

# 02 Site context

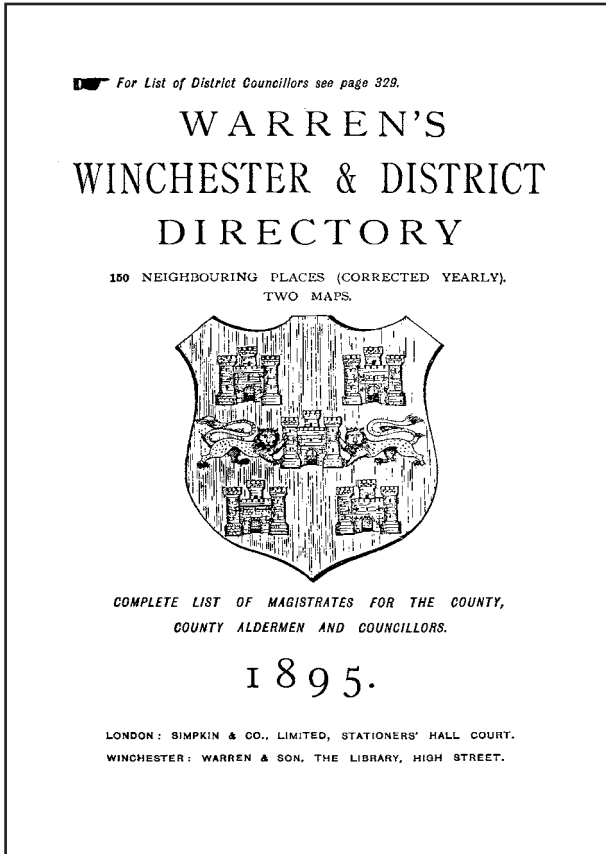


Figure 8: Warren's Street Directory cover 1895



Figure 9: Laundry Company Advert 1895 (Source: www.historicaldirectories.org)

The following section is a summary analysis of the site and its immediate context, raising issues that will influence the form of new development within the brief boundary.

### 02.1 Historical context

The Hyde area is situated outside Winchester's Saxon town walls but is nevertheless situated in an area of historic interest. Hyde's origins date from the 12th century when Hyde Abbey was founded just to the north of the brief site, where King Alfred Place stands today.

The Abbey was destroyed in 1538 during the Dissolution of the Monasteries. Only its northern gatehouse remains on King Alfred Road.

Gradually, residential development and some industry moved into the south of Hyde and began to connect the city with the site of the former Abbey. Growth during the Victorian period saw Hyde develop as a residential suburb.

The site itself was home to the Winchester Steam Laundry Company Ltd in the late 19th century and remained in use as an industrial cleaning company until 2007 when the business relocated to a new site. It is first listed in the 1890 edition of Warren's Street Directory, (the extract shows a company advert from the 1895 Directory) and appears on maps of the area by 1897.

Before the relocation of the business, the laundry employed approximately 70 people on the site.

## 02 Site context

### 02.2 Building ages

The area contains a mixture of recent and Victorian and Edwardian buildings with a concentration of older buildings on parts of Hyde Street.

The site itself contains one older Victorian element, but otherwise comprises 20th century buildings which wrap around two sides of the original building. These have the appearance of incremental extensions.

The area immediately west and south of the site comprises a mixture of mostly late Victorian and some Edwardian buildings in the form of terraced houses. These are located on either side of Hyde Abbey Road and along North Walls and King Alfred terrace.

North of the stream and west of Hyde Abbey Road is a large area of modern development, although much of this generally reflects the modest plot sizes and tight grain of the Victorian streets.



Figure 10: Buildings ages

# 02 Site context

## 02.3 Heritage

The majority of Victorian, Edwardian and earlier buildings are concentrated to the west and south of the site. This area contains a number of listed buildings, although none within the immediate vicinity of the site, and also falls within the Winchester Conservation Area. The Conservation Area covers a large part of the city and runs alongside the western boundary of the site.

The future development of this site will therefore need to consider the potential impact of any proposals on the setting of the Conservation Area.

Notwithstanding the presence of relatively modern buildings in the surrounding area, the origins of Hyde date back many centuries. The Abbey, after which some local streets are named, is known to have existed in the area to the north



Figure 11: Extract from the 50" 1st edition OS map (1869-71) showing the former site of Hyde Abbey fishponds (Image courtesy of Context One Archaeological Services)



Figure 12: Listed buildings, monuments & Conservation Area

## 02 Site context

of the site. Indeed the development known as Arlington Place, immediately south of King Alfred Terrace, is situated on the former Abbey Fish Ponds.

