedestrian and vehicle movements, walking distance from public transport, travel time or population distribution.

Adaptability The capacity of a building or space to respond to changing social, technological, economic and market conditions.

Advertisement A sign, board, notice or word (whether illuminated or not) announcing the selling of goods or services, or giving public information, as defined in the Town and Country Planning Control of Advertisements Regulations 1992.

Amenity Something that contributes to an area's social, economic or cultural needs.

Article 4 Direction A power available under the Town and Country Planning Act (General Permitted Development Order) 1995 allowing a planning authority to restrict 'permitted development rights'. This extends planning control to certain kinds of development which do not normally require planning permission. Article 4 Directions are most commonly used in conservation areas. Article 4 (2) Directions can be introduced by a local planning authority without the approval by the Secretary of State.

Barrier An obstacle to movement.

Building elements Doors, windows, cornices and other features which contribute to the overall design of a building.

Building envelope guidelines Diagram(s) with dimensions showing the possible site and massing of a building.

Building line The line formed by the frontages of buildings along a street. The building line can be shown on a plan or section.

Bulk The combined effect of the arrangement, volume and shape of a building or group of buildings. Also called *massing*.

Call-in The Secretary of State for Transport, Local Government and the Regions, Development can call in for his own decision any proposal which he regards as sufficiently important.

Character assessment/appraisal An area appraisal emphasising historical and cultural associations.

Conservation Area An area designated by a local authority under the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 as possessing special architectural or historical interest. The council will seek to preserve or enhance the character and appearance of such areas.

Conservation Area character appraisal A published document defining the special architectural or historic interest which warranted the area being designated.

Conservation Area consent This is required from the Local Planning Authority on any proposal to demolish or substantially demolish an unlisted building in a Conservation Area.

Context The setting of a site or area.

Context (or site and area) appraisal A detailed analysis of the features of a site or area (including land uses, built and natural environment, and social and physical characteristics) which serves as the basis for an urban design framework, development brief, design guide or other policy or guidance.

Corporate strategy Any official expression of the overall aims of a local authority or other organisation.

Countryside design summary Supplementary Planning Guidance (SPG) prepared by a local authority to encourage a more regionally and locally based approach to design and planning.

Density The mass or floorspace of a building or buildings in relation to an area of land. Density can be expressed in terms of plot ratio (for commercial development); habitable rooms per hectare (for residential development); site coverage plus the number of floors or a maximum building height; space standards; or a combination of these.

Design audit An independent assessment of a design, carried out for a local authority by consultants, another local authority or some other agency.

Design brief Site-specific briefs or development briefs. Site-specific briefs are also called a variety of other names, including design briefs, planning briefs and development frameworks. There are no standard definitions or practices as to what these include. As design is now officially recognised as an integral part of planning, there is no need for separate planning and design briefs.

Design guide A document providing guidance on how development can be carried out in accordance with the design policies of a local authority or other organisation. Design guides are issued by some counties, by many district and unitary authorities.

Design policy Relates to the form and appearance of development, rather than the land use.

Design principle An expression of one of the basic design ideas at the heart of an urban design framework, design guide, development brief or design code. Each such planning tool should have its own set of design principles, adapted for the purpose from the body of knowledge about how design principles can help to create successful places.

Design statement A pre-application design statement is made by a developer to indicate the design principles on which a development proposal in progress is based. It enables the local authority to give an initial response to the main issues raised by the proposal. A planning application design statement sets out the design principles that the planning applicant has adopted in relation to the site and its wider context, as required by PPG1.

Detailed planning application Seeks permission for all aspects (or all aspects not yet approved) of a development.

Development Statutorily defined under the Town and Country Planning Act 1990 as *'the carrying out of building, engineering, mining or other operation in, on, over or under land, or the making of any material change in the use of any building or other land'*. Most forms of development require planning permission.

Development brief A document, prepared by a district or unitary authority, a developer, or jointly by both, providing guidance on how a site of significant size or sensitivity should be developed. Site-specific briefs are also called a variety of other names, including planning briefs, design briefs and development frameworks. There are no standard definitions or practice as to what these include. As design is now recognised as an integral part of planning, there is no need for separate planning and design briefs.

