

# SCOTT PLANNING

## **2 Calpe Yard, St Thomas Street, Winchester** **Appendix B** **Heritage Statement** **July 2023**

### **Introduction**

This Heritage Statement has been prepared to accompany an Appeal against an Enforcement Notice under Ground A (that planning permission should be granted).

The appeal site is not a listed building, and although evidently converted from an older building in the 1980s, it is considered that this conversion was carried out in such a way so that very little heritage interest relating to the former building can be perceived. As such, the building is unlikely to be considered to be a non-designated heritage asset.

As noted in the Appeal Statement that this is appended to, the proposal does not include for any alterations to any heritage assets and therefore no listed building consent or conservation area consent is required. This heritage statement therefore deals with the impact of the proposal in terms of the setting Winchester Conservation Area and nearby listed buildings.

# Heritage assets

The appeal site is however located within the Winchester City Conservation Area, and within the setting of a number of nearby listed buildings. This Heritage Statement therefore explores each of these relevant designated heritage assets before giving a brief assessment of the likely impacts of the appeal proposal upon their significance.

## Winchester Conservation Area

The application site is located within the Winchester Conservation Area, the relevant conservation area appraisal is set out within the suite of documents that are referred to as the Winchester Conservation Area Project. This document is based on assessments undertaken in the summer of 2000.

A map extract showing the location of the Appeal Site within the Conservation Area is copied below.

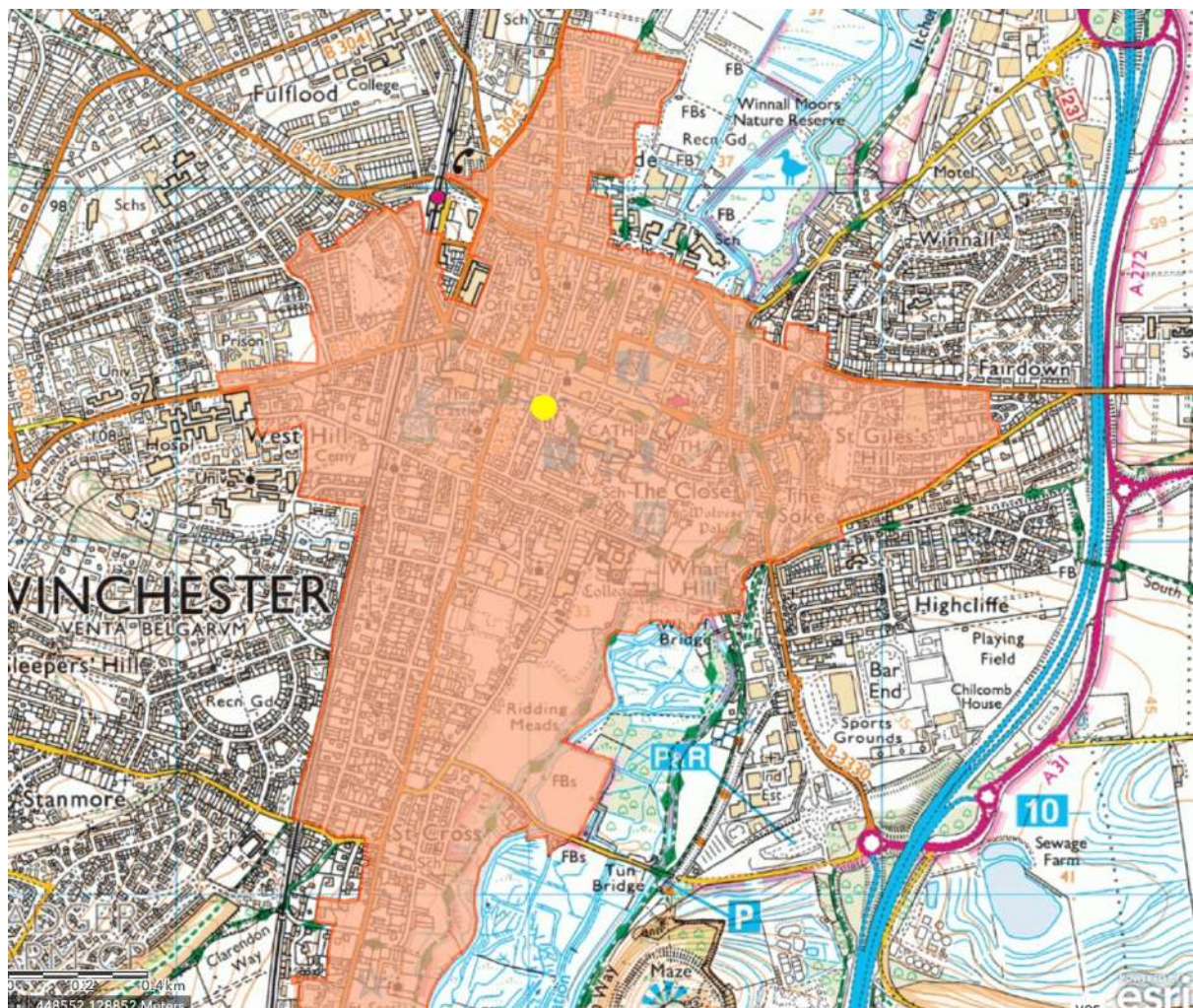


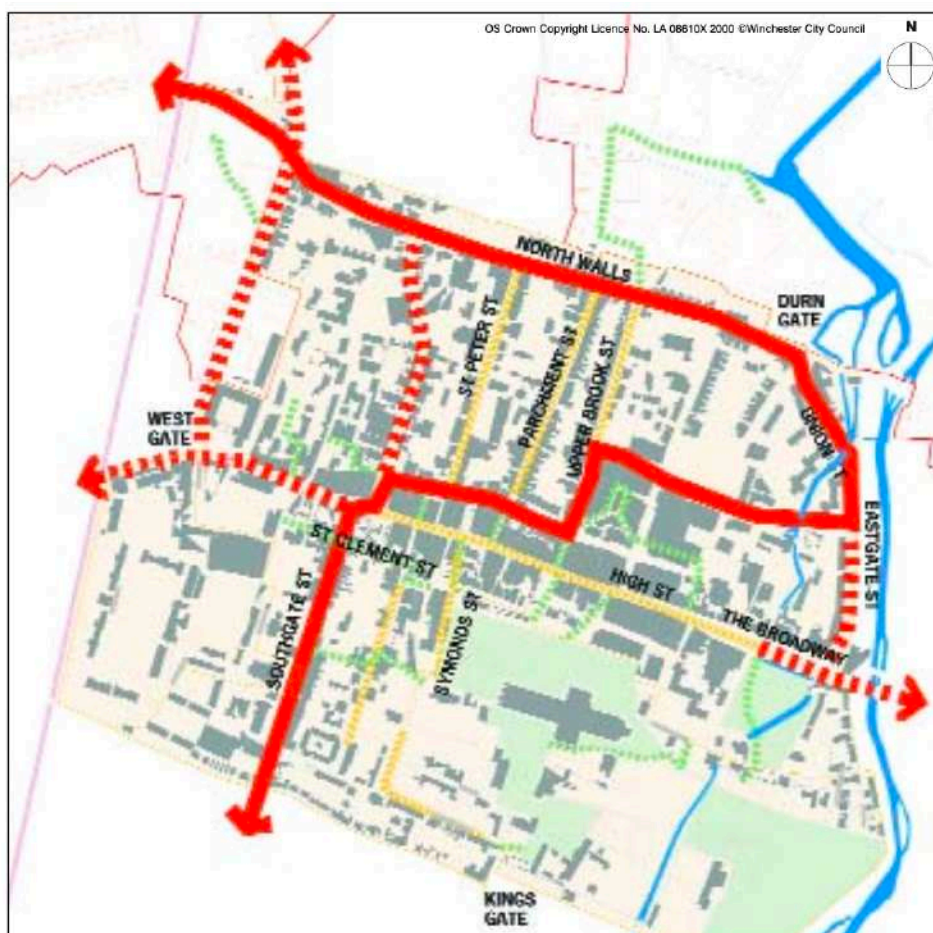
Fig. B1: Conservation Area Map extract (appeal site identified with yellow dot)



Section 4 of the Appraisal details the eight character areas within the Conservation Area, with the Appeal site lying within the (Central Winchester) Walled Town Character Area.

