

# milverton road



Detached house from the inter war years



Milverton Road looking north east



Milverton Road is a quiet residential road that has a “safe” feel and a strong sense of community. It lies between Cherton Road and Greenhill Road, on the eastern hillside.

On the south side of Milverton Road houses provided by the Winchester Working Men’s Housing Society Ltd (WWMHS) were built in 1912 on land owned by the Ecclesiastical Commissioners. At that time the north side was open ground and orchards. Some of the fruit trees still exist in the gardens today. In 1930 houses were built on the north side, of which two were bought for church use.

A pleasant mixed tenure community.



View to Greenhill Avenue and the prison



WWMHS private footpath



WWMHS housing



Bus Route



Semi detached houses



Detached houses

## Building Types and Materials

WWMHS houses on the south side are a mixture of terraces in blocks of four to six and semi-detached houses with front gardens bounded by railings and hedges. These are two storey with hip and gable roofs covered with small red clay tiles, with brick, rendered or half rendered walls. Timber front doors have entrance canopies. Original timber windows have been replaced with white plastic frames.

South side properties have small, fenced back gardens. On either side of the semi-detached houses and terraces are garages and driveways. The groupings and materials create attractive 'cottage' style architecture.

Two storey private houses on the north side are detached or semi-detached and have maintained their 1930's style. Roofs are red tiled with hip and gable ends. Most houses have brick walls; some are rendered and have bay windows. A few timber windows have been replaced but most have retained the original window style.

Houses are positioned side by side down the road and have large front and back gardens which support various forms of wildlife particularly frogs, bats, hedgehogs and small mammals.

Many of the houses have garages with pitched or flat roofs.

## Vistas and Trees

As the road descends from Greenhill Road, the top of the hill offers a most notable view of the countryside east of Winchester and is therefore an important feature of the area before it meets Cheriton Road.

In addition the local topography offers attractive views of tree lined Cheriton Road, Chillbolton Avenue, Fordington Avenue, Westgate School, Nursery Gardens and the boundary of the University Campus. Less attractive are the views of the Police HQ building and the exposed northern boundary of the Prison, emphasised at night by the security lighting.

## Roads, Traffic and Parking

Milverton Road is a bus route, often used as a through road, which conflicts with on-street parking.

Poor sight lines and bottlenecks caused by parked cars make it difficult for drivers emerging from Milverton Road at the three junctions with Cheriton and Western Roads, Poets Way and Greenhill Road.

The visibility at the junction with Fordington Avenue is also a matter of concern for children walking to and from Western Primary School.

Milverton Road has grass verges on either side with two sponsored trees on the north side. Dropped kerbs provide access to garages and drives. Two private footpaths pass through the WWMHS estate linking Milverton and Greenhill Roads.

## Planning Guidance

28. Pavements and grass verges should not be reduced to provide additional parking bays. (T4)
29. Any new development should protect and retain the open views shown opposite which make up the character and amenity of the area. (DP4, HE4)

## Enhancement Proposals

The northern boundary of the prison should be improved to produce a more harmonious effect with the neighbourhood.

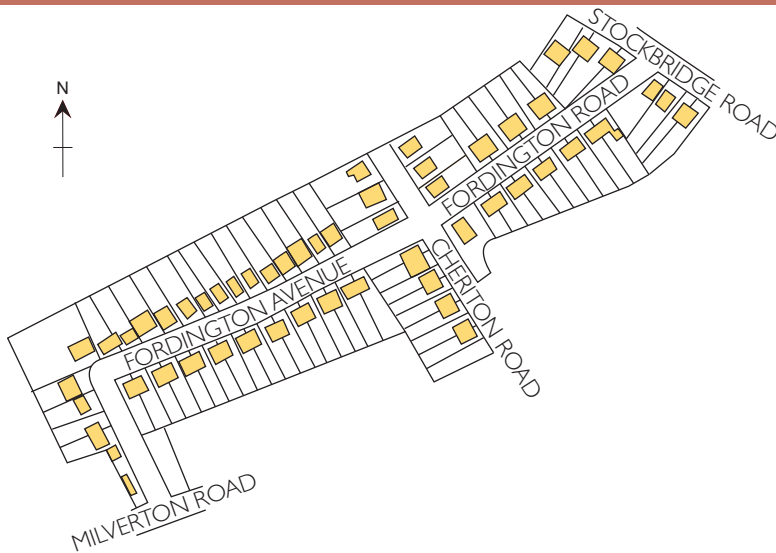
Prison boundary lighting should, where possible, be modified to reduce intrusive spill into the residential area.

The restricted carriageway width, caused by on-street parking and the number of road junctions, should be addressed as this creates dangerous crossings for pedestrians and schoolchildren. Remove parking bays between Poets Way and Greenhill Road

Traffic calming measures should be introduced to reduce the speed of traffic in the road.