In addition, the ancient origins of Winchester and the location of the site just beyond the old north walls of the city suggest that the site has the potential to be of high archaeological interest.

The consideration of potential archaeology will therefore need to be examined in the future redevelopment of this site.

### 02.4 Building heights

All of the buildings within the design brief boundary are 1 or 2 storeys in height, albeit of a generally bulky form.

The majority of the area surrounding the site comprises substantially 2, 2.5 and 3 storey buildings with some taller elements along the main routes, particularly Hyde Street.

Despite the essentially modest building heights, the position of many buildings close to the front of their plot boundaries creates streetscenes with a tight sense of enclosure, which is increased where taller buildings are present.

This characteristic breaks down to the east of the site where larger buildings are present, but where the majority of the building is set back into the site, reducing the definition of the edge of the street.



Figure 13: Building heights

# 02 Site context

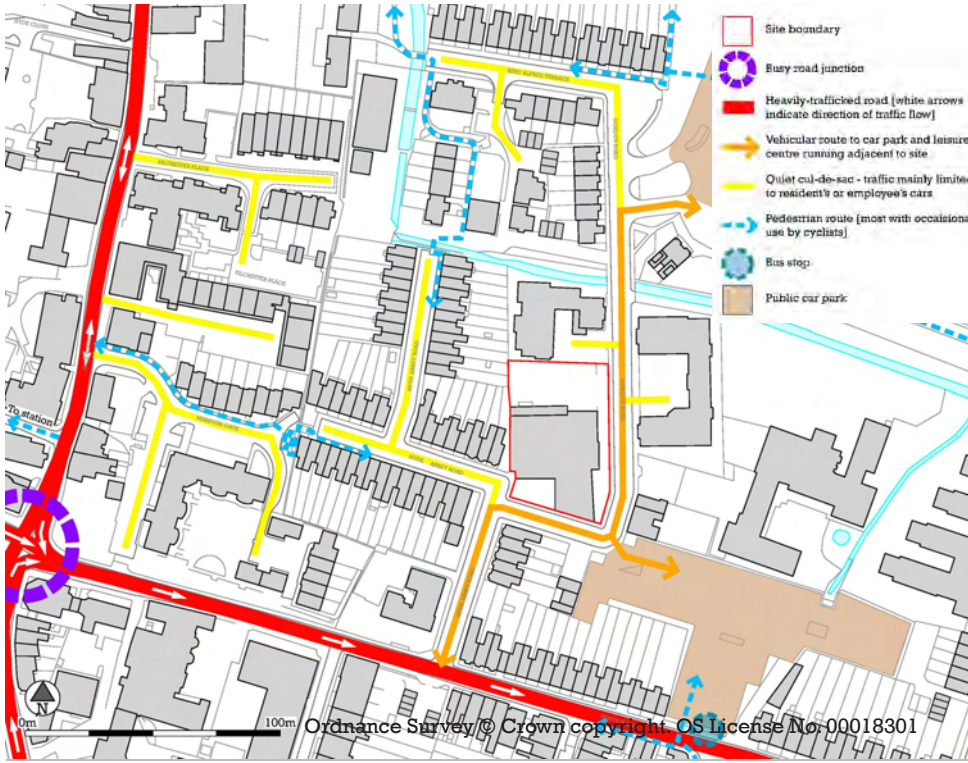


Figure14: Linkages in the local area around the site

## 02.5 Linkages

Considering the vehicular routes around the site area identifies the importance of the site's location on the corner of a main access route to the surrounding houses, leisure centre, school and car park. The main access route wraps around the south and east sides of the site. It is therefore a highly visible site to local residents and the many users of these facilities.

Due to the presence of the stream, the area is characterised by cul-de-sacs, connected by well used pedestrian routes.