The Appraisal describes this area as being dominated by the Cathedral and former Peninsular Barracks with the High Street continuing to be the central focus of trading activity.

The plan extract below shows the urban structure of Winchester centre, with High Quality Streetscapes identified with a yellow hatched line. It is noted that although St Thomas Street and The Square are identified as such, Little Minster Street is not. It is also noted that the only mention of Little Minster Street within the Character Appraisal (page. 27, 2<sup>nd</sup> paragraph) the street is only mentioned in terms of it being linked to The Square.



Above: Urban Structure

- Pedestrian links
- Pedestrian links with potential for improvement
- High quality streetscape
- Main routes
- Other important routes

Fig. B2: Urban Structure (from Conservation Area Character Appraisal)

The Conservation Area Appraisal concludes by finding that the value and importance of the Conservation Area derives from its historical authenticity through the survival of particular historic buildings and archaeology and its less classified qualities as an urban place, including views, scale, enclosure and the overall appearance.

## Individual designated heritage assets (Listed Buildings)

In addition to considering any impact upon the character of the Conservation Area, there are also a large number of listed buildings that lie near to the site and within the Conservation Area. They have also been considered in relation to the likely impact that the Appeal will have upon their setting.

It is however recognised that due to the large number of listed buildings in the vicinity, there will be some settings which extend over the appeal site, even though the heritage asset might be some distance away. It is however noted that most of the nearby listed buildings lie on Great Minster Street with comparatively few on Little Minster Street.

The heritage assets lying nearby can be seen in the below extract from the NHLE map.

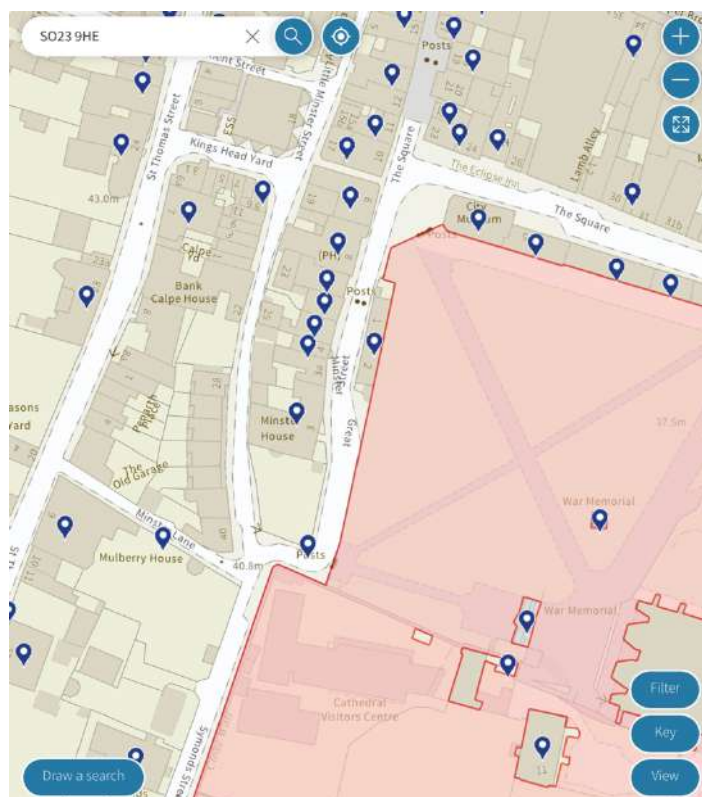


Fig. B3: Extract of NHLE mapping showing location of nearby listed buildings.

The following list descriptions and mapping have been extracted from the NHLE.

List Entry Number: 1350735  
Date first listed: 14-Jan-1974  
List Entry Name: 7, ST THOMAS STREET

ST THOMAS STREET 1. 1833 (East Side) No 7 SU 4829 SW 6/239 II GV 2. C18. early fabric, refaced C19. 2 storeys and attic. 3 windows. Central door. No sash bars. Stuccoed, ground floor rusticated. Old tile roof. First floor pilasters, parapet with band. Modern door with sidelights. Stucco chimney with moulded cap. All the listed buildings in St Thomas Street form a group.