Development control The process through which a local authority determines whether (and with what conditions) a proposal for development should be granted planning permission.

Development form See *form*.

Development framework See *development brief*.

Development plan Every area is covered either by a unitary development plan or by a development plan comprising more than one document (a structure plan and a local plan, and sometimes also other plans relating to minerals and waste). The development plan sets out the policies and proposals against which planning applications will be assessed.

Elevation Diagrammatic drawing of any of a building's facades.

Enclosure The creation of a sense of defined space by its surrounding buildings.

Energy efficiency The result of minimising the use of energy through the way in which buildings are constructed and arranged on site.

English Heritage This is the Government's statutory adviser on scheduled monuments, listed buildings and all issues relating to the historic environment.

Environmental assessment A process, involving the systematic review of a proposed development, which leads to an environmental statement. Information is presented in a form which provides a focus for public scrutiny and enables the development's likely effects (and the scope for modifying or mitigating them) to be evaluated before a planning decision is given.

Fenestration The arrangement of windows on a facade.

Form The layout (structure and urban grain), density, scale (height and massing), appearance (materials and details) and landscape of development.

General Permitted Development Order (GPDO) The GPDO grants permission for certain defined classes of development, mainly of a minor character. The most commonly used class permits a wide range of small extensions or alterations to dwelling houses.

Grain See *urban grain*.

Height The height of a building can be expressed in terms of a maximum number of floors; a maximum height of parapet or ridge; a maximum overall height; any of these maximum heights in combination with a maximum number of floors; a ratio of building height to street or space width; height relative to particular landmarks or background buildings; or strategic views.

Human scale Development is of a human scale if its size, position and details relate to passers-by in a way that makes them feel comfortable rather than intimidated.

In-curtilage parking Parking within a building's site boundary, rather than on a public street or space.

Interpretation Explaining the historical, economic, social and cultural background to a building or place.

Image The overall visual impact of a place.

Infill development Building on a relatively small site between existing buildings.

Landmark A building or structure that stands out from the background buildings.

Landscape The appearance of land, including its shape, form, colours and elements, the way these (including those of streets) components combine in a way that is distinctive to particular localities, the way they are perceived, and an area's cultural and historical associations. Landscape character can be expressed through landscape appraisal, and maps or plans.

Layout The way buildings, routes and open spaces are placed in relation to each other.

Layout structure The framework or hierarchy of routes that connect in the local area and at wider scales.

Legibility The degree to which a place can be easily understood by its users and the clarity of the image it presents to the wider world.

Listed building The Department for Culture, Media and Sport is required to compile lists of buildings of special architectural or historic interest. Listed Buildings are graded according to their importance. Grade I buildings are of national importance, Grade II* have some national significance, and Grade II buildings (which form the majority of listed buildings) tend to be of more local importance. A listed building should not be demolished, extended or altered in a way that affects its character as a listed building without permission ('listed building consent').

Listed Building Consent This is required for any works of demolition, extension or alteration which would affect its character as a building of special architectural or historic interest.

Live edge Provided by a building or other feature whose use is directly accessible from the street or space which it faces; the opposite effect to a blank wall.

Local Agenda 21 Local authority programme identifying what sustainable development means at local level.

Local distinctiveness The positive features of a place and its communities which contribute to its special character and sense of place.

Local plan Produced by districts and unitary authorities, local plans set out detailed policies and specific proposals for the development and use of land, and guide most day-to-day planning decisions. Design policies in a local plan set the framework for a local authority's design control and guidance.

Massing The combined effect of the arrangement, volume and shape of a building or group of buildings. Also called *bulk*.

Material consideration A consideration that must be taken into account, where relevant, in a decision on a planning application. They include policies and guidance, and all the fundamental factors involved in land-use planning (including the form and appearance of buildings).

Mixed uses A mix of complementary uses within a building, on a site or within a particular area. 'Horizontal' mixed uses are side by side, usually in different buildings. 'Vertical' mixed uses are on different floors of the same building.

Mobility The ability of people to move round an area, including careers of young children, older people, people with mobility or sensory impairments, or those encumbered with luggage or shopping. Mobility can be expressed in policy and guidance in terms of compliance with statutory standards, and can be illustrated on plans.