Additional street trees should be planted in the grass verges to enhance the character and appearance of the road, whilst maintaining required lines of visibility.

# fordington road and avenue



Fordington Road looking towards Fordington Avenue



Street trees provide a green canopy

Inter war built two storey houses set in mature gardens on roads which provide for the motor car.

Fordington Road, off Stockbridge Road was built in the 1920's and Fordington Avenue, west of Cheriton Road was built in the 1930's and completed after the end of the Second World War. Both are residential roads that ascend the valley. The roads comprising lit carriageway and footpaths are enclosed by traditional frontage development.



New design



A typical facade

## Building Types and Materials

Both roads have a mix of detached and semi-detached houses with front and rear gardens. All the houses are two storey with chimneys and pitched roofs. Most have walls of multi stock brick and roofs of red brown plain tiles. A few houses are rendered or pebble dashed on the upper floor. Windows and door openings are highlighted by red brick reveals. Most houses have distinctive entrance porches.



A view between existing houses

Many houses have single storey extensions to the side and rear while accommodation has been increased by loft extensions requiring the introduction of roof lights or dormer windows.

## Vistas and Trees

Spaces between houses offer valued views across the valley. Gardens with their mature trees and planting contribute to the landscape character of the valley and provide habitats for wildlife. Trees line the roadside in Fordington Avenue. The initial planting was of Swedish Whitebeam, some of which have been removed.

## Roads, Traffic and Parking

All houses have a provision for off-street parking in drives and garages. Fordington Road carries more pedestrian and vehicular traffic than the Avenue, being a route between the city centre and Westgate School in Cheriton Road.

Grass verges and street trees enhance the footpaths in Fordington Avenue. Both roads have on-street parking schemes which, when in use, restrict the width of the available carriageway to one lane.

## Planning Guidance

30. The essential character of two storey detached and semi-detached houses with pitched roofs set in front and rear gardens, with spaces between houses, should be maintained and reflected in any new development. (DP3, DP4)
31. Existing spaces between houses should be retained to maintain views and avoid the creation of terraced developments, which would alter the character of the area. The existing form of dwellings with both front and back gardens should be preserved. (DP3, DP4)

## Enhancement Proposal

When replacement trees are required in Fordington Avenue, these should be of the same species as existing trees, Swedish Whitebeam.



# west hill park

## A quiet residential area backing onto Hillier’s Garden Centre.

The West Hill Park area comprises West Hill Park, Greenhill Close and Nursery Gardens. The area is bounded to the north by Greenhill Road, to the south by Hillier’s Garden Centre, to the east by Greenhill Terrace and Winchester Prison and to the west by the West Downs Campus of the University of Winchester. West Hill Park was predominantly developed in the 1970’s.

### Building Types and Materials

Buildings in the area are a mix of two storey detached and semi-detached houses and some two and three storey town houses. The houses are of varied brick construction with pitched concrete tile roofs. Density is greater than other Character Areas as typifies recent developments in Winchester. Several properties in the area have had extensions added over the years, but these have had minimal visual impact on the overall layout of the area.

### Vistas and Trees

West Hill Park is situated on one of the highest points in Winchester and enjoys extensive views to the east. The area has a range of mature trees, particularly along the western boundary and the Nursery Gardens ‘Green Space’ area.

The two main open spaces are the area at the junction of West Hill Park and Greenhill Close and the Nursery Gardens ‘Green Space’. The latter has been renovated and has been turned into a play area for small children by local residents of the Home Nursery Green Group who now help to maintain the half-acre park space. The park space complements the adjacent Hillier’s

Garden Centre, which is considered an asset to the area.

### Roads, Traffic and Footpaths

Vehicular access to the area is solely from Greenhill Road, so there is no through traffic and the area is generally quiet and safe. Many properties have garages or space for off-street parking and others have garage blocks nearby. A parking permit scheme is in operation for on-street parking. The parking bay arrangement in Greenhill Road in the proximity of West Hill Park creates traffic flow problems with cars descending Greenhill Road forced on to the wrong side of the road, in the area of the junction.

The footpaths in the area cater well for pedestrians. The footpath between Hillier’s Garden Centre and the West Downs Campus to the south gives access to Romsey Road. As such, it provides access through the area which is particularly important for children on their way to Western School, Westgate School and Kings School.



Modern terraces on West Hill Park



Nursery Gardens ‘Green Space’ area



Off street parking

### Planning Guidance

32. The open views across the countryside to the east should be retained. (DP4)

### Enhancement Proposals

The parking bay arrangement in Greenhill Road, in the proximity of West Hill Park, should be reviewed to improve traffic flow and reduce the risk of accidents.