Listing NGR: SU4803129406

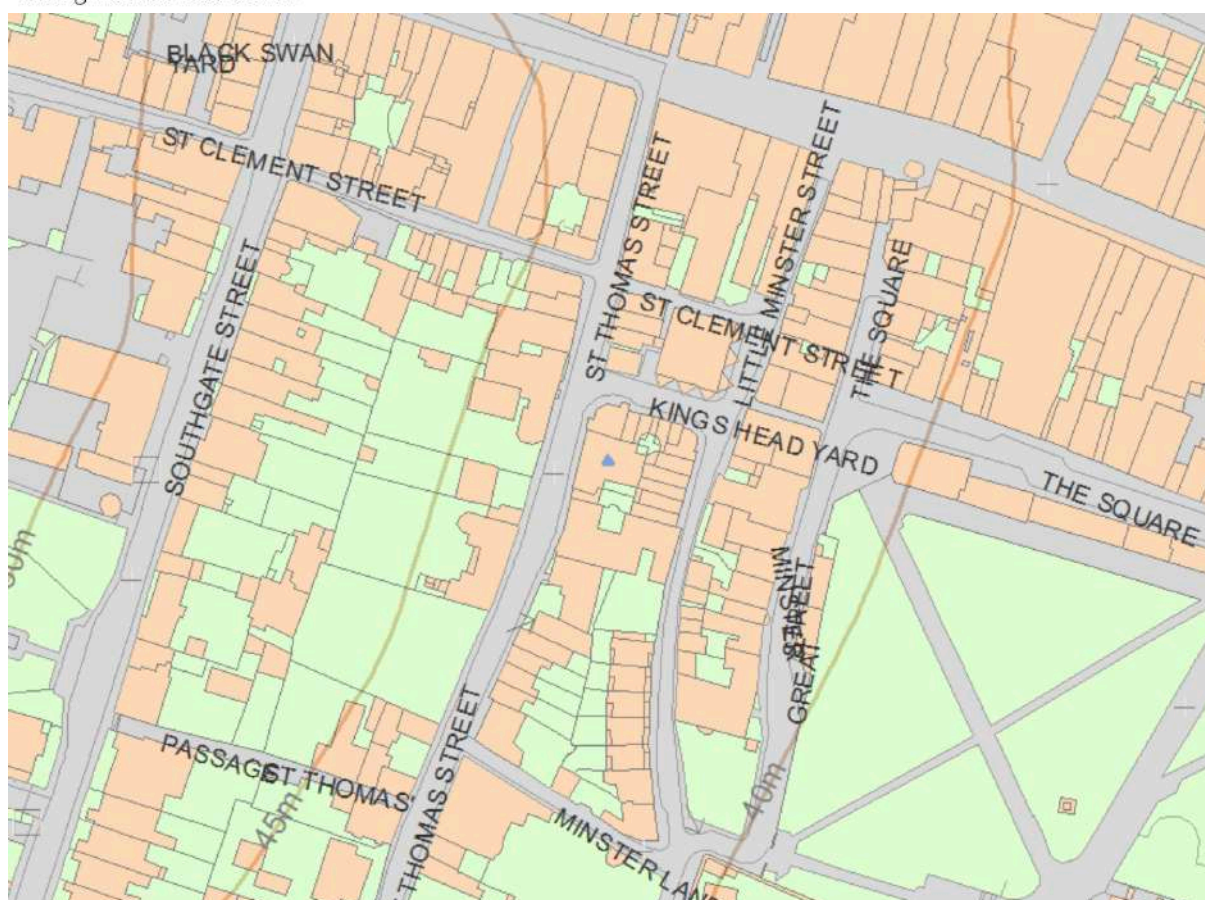


Fig. B4: NHLE extract



List Entry Number: 1095401  
Date first listed: 14-Jan-1974  
List Entry Name: 8, LITTLE MINSTER STREET  
Statutory Address 1: 8, LITTLE MINSTER STREET

LITTLE MINSTER STREET 1. 1833 SU 4829 SW 6/82 No 8 II 2. C17. 2 storeys and attic. Brick walls painted, brick string. Old tile roof. 2 dormers. Windows have contemporary frames and mullions, above, two C19 sashes below. C19 door.

Listing NGR: SU4804729414

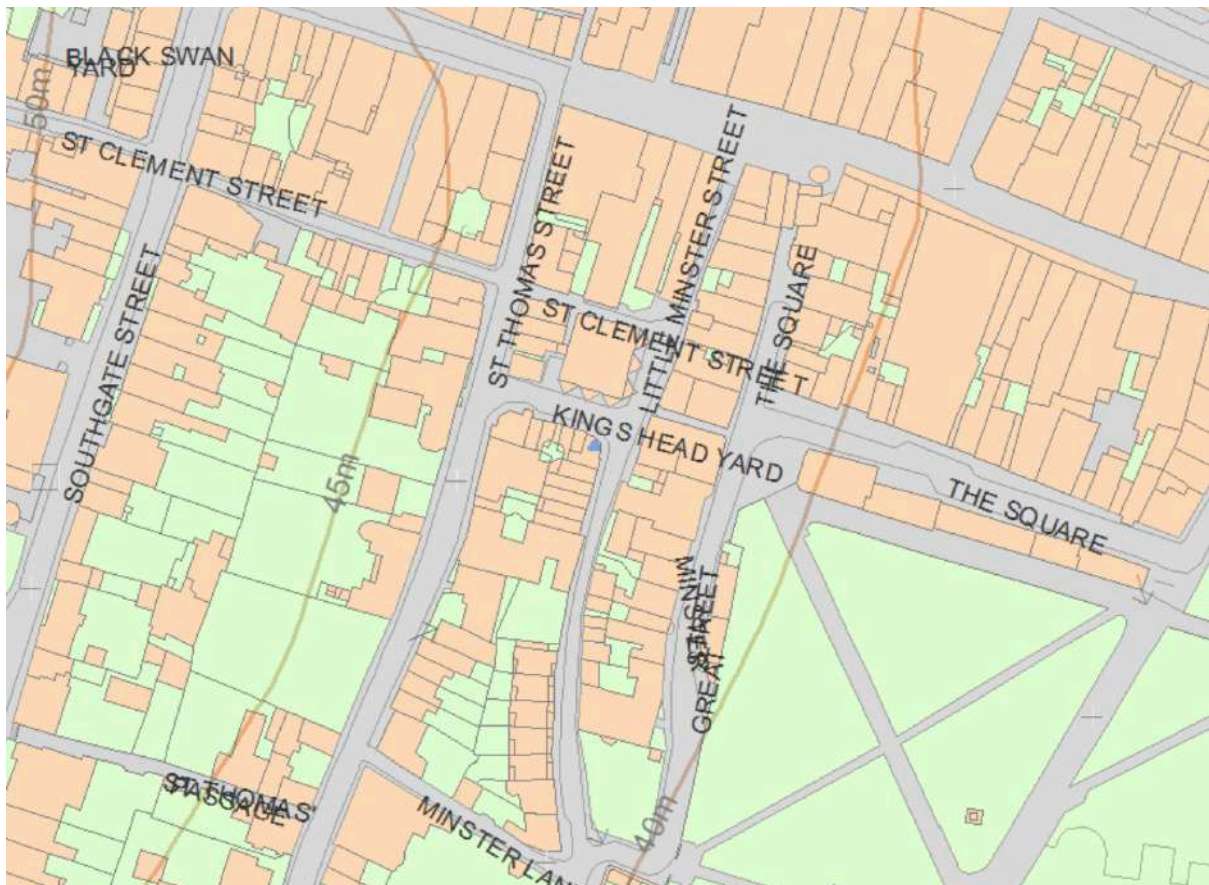


Fig. B5: NHLE extract

List Entry Number: 1350722  
Date first listed: 14-Jan-1974  
List Entry Name: 17, LITTLE MINSTER STREET, 10, THE SQUARE  
Statutory Address 1: 10, THE SQUARE  
Statutory Address 2: 17, LITTLE MINSTER STREET

THE SQUARE 1. 1833 (North Side) No 10 SU 4829 SW 6/258 II GV 2. (With No 17 Little Minster Street). Late C18/Early C19. Red brick, with blue brick band at second floor level. Three storeys, three windows, sashes with glazing bars. Ground floor has arched door with good fanlight, modern shopfront. Modillion cornice hipped slate roof. Also includes No 17 Little Minster Street. C17 timber framed, but modernized, wing to the above. The listed buildings on the north side of The Square from No 10 to No 25 form a group.