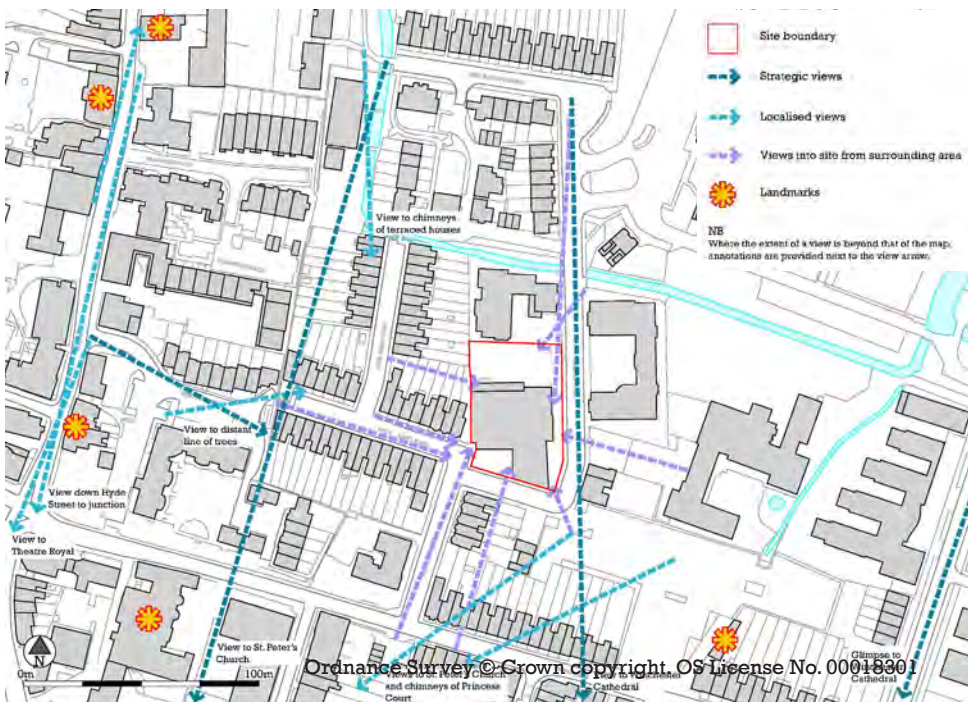


Figure15: Views in the local area around the site

## 02.6 Views

The site is glimpsed from many viewpoints, including from the Conservation Area, highlighting the need for sensitivity to the setting of the Conservation Area in future development proposals.

More strategic views to important city landmarks, such as the Cathedral, are possible from several locations within the area, although these do not pass over the site itself.

## 02 Site context

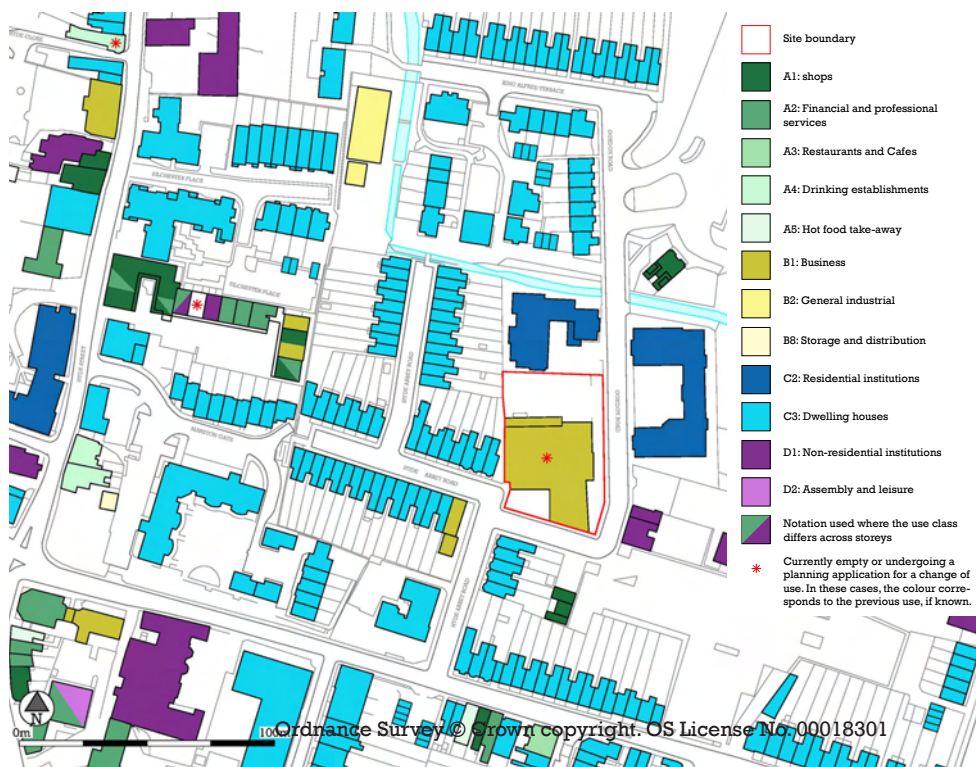


Figure16: Existing land use



Figure17: Urban grain

### 02.7 Existing uses

The laundry is situated within a predominantly residential area, with other significant institutional uses nearby such as the leisure centre and primary school.