West Hill Park looking east



# poets estate



## An estate of family houses with open plan frontages

Poets Estate comprises Poets Way, Byron Avenue, Wordsworth Close, Shelley Close and Browning Drive. It is an estate of family size houses and was built in three separate stages between 1970 and 1975. Effective design making best use of the land has led to little infill development, although there have been several garage conversions and a few side and rear extensions to properties.

The estate is a mix of terraced houses, three and four bedroomed detached and semi-detached houses. They have all been set in open plan front gardens with fenced gardens to the rear. Shrubs have been planted in some front gardens to give privacy and security. Trees line some of the roads. The area has generally become mature and diversely planted with a backdrop of tall trees. The overall impression is that of a green suburb.

## Vistas and Trees

The tall dense tree belt along the western boundary of the estate comprises mature beeches, a few scots pines and young sycamores. The belt is visible from the railway, the City and the eastern side of the Itchen valley. Another tree belt runs along the end of the gardens on the south side of Greenhill Road, backing onto the University Student Village. Both tree belts contribute significantly to the character of the area.

There are several green spaces on the estate including the play area near the bottom of Byron Avenue. These provide an important recreational facility and setting to the estate. Covenants stipulate that front gardens are to be open plan. There are extensive views of the farmland to the east across Winchester from the higher ground.

## Building Types and Materials

All houses are two-storey of light reddish brown brick, with vertically hung Cotswold tile panels on the front and rear façades. Low pitched roofs are clad in antique brown or grey concrete tiles. Windows have top and side hung sashes mostly of pvc manufacture. All gable ends have simple bargeboards.

Most houses have attached garages with flat roofs usually located either to the side or the front of the properties. Garage doors are of various colours and present some individuality. Original driveways were of tarmac but many have since been brick paved or gravelled. Further individuality has been introduced by the addition of doors to the recessed open front porches.



*The beech tree path*



*Open green space around the houses*



*Semi-detached houses*



*Blossom time*



Beech trees on skyline



## Roads, Traffic and Parking

Byron Avenue and Poets Way carriageways are tree lined with grass verges. The concrete kerbs of the other three roads form the pavement edge. All footpaths within the estate are used daily by children and parents walking to local schools or by residents accessing public transport and the city.

The unpaved footpath within the beech woodland belt along the side of the estate is a major asset. It is a unique facility sandwiched between the western edge of the estate, Western Primary School grounds and Westgate School playing fields giving pleasant access to the open countryside beyond Chilbolton Avenue.

The estate's only road access is from Milverton Avenue. There is no through traffic and all roads are cul-de-sacs. The resulting low traffic density affords a safe, quiet and pleasant environment, which is highly valued by the residents. Any proposed changes to road layout, estate access and parking should not erode these assets.



Looking down Byron Avenue



## Planning Guidance

33. The footpath within the beech woodland belt along the side of the estate should be retained and conserved. (DP3)
34. Garages should not be converted into living accommodation where this would result in additional on-street parking. (DP3, T4, W7)
35. Eastward views across Poets Estate should remain open. (DP4)
36. The tree belts to the west of Poets Estate and to the south of Greenhill Road should be retained and conserved. (DP4)
37. Front gardens should remain unfenced and be kept open-plan, in accordance with the house covenants. (DP3, DP4)
38. Where possible, the original space between detached and semi-detached houses should be retained to maintain open views and to avoid creating a terraced appearance. (DP4)



The 'Orange' phone mast

## Enhancement Proposals

Opportunities should be taken to minimise the impact of the school run on traffic congestion around Western Primary School.

Pruning of the tree belts should only be undertaken on the basis of public safety or for the health of the trees. Trees along Byron Avenue and Poets Way and within the tree belt should be actively managed. New planting with appropriate species should be undertaken in advance of tree loss.

The area immediately around the new mobile phone mast and facilities in Byron Avenue should be maintained with suitable shrubs to minimise the visual intrusion of the mast and box console.

The mast facility should not be enlarged and when the equipment becomes redundant it should be removed and the area reinstated with grass and small shrubs.

# links road

Cheriton Close, Links Road, Walnut Grove and the upper portions of Cheriton Road and the top part of Stockbridge Road form a distinctive area set out along rising ground, with an abundance of large houses set in well established gardens. The area includes Westgate and Western Schools. Westgate School has expanded significantly since its original layout in 1910. The single storey Western School is sited unobtrusively at the top of the playing fields. The conjunction of the two playing fields emphasises the natural contours of the rising ground and provides a substantial amenity. The upper sports field of Westgate School bordering Chilbolton Avenue is a distinctive part of this tree lined landscape.