Listing NGR: SU4806829426

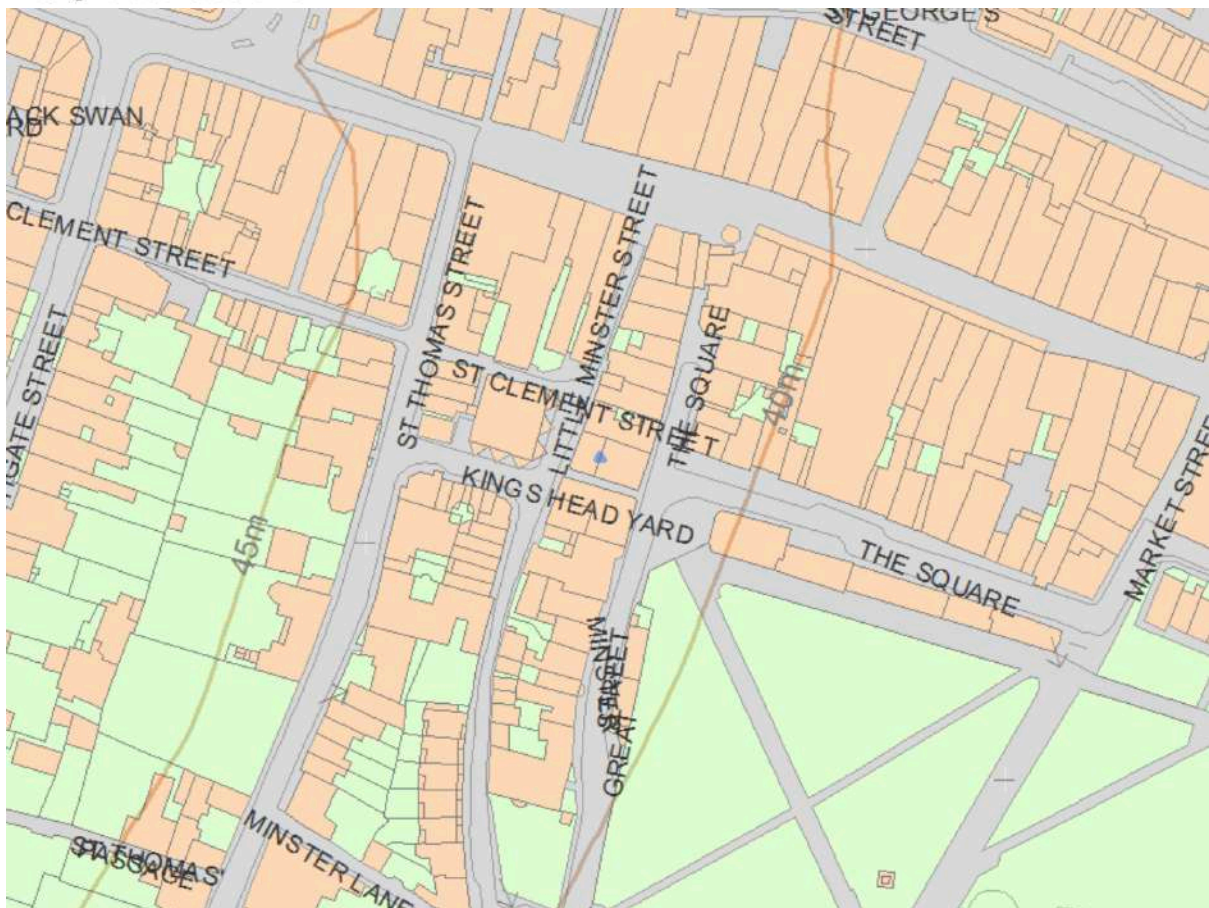


Fig. B6: NHLE extract



List Entry Number: 1350673  
Date first listed: 21-Jul-1972  
Date of most recent amendment: 14-Jan-1974  
List Entry Name: 9, GREAT MINSTER STREET  
Statutory Address 1: 9, GREAT MINSTER STREET

1. 1833 GREAT MINSTER STREET (West Side) No 9 (formerly listed as Minster Cafe)

SU 4829 SW 6/76 21.7.72.

II GV

2. C17, altered and restored. 2 storeys. Plaster with tiled gable. Old tile roof. 3 windows including 1 bow on 1st floor. 2 modern shop fronts. Interior has contemporary panelling on 1st floor and stair has parts of C17 balustrade with circular pattern. Slate hung rear wing, rebuilt 1973.

All the listed buildings in Great Minster Street form a group.

Listing NGR: SU4807129414

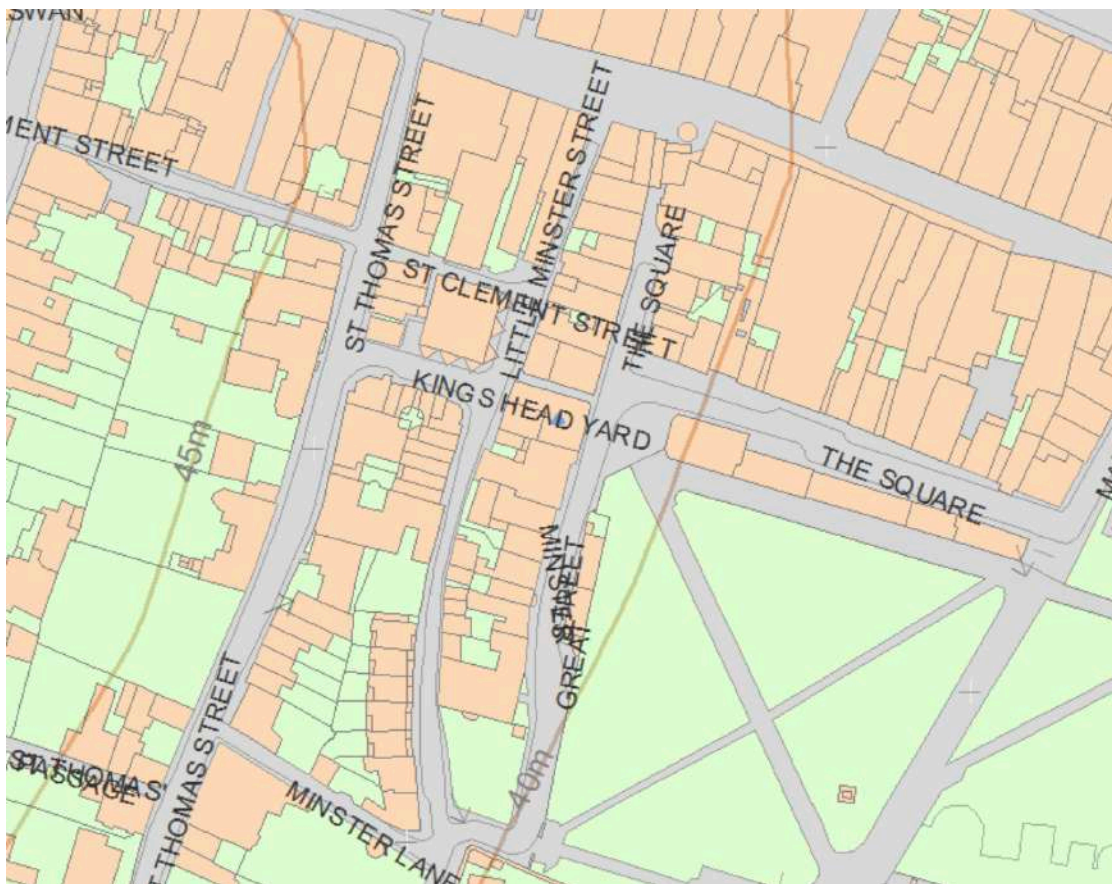


Fig. B7: NHLE extract



List Entry Number: 1095461  
Date first listed: 14-Jan-1974  
List Entry Name: NO 8 AND THE OLD VINE INN  
Statutory Address 1: NO 8 AND THE OLD VINE INN, GREAT MINSTER STREET

1. 1833 GREAT MINSTER STREET (West Side) No 8 and The Old Vine Inn

SU 4829 SW 6/77

II GV

2. C18. 2 storeys. Red brick. Old tile roof. 5 contemporary sash windows in moulded frames on 1st floor. Good doorcase with brackets and moulded open dentil pediment. C19 public house frontage with Gothic fenestration. Panelled door with fanlight. Two dormers. Rearwing with lattice casements in gable.

All the listed buildings in Great Minster Street form a group.