Mixed uses are present along Hyde Street and North Walls.

### 02.8 Urban grain

The figure ground shows the built form in black, leaving the open spaces white. This illustrates the arrangement of street blocks, plots and their buildings. Urban grain is a measure of an area's pattern of blocks and plot subdivisions indicating the degree to which they are respectfully small and frequent (fine grain) or large and infrequent (coarse grain).

This drawing indicates a predominantly dense and fine urban grain concentrated around the main roads and residential streets. This becomes looser to the east of the site where larger monolithic blocks result in a more coarse grain townscape.

# 02 Site context



Figure18: External building condition

## 02.9 Building condition

A visual appraisal of the external appearance of buildings in this area determined that the majority were in a good, tidy condition. Buildings noted to be in an intermediate or poor condition were for reasons of general maintenance, graffiti or unkempt appearance. This assessment is not a comment on the structural integrity of the buildings.

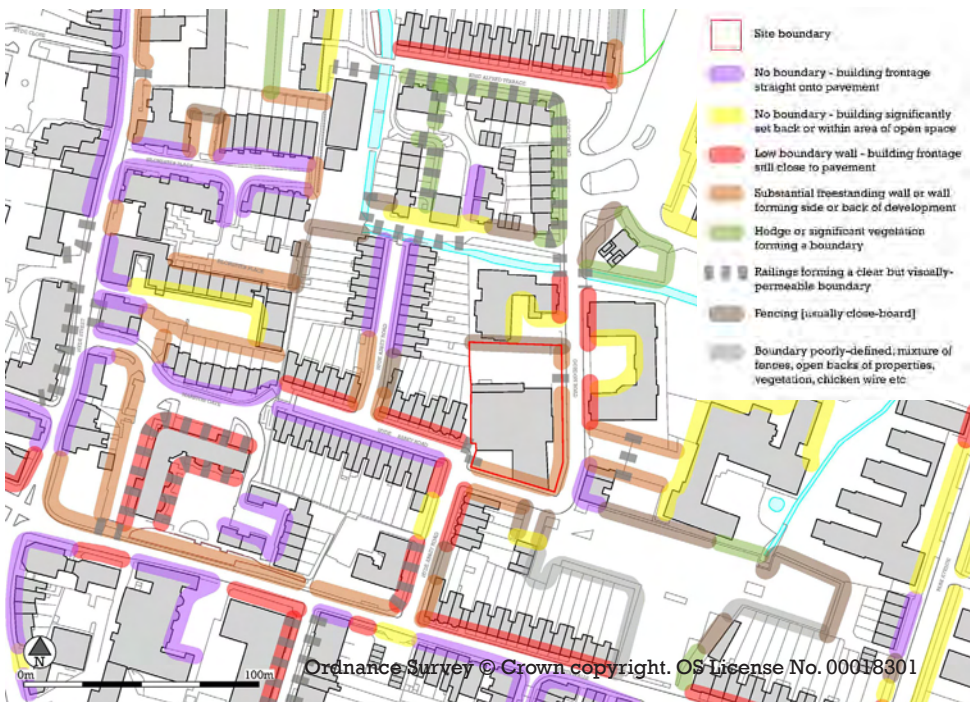


Figure19: Boundary treatments in the area around the site

## 02.10 Boundary treatment

This map gives a varied sense of the way in which the fronts of plot boundaries are marked in the surrounding area.

The site and surrounding residential developments have a very immediate relationship between the built form and the street. Many properties have no boundary with the building situated on the back edge of the pavement. Others have a minor low boundary wall with houses set behind a narrow privacy strip.

