

# High Quality Places

## Supplementary Planning Document (SPD)

### Draft Stage Representation Form

Ref:  
(For official use only)

Name of the document this relates to:

**High Quality Places Supplementary Planning Document (SPD)**

**Please return to:** Head of Strategic Planning,  
Winchester City Council,  
City Offices, Colebrook Street,  
Winchester, Hampshire SO23 9LJ  
or by email to [designspd@winchester.gov.uk](mailto:designspd@winchester.gov.uk)

**no later than 5pm on Friday 5 December 2014.**

This form has two parts –  
Part A – Personal Details  
Part B – Your representation(s). **Please fill in a separate Part B for each representation you wish to make.**

## Part A

### 1. Personal Details\*

### 2. Agent's Details (if applicable)

*\*If an agent is appointed, please complete only the Title, Name and Organisation boxes below but complete the full contact details of the agent in 2.*

Title	Mr.	
First Name	Robert	
Last Name	Lloyd-Sweet	
Job Title (where relevant)	Historic Places Adviser	
Organisation (where relevant)	English Heritage	
Address	Eastgate Court 195-205 High Street Guildford	
Post Code	GU1 3EH	
Telephone Number	01483 252028	
E-mail Address (This will enable us to contact you regarding future stages of the SPD)	Robert.lloydsweet@english-heritage.org.uk	

## Part B – Comments on High Quality Places SPD

Use this section to set out your comments on the High Quality Places SPD. Please use a separate sheet for each representation.

**3. Name or Organisation : Robert Lloyd-Sweet, English Heritage**

**4. Please set out clearly on which paragraph or guideline**

Paragraph number  Guideline  Other

**5. Is your representation:**

Supporting  Objecting  Commenting

**6. Please set out clearly why you are objecting to, or supporting, the specific areas of the SPD. If you are objecting, please set out what change(s) you think should be made to the SPD.**

English Heritage support the initiative of preparing design guidance as a positive and proactive measure to support developers in bringing forward high quality proposals, as well as establishing a benchmark of quality against which applications may be judged. The document is well written and provides a wide-ranging approach to considering the features of new development and design choices that provide opportunities to provide a positive response to local character. As such it contributes to a positive strategy for the conservation and enjoyment of the historic environment.

*(Continue on a separate sheet /expand box if necessary)*

### **Data Protection**

The information collected will be processed in accordance with the Data Protection Act 1998. The forms will be stored electronically. All representations received will be made available for public inspection, and therefore cannot be treated as confidential. They will be posted on the Council's website and will be available, on request, for public inspection: signatures, email addresses and phone numbers will be redacted.

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English Heritage and other national and local organisations have produced guidance and information resources that are informative for understanding the context of development sites and informing the design of new development. Foremost are the Understanding Place and Constructive Conservation series by English Heritage, whilst Natural England's National Character Area Profiles and the County Council's Historic Landscape Characterisation database provide important sources for understanding the distinctive regional and local character of the area, that should inform further analysis. We would suggest that the Design Guide would be enhanced by making reference to these sources of guidance and evidence at this point, with further details, including a more comprehensive list provided as an appendix to the document.

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Developing an understanding of context includes developing understanding of the history of an area including documenting the processes that have influenced its character and the features of the historic environment that make a particular contribution to local character and distinctiveness. A good urban design analysis will always include a review (albeit brief) of the area's historic development. We would recommend inserting a statement at 2.10 that guides applicant to undertake this form of analysis.

"... understanding context includes understanding the historic process of the area's development, which has influenced its present character and created significance in the historic environment. This can be seen as an ongoing process of development resulting in layers of history that are experienced through their continuing influence on the present landscape, townscape and activity in our environment. Numerous factors will have influenced the present character of an area, including its underlying geology, past economy, landownership and the development of new technologies. In areas with a strong historic character particular attention should be given to exploring the processes and factors that have influenced the form of development, including the settlement morphology, pattern of plots and forms of boundaries, present and past uses of space and the form, materials and detailing of historic buildings. Such assessment is an important stage in good urban design both within and outside designated historic areas."

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As defined within the NPPF sustainable development should fulfil three roles (economic, social and environment) and includes contributing to protecting and enhancing our natural, built and historic environment as part of the environmental function of planning. The table presented at 3.45 provides urban design approaches that help to make more efficient use of energy and natural resource, as well as protecting the green environment but does not make any recommendations that would contribute to protecting or enhancing our built and historic environment specifically. We would recommend including additional elements to the approaches suggested to highlight the potential of urban design to protect or enhance the built and historic environment and provide the following examples for consideration:

Layout:

Sustain and reinforce historic street patterns, connections and settlement morphology.

Buildings:

Reuse historic buildings, sustaining their significance as heritage assets and embodied carbon and natural resources, integrating them into new development to create distinctive places that provide a connection with the past.

(we note this supports the guidance on page 28)

Landscape:

Reveal the significance of archaeological remains of importance through creative interpretation.

*(Continue on a separate sheet /expand box if necessary)*

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The use of rear parking courts is generally considered to be a poor urban design solution ( for example see CABE's Building for Life 12: Section 10 Car Parking). We would recommend including a brief statement to state that these should only be considered where the need to sustain and enhance the existing character means other forms of parking are not practicable. Where they are used design should give particular consideration to provide overlooking and integration with active building frontages and high quality boundaries as a public space.

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This section provides an opportunity to review building types and forms that contribute to the distinctiveness of the district, including their distribution and the influence of any particular historic processes that have resulted in areas of particular architectural character. Adding some analysis, albeit in summary, of areas of different architectural character (such as the different character of the downland, chalk valleys and coastal plain, or landscape divisions of Winchester city centre, other urban centres, suburban development and rural villages and farmsteads) would help instigate positive responses to the different characteristics of areas within this extensive district.

*(Continue on a separate sheet /expand box if necessary)*



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The analysis of different historic and modern building materials and details used across the District might also be helpfully informed by some outline discussion of the impact of the geology and historic land use of this large district and its impact on the materials used in different areas and their contribution to local character (see comments on Section 6 above).

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To support both national and local planning policy the guidance should identify the need to understand the significance of an historic building that is either a designated or non-designated heritage asset to inform the design of an extension. In particular this should guide applicants to identify features that contribute positively to significance which should be sustained, or that potentially detract or conceal the building's significance, which might represent an opportunity to enhance a building by better revealing its significance. Ideally this should be illustrated by good examples of constructive conservation within the borough. It may be instructive to provide reference to English Heritage's *Conservation Principles* (2008), which provides guidance on assessing the significance of a heritage asset.

*(Continue on a separate sheet /expand box if necessary)*