Listing NGR: SU4805829374

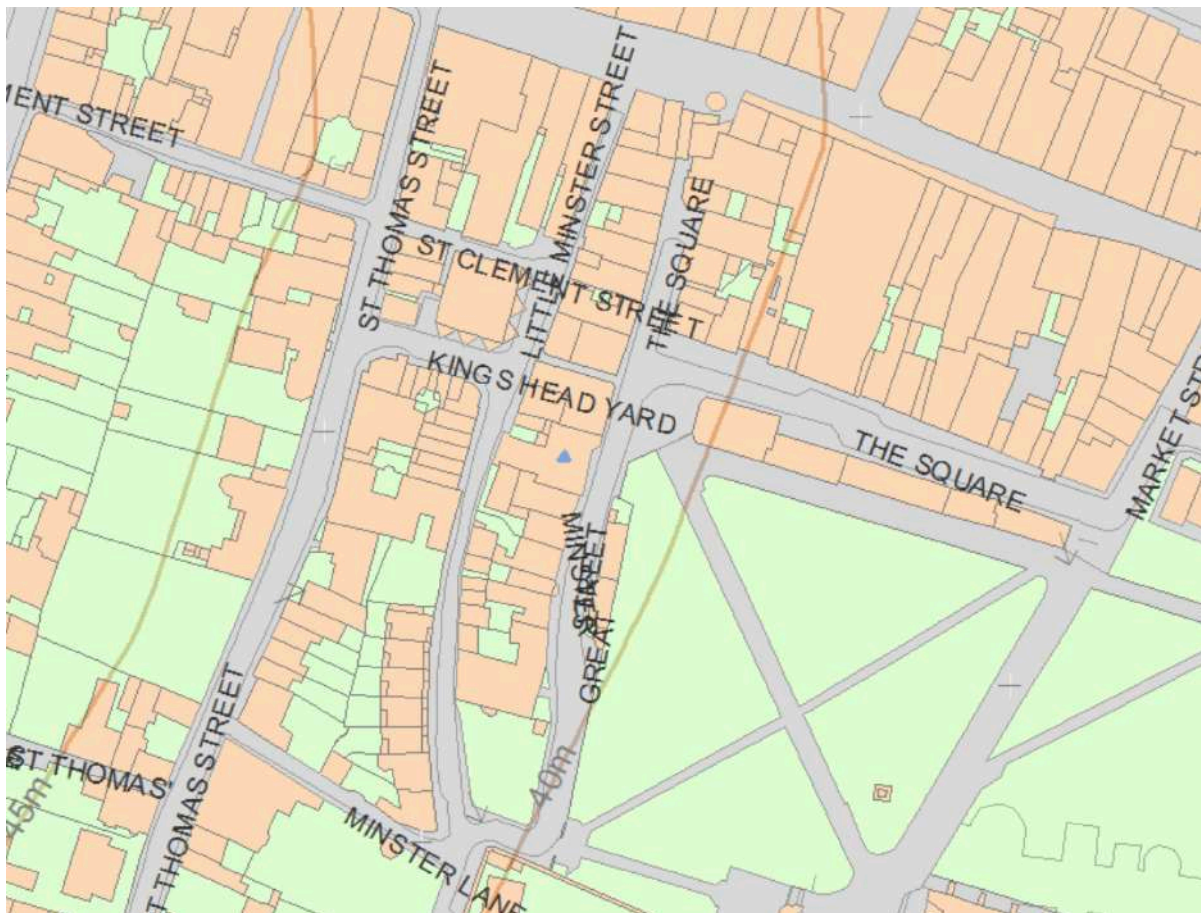


Fig. B8: NHLE extract

List Entry Number: 1167766  
Date first listed: 14-Jan-1974  
List Entry Name: 7, GREAT MINSTER STREET  
Statutory Address 1: 7, GREAT MINSTER STREET

1. 1833 GREAT MINSTER STREET (West Side) No 7

SU 4829 SW 6/355

II GV

2. Mid C19. Gable end to streets. Late C19 shop front. Rendered. Two storeys. Three-light casement with drip mould on first, panel above. Tiled roof. Graded for group value.

All listed buildings in Great Minster Street form a group.

Listing NGR: SU4806029391

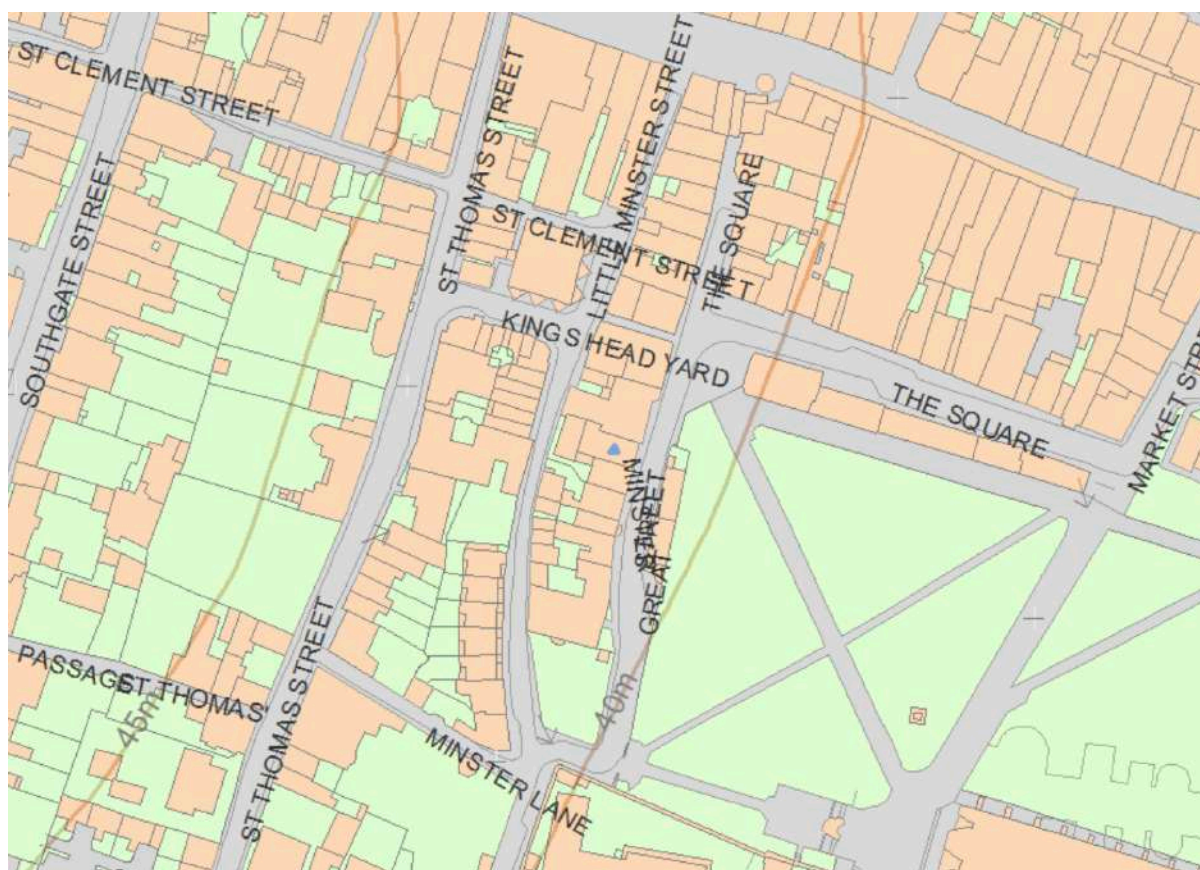


Fig. B9: NHLE extract



List Entry Number: 1095460  
Date first listed: 14-Jan-1974  
List Entry Name: 6, GREAT MINSTER STREET  
Statutory Address 1: 6, GREAT MINSTER STREET

1. 1833 GREAT MINSTER STREET (West Side) No 6

SU 4829 SW 6/78

II GV

2. C18. 2 storeys and attic. Painted brick. Dentil cornice. Old tile roof. 3 windows. Square central window on 2nd floor. Central panel on 1st floor. Open pedimented doorcase. Plain door with rectangular light. Fascia board at first floor level. C19 sash windows below, sashes with glazing bars above.

All the listed buildings in Great Minster Street form a group.