## 02 Site context

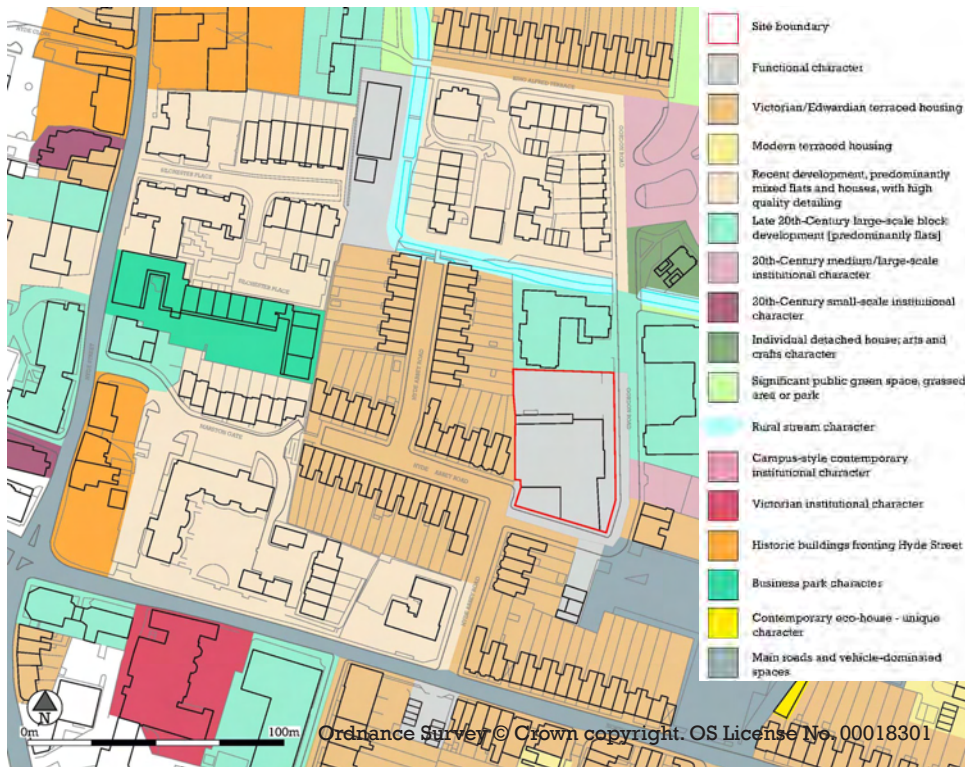


Figure 20: Character areas

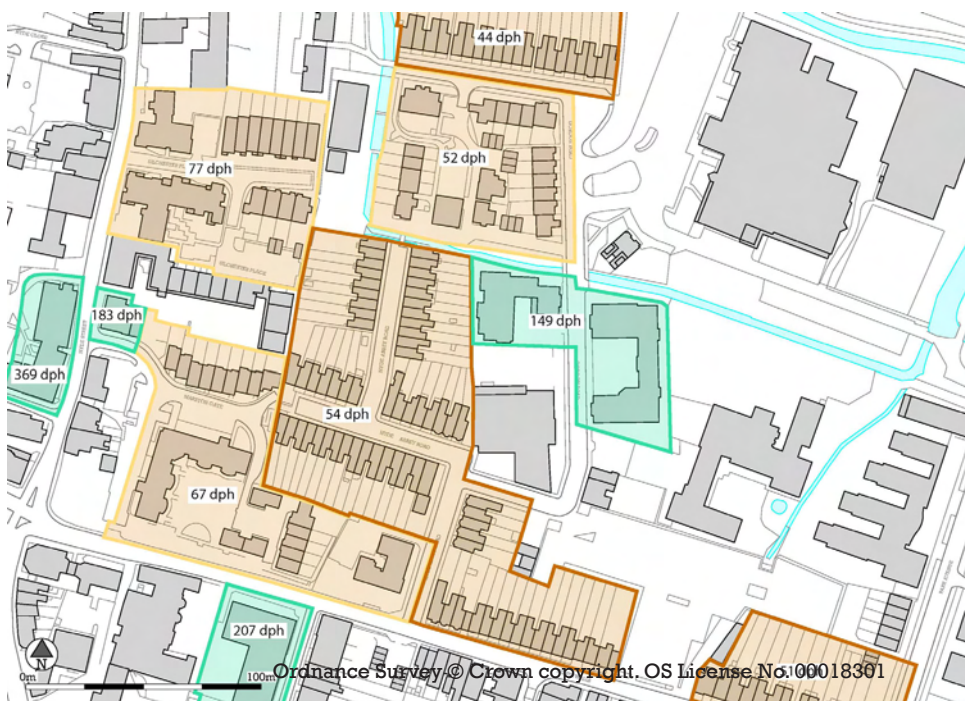


Figure 21: Densities of surrounding developments

### 02.11 Character Areas

As a result of the site survey a range of character areas have been identified in the vicinity of the site, based on building age and typology.