Movement People and vehicles going to and passing through buildings, places and spaces. The movement network can be shown on plans, by space syntax analysis, by highway designations, by figure and ground diagrams, through data on origins and destinations or pedestrian flows, by desire lines, by details of public transport services, by walk bands or by details of cycle routes.

Natural surveillance (or supervision) The discouragement to wrong-doing by the presence of passers-by or the ability of people to see out of windows. Also known as *passive surveillance (or supervision)*.

Outline planning application Permission for a limited range of matters relating to a proposed development, identifying others as reserved matters. Parking standards are usually expressed as the number of parking spaces per dwelling or in relation to office floorspace. They should include cycle parking and disabled parking. In certain developments no parking or only visitor parking will be required.

Passive surveillance (or supervision) The discouragement to wrong-doing by the presence of passers-by or the ability of people to see out of windows. Also known as *natural surveillance (or supervision)*.

Performance criterion (pl. criteria) A means of assessing the extent to which a development achieves a particular functional requirement (such as maintaining privacy). This compares with a standard, which specifies more precisely how a development is to be designed (by setting out minimum distances between buildings, for example). The art of urban design lies in balancing principles which may conflict with one another. Standards demand to be met, and may be too inflexible to be of use in achieving a balance. Performance criteria, on the other hand, make no prior assumptions about the means of achieving a balance.

Permeability The degree to which an area has a variety of pleasant, convenient and safe routes through it.

Perspective Drawing showing the view from a particular point as it would be seen by the human eye.

Plan Drawing or diagram showing the layout of a building, buildings or spaces.

Planning system The arrangements by which central and local government carries out its statutory responsibility to regulate the development and use of land in the public interest.

Planning condition A condition imposed with a planning permission. A condition can make it possible to grant a planning application which would otherwise be refused.

Planning obligation A binding legal agreement between a local authority and a developer, or unilaterally by a developer, for the purpose of restricting or regulating a development or the use of land, under Section 106 of the Town and Country Planning Act 1990. Such Section 106 agreements are usually made in connection with the granting of planning permission, and may be used to enhance development proposals. They can 'enable a property owner or overcome obstacles which would otherwise prevent planning permission from being granted' (PPG1).

Planning permission Formal approval, usually by a local authority, often with conditions, allowing a proposed development to proceed. Full permissions are usually valid for five years. Outline permissions, where details are reserved for subsequent approval, are valid for three years.

Planning Policy Guidance Notes (PPGs) Government guidance on general and specific aspects of planning policy to be taken into account in formulating development plan policies and in making planning decisions.

Plot ratio A measurement of density expressed as gross floor area divided by the net site area.

Proactive development control Any process by which a local authority works with planning applicants to improve the quality of development proposals as early as possible in period before a planning application is submitted.

Proposals map A plan showing policies and proposals for the local authority area, based on an Ordnance Survey map. A proposals map is required to be included in a development plan by Section 12 of the Town and Country Planning Act 1990.

Public art Permanent or temporary physical works created, selected or supervised by artists or craft workers for a building or site in a location visible to the general public, whether part of the building or free-standing. Public art includes sculpture, street furniture, paving, railings and signs.

Public realm/domain The parts of a village, town or city (whether publicly or privately owned) that are available, without charge, for everyone to use or see, including streets, squares and parks.

Quality audit A review of its management of the design and planning process by a local authority or other organisation.

Regional planning guidance The Secretary of State for the Environment, Transport and the Regions issues regional planning guidance as a broad but mandatory framework for structure plans and unitary development plans. Guidance normally follows the advice given to the Secretary of State by a regional planning conference, formed by unitary authorities and by county councils with representatives of their district councils. The more recent regional planning guidance notes (RPGs) cover design, among other planning issues. Some RPGs emphasise regionally important design issues to which local authorities should respond, while others set out a strategic framework for design policy.

Reserved matters Identified in an outline planning application as to be included in a later detailed planning application.

Road Vehicle or vehicle and pedestrian route without a significant amount of pedestrian activity generated by adjoining buildings and public spaces. Compare street.

Road hierarchy Categorisation of roads by function and intended traffic management treatment.