Listing NGR: SU4806129385

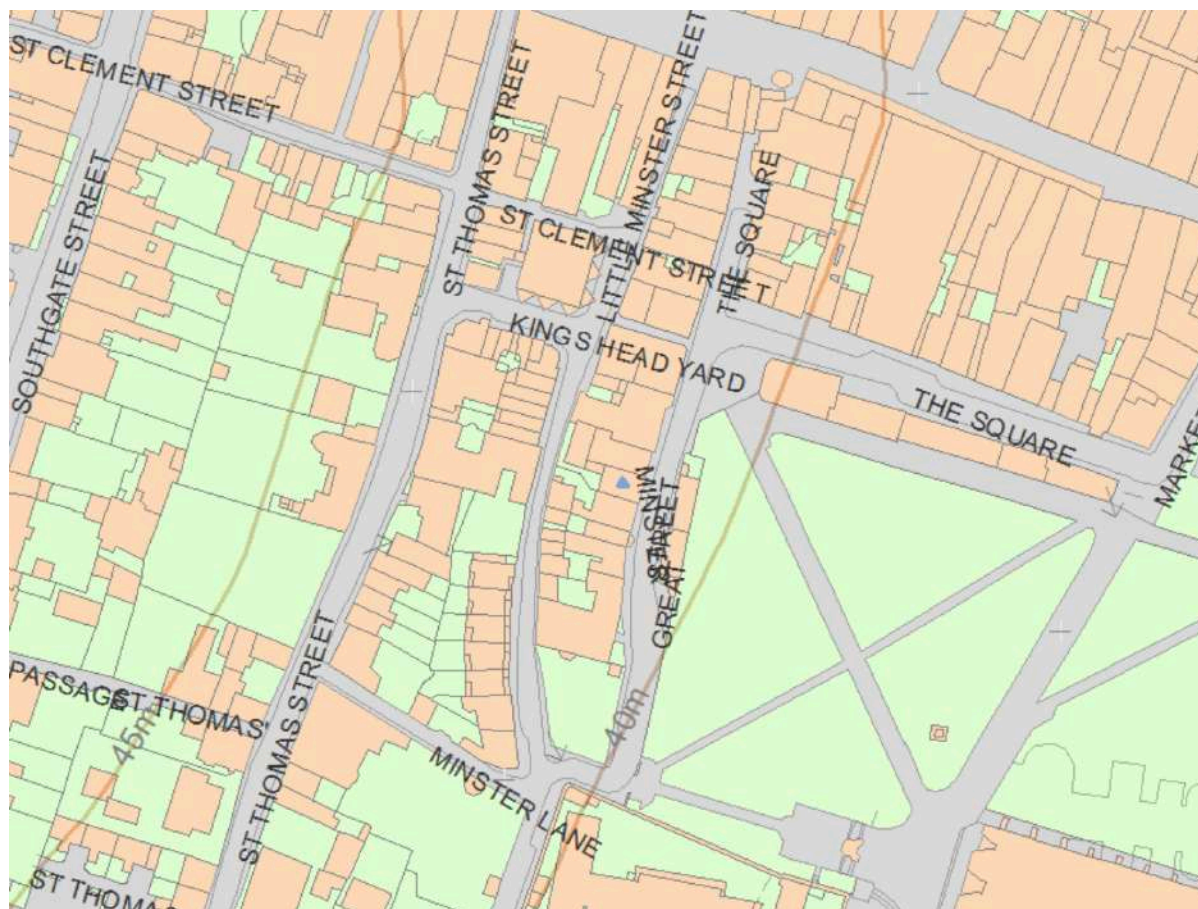


Fig. B10: NHLE extract

List Entry Number: 1350672

Date first listed: 24-Mar-1950

List Entry Name: 5, GREAT MINSTER STREET

Statutory Address 1: 5, GREAT MINSTER STREET

1. 1833 GREAT MINSTER STREET (West Side) No 5

SU 4829 SW 6/79 24.3.50. II GV

2. C18. 2 storeys and attic. Brick, dentil cornice and old tile roof. 3 windows, C19 sashes. central round-headed panel 1st floor. Open pedimented doorcase, modern door with fanlight.

All the listed buildings in Great Minster Street form a group.

Listing NGR: SU4805929379

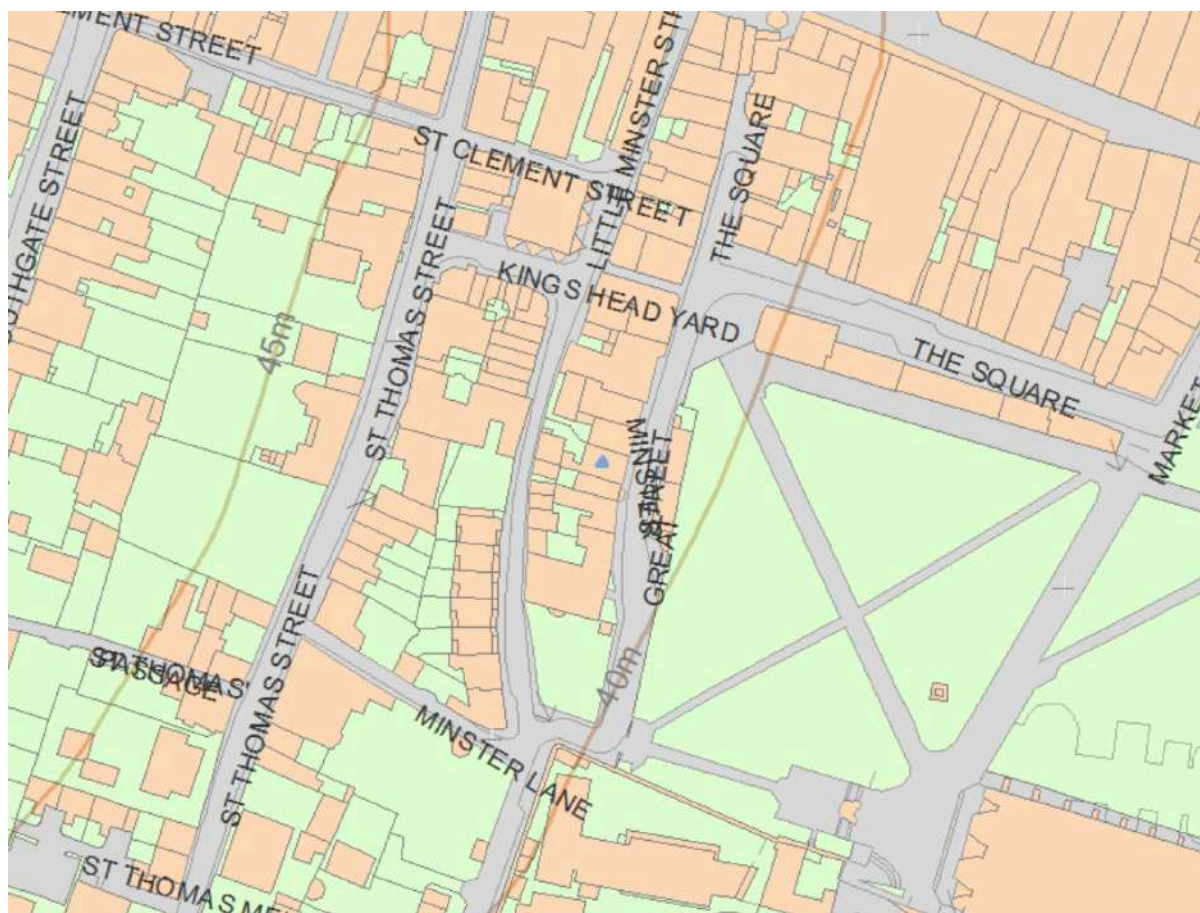


Fig. B11: NHLE extract



List Entry Number: 1296735  
Date first listed: 14-Jan-1974  
List Entry Name: 4, GREAT MINSTER STREET  
Statutory Address 1: 4, GREAT MINSTER STREET

1. 1833 GREAT MINSTER STREET (West Side) No 4

SU 4829 SW 6/80A

II GV

2. C18. Ground floor stuccoed, tile hung above. Three storeys, one window, canted bay windows on first and second floors. sashes with glazing bars. Plain door with rectangular light over. Hipped tiled roof.