The predominant character areas comprise traditional terraced housing together with well detailed modern terraced houses, interspersed with modest flat development. These sit comfortably amongst the older more established Victorian/Edwardian terraces.

Less prevalent, but situated immediately east and north of the site are sheltered flats with large building footprints. These do not reflect the more fine grain character of the majority of the surrounding area.

### 02.12 Density

The density of the surrounding areas is relatively high, generally around 50 dwellings per hectare (dph) or above in the case of terraced houses. Modern flat developments display significantly higher densities comprising large buildings that occupy a significant proportion of their sites. As a result they generally have limited parking and associated amenity space.



# 02 Site context



Figure 22: Landscape and open spaces around the site

## 02.13 Landscape and open spaces

A number of streets in the vicinity of the site display a strong sense of enclosure, due to the positioning of buildings close to the back edge of the pavement. This is an attractive quality and an important characteristic of the area. Where edges are less clearly defined this results in a breakdown of the enclosure of the space.

The drawing indicates the presence of notable trees and vegetation, although the site and its immediate surroundings are largely devoid of greenery, resulting in a relatively hard urban appearance.

However, the area to the northeast has a strong open space structure that links to the countryside beyond, providing relatively easy access to recreational space.

## 02 Site context

### 02.14 Contaminated land

The design brief area is known to have been in continual use as laundry since late the Victorian period, the Winchester Steam Laundry Company first appearing in the 1890 edition of Warren's Street Directory. The laundry company finally vacated the site in 2007.

Industrial laundries are known to use chemicals in their cleaning processes, particularly solvents, which can result in ground water pollution if they escape into the environment.

In light of the potential for contamination at this site the developer must undertake investigations and assessments to determine whether the site is contaminated and carry out necessary remediation where contamination is identified.

This assessment should be submitted to Winchester City Council for comment and preferably be provided as part of a planning application. In the event that planning permission is granted conditions requiring site investigations and remediation (where contamination is found) will almost certainly be necessary.

In any event the necessary requirements are likely to include a scheme to deal with contamination which shall conform to current guidance and best practice as set out in BS10175:2001 Investigation of potentially contaminated sites – code of practice and Contaminated Land Reports 7 to 11 or other supplementary guidance and include the following phases (unless identified as unnecessary by the preceding stage and agreed in writing by the LPA):

- a) A desktop study and conceptual model documenting all the previous and existing land uses of the site and adjacent land;
- b) A site investigation report documenting the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desktop study;

c) A remedial strategy detailing the measures to be undertaken to avoid risk from contaminants and/or gases when the site is developed and proposals for future maintenance and monitoring. Such a scheme shall include the nomination of a suitably qualified person to oversee the implementation of the works.

In addition, in the event that planning permission is granted, the local planning authority will require written verification, by a suitably qualified person, to demonstrate that any agreed remedial strategy has been implemented fully, prior to the occupation of the approved development.

Applicants/developers are advised to liaise with Environmental Protection Officers at Winchester City Council and the Environment Agency to establish the nature and extent of the requirements of these authorities with respect to contamination.

### 02.15 Flood risk

The site is located in Flood Zone 1 as classified by the Environment Agency. This means that the site is at a low risk of flooding, having been assessed as having a less than 1 in 1000 annual probability of river or sea flooding in any year (<0.1%). All land uses are deemed appropriate in this zone with respect to flood risk.

In this zone developers and local authorities should seek opportunities to reduce the overall level of flood risk through the layout and form of the development and the application of sustainable drainage techniques.

The Winchester City Council Strategic Flood Risk Assessment (2007) also identifies that the site lies outside, but close to the nearby Flood Zone 2 (situated to the east). Prospective developers and applicants are therefore encouraged to discuss their proposals with the local planning authority to determine whether a Flood Risk Assessment (FRA) is required to accompany a planning application.