1893



1912



1928



1980

## An area of large houses and gardens, which retains the character of its rural and early suburban origins.

The area has retained a strong sense of its rural origins, emphasised by the absence of pavements in Links Road. Footpath links connect Byron Avenue, Green Lane, Links Road and the Royal Winchester Golf Course. Mature hedges and traditional brick and flint walls maintain the original boundary lines and gaps between the houses. Mature gardens emphasise the historic pattern of the settlement. A high density of tree cover is a significant feature of the landscape, reinforcing the sense of a green, spacious, small city suburb, complemented by the open vista provided by the school playing fields.

The area was developed from the mid 1880s as an outer suburb, with the pattern of settlement characterised by the building of large Victorian and Edwardian houses in substantial grounds, mirrored in later development by the large individually designed suburban houses built in Cheriton Road between 1910 and 1935 and detached 4 or 5 bedroom houses in the period between 1969 and the late 1980s. All of the original houses surrounded by large gardens have been retained.

### Building Type and Materials

Red brick, brick and flint predominate, with some render and these themes are carried through into later

dwelling. Many houses have traditional clay tile roofs and features which emphasise the link with the Arts & Crafts movement, evident in the area. Cheriton Road itself was constructed with stone kerbs, channels and setts, and most of this original material remains in place. Later development has reinforced the pattern of family size housing using some traditional materials. Established early 20th century boundaries are retained, with houses set back from the road.

### Vistas and Trees

The historic settlement pattern is emphasised by mature holly, laurel and beech hedges, and the retention in Links Road and upper Cheriton Road of flint and brick walls. Mature trees, including sycamore, horse chestnut and beech, emphasise the boundary lines, and can be glimpsed both in front gardens and through the gaps between the houses. The character of Cheriton Road is greatly enhanced by a fine avenue of lime trees

Mature trees provide distinctive local vistas at the top of Cheriton Road and in the wood between Green Lane and Byron Avenue. The semi-rural quality provides an unusually favourable wildlife habitat so close to the city centre.

There has been little development in this area, thus the semi rural feel has been retained in contrast to the major developments of multiple dwellings on the adjacent area of Stockbridge Road, which are to a high density. This contrast should be retained to maintain the Links Road area in its current style and particularly to afford safe routes for children walking to the local schools.

## Roads, Traffic and Parking

Most houses have sufficient off-street parking to enable traffic flow. This is important, particularly in Links Road and Cheriton Close, which are too narrow for on-street parking. There is significant traffic congestion on Cheriton Road at the beginning and the end of the school day and parking on the unadopted section of Links Road by parents dropping off or collecting children from Western School is a concern. The division of Links Road between metalled and unmetalled sections is a clear disincentive to through traffic and enhances the semi-rural appeal of the area.



*Cheriton Road looking north*

## Enhancement Proposals

The tree line along Cheriton Road should be maintained and appropriately managed. A programme for replacement tree planting should be implemented as necessary.

Pedestrian use of the Links Road area for access to and from the city and the two local schools should be given a priority. Consideration should be given to managing traffic patterns in Links Road to promote pedestrian use. This could include a drop-off bay in Chilbolton Avenue to reduce through traffic at the beginning and end of the school day.

Selective restricted parking controls should be enforced to ensure that traffic flow is managed effectively, particularly in the Links Road and Cheriton Close area.

A list of houses of local historical and architectural merit should be compiled by the City Council and guidance established to ensure that the character of the area is not damaged by demolition of these buildings and over development.

## Planning Guidance

39. The western sections of Links Road and Cheriton Close should remain unadopted and unsurfaced to maintain their existing character. (DP3, DP4)
40. The footpath links between Links Road, Green Lane and Byron Avenue with the link across Chilbolton Avenue to Teg Down, Hampton Lane and the Golf Course are important features of the area and should be preserved and maintained. (DP3)
41. Hedges and brick and flint walls are characteristic of the area. Such boundary types should be encouraged in any new development and existing boundaries conserved. The houses built between 1890 and 1930 are of individual design and part of the distinctive character of the area, as are the original stone edging for the roads and features such as the Edwardian pillar-boxes. (DP3, DP4)
42. Proposals for additional dwellings must ensure safe vehicular and pedestrian access and sufficient off-street parking to reduce potential traffic hazards. (T4)
43. Additional traffic strain should not be placed on the bend of Cheriton Road, at the junction with Cheriton Close, the mini roundabout at the junction with Stockbridge Road and on Cheriton Road near the Westgate school where traffic congestion causes problems at the beginning and end of the school day. (T4)

The strong landscape features, historic pattern of settlement and semi-rural character of the area should be protected.



*View from Western School back gate*



*Western School*



*Green Lane looking to Greenhill Road and tree belt*