All the listed buildings in Great Minster Street form a group.

Listing NGR: SU4805829374

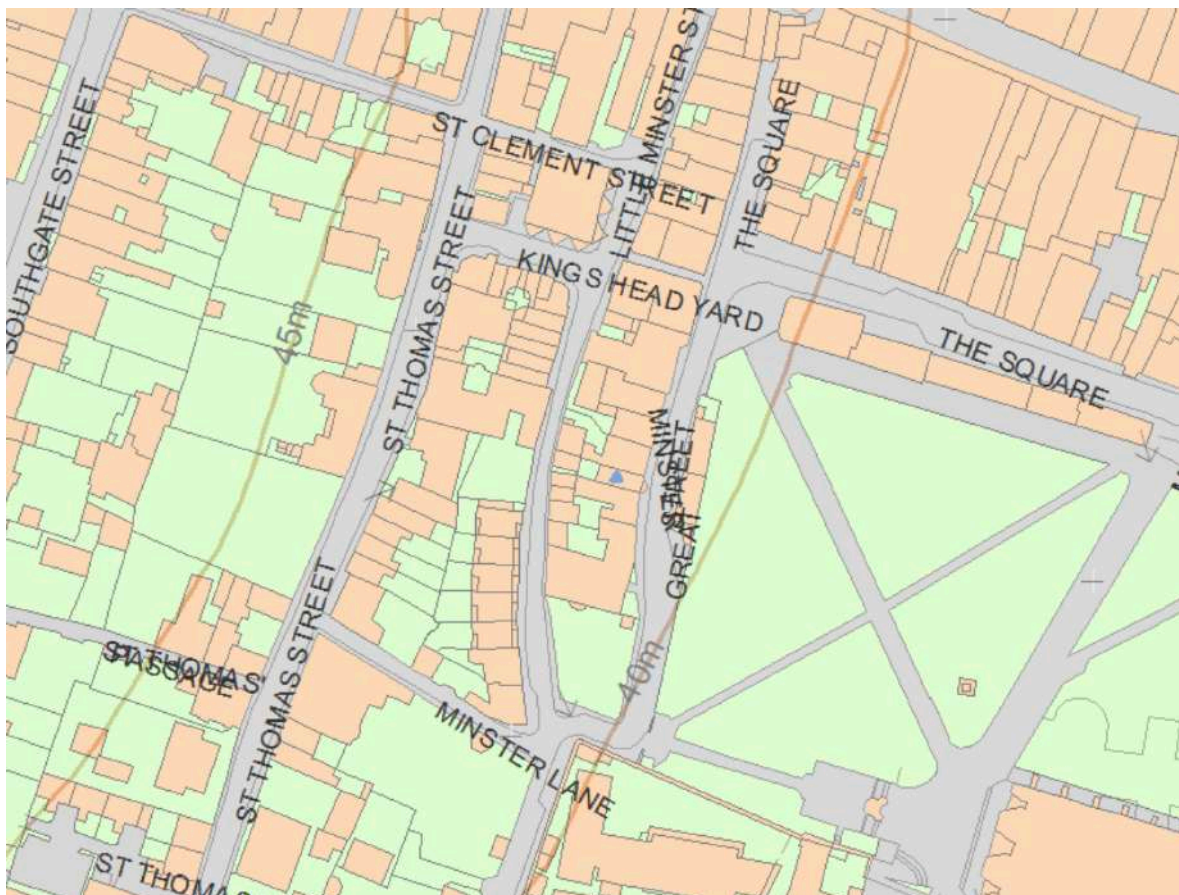


Fig. B12: NHLE extract

List Entry Number: 1350671  
Date first listed: 24-Mar-1950  
List Entry Name: MINSTER HOUSE  
Statutory Address 1: MINSTER HOUSE, 3, GREAT MINSTER STREET

1. 1833 GREAT MINSTER STREET (East Side) No 3 (Minster House)

SU 4829 SW 6/80 24.3.50.

IGV

2. Early C18. 2 storeys and attic. Red brick with blue headers. Modillion eaves cornice. Hipped old tile roof. Brick string at 1st floor level. 5 windows. Late central door with fanlight, Tuscan columns and open moulded pediment over. Six panel door, sash windows with glazing bars. Two gabled dormers, brick chimney with moulded cap. Very important position in relation to the Cathedral.

All the listed buildings in Great Minster Street form a group.