Route A road, footpath or cycleway (or a series of them) linking one place to another.

Safety The relative absence of threats, real or imagined, to people.

Scale The size of a building in relation to its surroundings, or the size of parts of a building or its details, particularly in relation to the size of a person. Scale can be expressed in relation to surrounding buildings, or in terms of a maximum length of frontage or facade, maximum dimensions of a street block, the type of development (terraced houses, for example), or a ratio of building height to street or space width.

Secretary of State The Secretary of State for Transport, Local Government and the Regions is responsible to Parliament for operating the planning system at national level. The Secretary of State's responsibilities include issuing national policy guidance, exercising the power to call in and decide on planning applications of major importance, and making decisions (with the Planning Inspectorate) on planning appeals. Several of the Department of Transport, Local Government and the Regions' planning policy guidance notes (PPGs), circulars and design bulletins advise on matters of design and conservation.

Section Drawing showing a slice through a building or site.

Section 106 agreement See *planning obligation*.

Security The relative absence of threat to property.

Settlement pattern The distinctive way that the roads, paths and buildings are laid out in a particular place.

Sight line The line of sight from a travelling vehicle. Sight lines will help to determine how fast vehicles are likely to move and how safe other road users are likely to be.

Strategic view The line of sight from a particular point to an important landmark or skyline.

Street A public space used as a pedestrian or pedestrian and vehicle route (with pavements or shared surfaces) on to which buildings or public spaces open. Compare *road*.

Street furniture Structures in and adjacent to the highway which contribute to the street scene, such as bus shelters, litter bins, seating, lighting and signs.

Streetscape The appearance of a street.

Structure plan The development plan produced by a county council, providing the strategic policy framework for planning and development control locally (though not in unitary authorities). They are based on projections of future need and demand, particularly for housing, employment and shopping, and they describe the needs for transport, schools and services. A structure plan may set out a strategic framework to guide design policies in local plans. A local plan must conform to the relevant structure plan.

Supplementary design guidance Supplementary planning guidance relating specifically to design. The term is not used in this manual (except in quoting from PPG1) as design is an integral part of planning.

Supplementary planning guidance (SPG) Additional advice provided by the local authority on a particular topic, related to and expanding on policies in a development plan. SPG includes urban design frameworks, development briefs, design guides and village design statements. It should be consistent with the plan (and cross-referenced to the relevant policy or proposal), prepared in consultation with the public, and formally approved by the council. SPG status gives guidance additional weight as a material consideration in the planning process.

Surveillance The discouragement to wrong-doing by the presence of passers-by or the ability of people to see out of windows.

Sustainable development Minimises its impact locally, regionally and globally, and on future generations. Defined by the Brundtland Commission (1987, and quoted in PPG1) as 'Development which meets present needs without compromising the ability of future generations to achieve their own needs and aspirations'. The World Conservation Union (1991) defines sustainable development as 'Improving the quality of life while living within the carrying capacity of supporting ecosystems'. See *local agenda 21*.

Telecommunications equipment Equipment (including satellite dishes) relating to any form of communication by electrical wire, optical cable or radio signals.

Teleworking People working at home using information technology. See *homeworking*.

Topography A description or representation of artificial or natural features on or of the ground.

Townscape The visual appearance of streets.

Tree preservation order (TPO) Made by the local authority under the Town and Country Planning Act 1990 to protect trees of importance for amenity, landscape and nature conservation.

Urban design The art of making places. Urban design involves the design of buildings, groups of buildings, spaces and landscapes, in villages, towns and cities, and the establishment of frameworks and processes which facilitate successful development.

Urban grain The pattern of the arrangement and size of buildings and their plots in a settlement; and the degree to which an area's pattern of street-blocks and street junctions is respectively small and frequent, or large and infrequent.

Vernacular The way in which ordinary buildings were built in a particular place before local styles, techniques and materials were superseded by imports.

View What is visible from a particular point. Compare *vista*.

Vista A narrow view past a series of landmarks. Compare *view*.

Visual clutter The uncoordinated arrangement of street furniture, signs and other features.

Walk band A line on a map or plan showing the furthest distance that can be walked from a particular point at an average pace in a certain time (usually five or ten minutes).