Listing NGR: SU4805629355

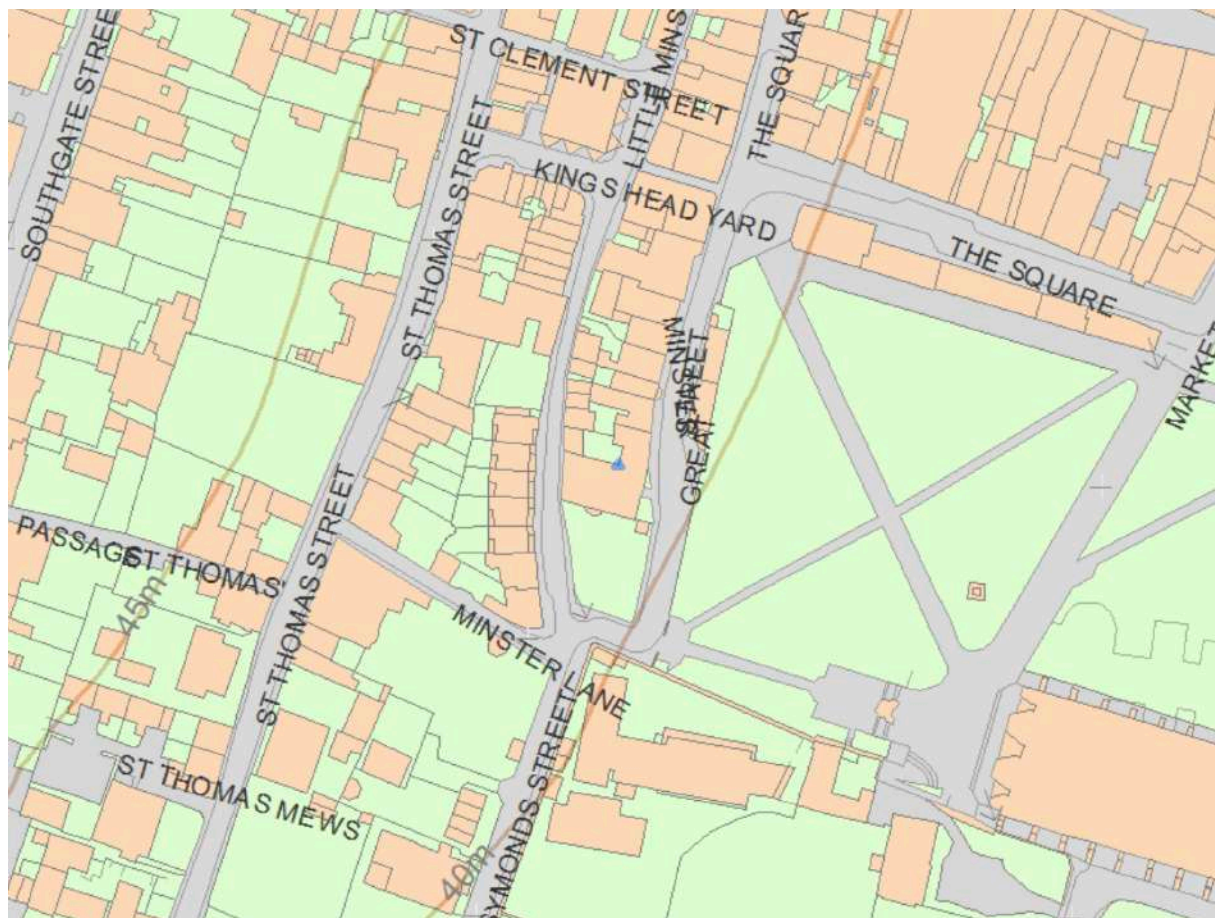


Fig. B13: NHLE extract



List Entry Number: 1095509  
Date first listed: 24-Mar-1950  
List Entry Name: CATHEDRAL CHURCH OF THE HOLY TRINITY  
Statutory Address 1: CATHEDRAL CHURCH OF THE HOLY TRINITY, THE CLOSE

869/6/39 THE CLOSE 24-MAR-50 CATHEDRAL CHURCH OF THE HOLY TRINITY

GV I

THE CLOSE 1. 1833 Cathedral Church of the {Holy} Trinity SU 4829 SW 6/39 24.5.50

I GV

2. Transepts, crypts and part of the nave 1079-1095, by Bishop Walkelyn, tower fell 1107 and rebuilt later. Retrochoir and Lady chapel early C13. Early English. Nave completely remodelled by Bishop Edington (1345-66), and William of Wykeham (1366-1404) with his master-mason William of Wynforde; this involved a Perpendicular recasing of the Norman nave. The Cathedral is built of Isle of Wight stone. Many important furnishings of all periods, particularly the Bishops' chantry chapels. Flying buttresses on the south by Sir T G Jackson 1909-12, as part of his general restoration. The Norman arcade, once the entrance to the Chapter House, which runs from the south transept to the Deanery, is included in the listing.

All listed buildings in The Close form a group.

Listing NGR: SU4823229265

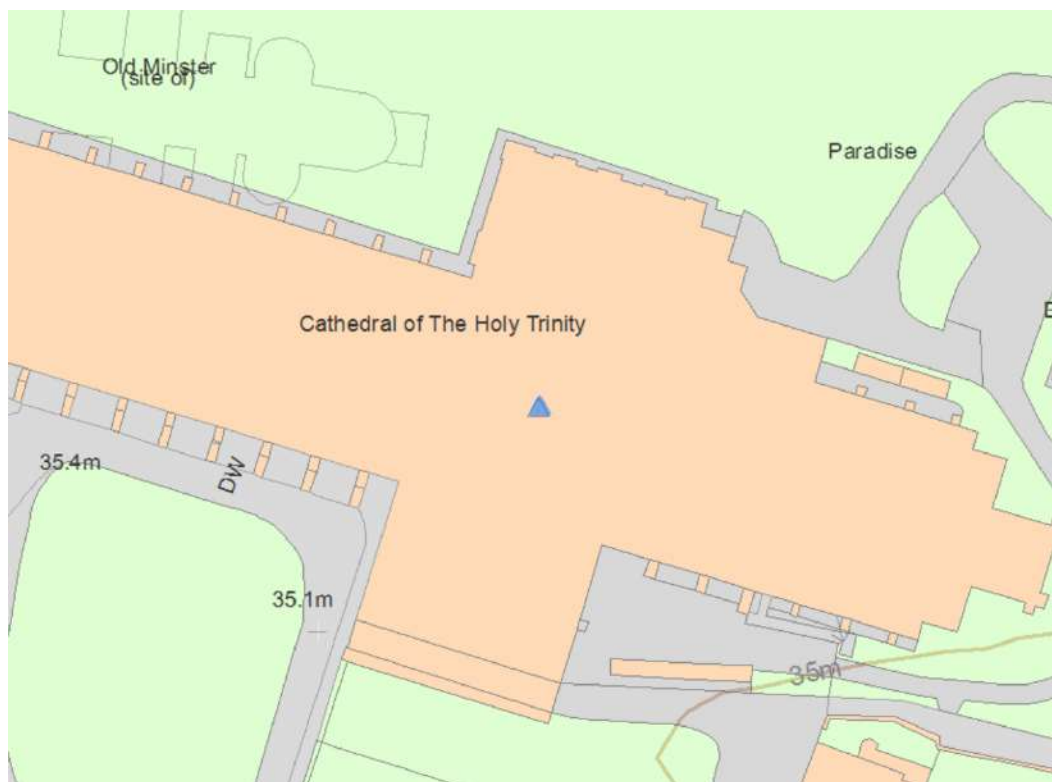


Fig. B14: NHLE extract

Heritage Category: Scheduled Monument

List Entry Number: 1005520



Fig. B15: NHLE extract

## Site evaluation

As noted above, the majority of listed buildings in the immediate vicinity of the Appeal site lie on Great Minster Street, with some of these buildings backing on to Little Minster Street. This latter street is clearly subservient to the higher status of Great Minster Street and St Thomas Street and has a 'backs' character.

It is also noted that prior to the relatively large-scale redevelopment that the Appeal Site forms part of, Little Minster Street, would have had a much lower status containing warehouses and workshops etc.

It is also clear that, excepting 8 and 17 Little Minster Street – which lie adjacent to each other across the road junction to the north of the Appeal Site, the majority buildings on Great Minster Street have been (separately) listed as a group. These buildings help to create an important backdrop to the western end of the Outer Close,



but it is noted that the Appeal Site does not feature in any views from the public areas within the Outer Close itself.

In addition, and although the Appeal Site sits quite close to the Grade I Listed Cathedral, there is no intervisibility between these two buildings at ground level, due to the closely packed intervening buildings. In addition, it is also noted that the terrace to the top floor of the Appeal Site offers an excellent view of the west elevation of the Cathedral, and so it is easily inferred that it will be possible to see the terrace, and the pergola enclosure that this Appeal relates to, from the upper parts of the Cathedral.

However, there are two points to consider here. Firstly, both of these views operate from the private areas within each building – where there will be limited scope for the wider public to appreciate both buildings at the same time. Secondly, the very prominent nature of the Cathedral itself means that it will be the central element of the view from the terrace, but quite clearly the reverse is not true – with the building that the Appeal Site forms part of being a largely unremarkable background building.

Taking the above into account, it is not considered that the Appeal Site will play a material part in establishing and supporting the significance of either the Cathedral, or indeed the group of listed buildings fronting onto Great Minster Street.

Turning to the Conservation Area – it is clear from reading the Conservation Area Appraisal that Little Minster Street plays a largely background role in helping to establish the overarching character of the Conservation Area. Whilst it's narrow layout and closely knit buildings are characteristic of the Conservation Area, this does not distinguish it from many similar streets within the area. This background and low-key character has not been significantly affected by the insertion of new buildings in the latter C20, largely due to these new buildings reinforcing the urban character of the street due to their height and siting giving a strong sense of enclosure.

Indeed, it is this tight knit and highly enclosed nature of Little Minster Street that means that the pergola enclosure is not considered to be a particularly noticeable feature from street level, given its height about ground.