



NEIGHBOURHOOD DESIGN STATEMENT
WEST FULFLOOD &
ORAM'S ARBOUR, WINCHESTER



summary

The residents take a pride in the neighbourhood and wish to retain its character. They believe that this can be achieved within the constraints imposed by National and Local Planning Policies and Guidelines, aided by the Planning Guidelines set out in this document.

This is primarily a residential neighbourhood of trees, family houses and gardens, close to the city centre. Commercial and administrative establishments are confined to the perimeter roads.

Trees are an important feature of the neighbourhood. There are several belts of mature trees and many roads are tree lined. Gardens are also well stocked with trees.

The views into and out from the neighbourhood are significant and are greatly valued by the residents.

The area has been developed over the last 150 years in response to housing needs. It is now a pleasing mix of detached, semi detached and terraced houses with a range of building styles from those of the Victorian period to present day.

Away from the major roads, which lie on the perimeter of the neighbourhood, it is a safe area for children. However, increased on-street parking and use of the roads as through runs are reducing this level of safety.

As there are two large schools and a university campus in the area, the open spaces and network of footpaths are particularly well used.

The character of the area is changing, as many of the large family houses and gardens are developed for additional housing.

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planning context

The objective of this Neighbourhood Design Statement (NDS) is to set forth the essential character of the neighbourhood as perceived by the local residents who have produced this document. All residents have been afforded the opportunity to be consulted during the development of this Statement and given scope to put forward their views and opinions. Many have taken the opportunity.

This Statement has been prepared for adoption as a Supplementary Planning Document, as part of the Winchester District Local Development Framework. In 2008 it was adopted to supplement the Local Plan Review. This Statement will therefore provide guidance to the planning process in maintaining and enhancing the character of the area. It has been produced during a period when the neighbourhood is subject to pressure from developers seeking to provide additional housing.

Supplementary Planning Documents are written to be consistent with national and regional planning policies and guidance. They are prepared with the benefit of public consultation and adopted by the local planning authority.

This document has been prepared taking due account of Central Government development policy, particularly Planning Policy Statement 1 (PPS1) and Planning Policy Statement 3 (PPS3):

‘Design which is inappropriate in its context, or which fails to take the opportunity for improving the character and quality of an area and the way in which it functions should not be accepted’ (PPS1 paragraph 34).

‘Local planning authorities should develop a shared vision with their local communities of the type of residential environment they wish to see and develop design policies that set out the quality of development that will be expected for the local area’ (PPS3, paragraph 14).

‘Design policies should concentrate on guiding the overall

scale, density, massing, height, landscape and access of new development. It is however proper to seek to promote or reinforce local distinctiveness, particularly where this is supported by clear plan policies or supplementary planning documents on design’. (PPS1 paragraph 37).

The key consideration should be whether a development maintains or positively improves the character and environmental quality of an area and the way it functions.

The application of this approach to the planning and design for new housing in our neighbourhood is strongly advocated.

This statement has been produced on a voluntary basis by a group of residents drawn from the whole of the neighbourhood, taking planning requirements into account. We have sought to best represent the collective wishes of the residents.

We have developed for this Statement a series of Planning Guidance and Enhancement Proposals; these are detailed in each section.

Planning Guidance developed within this statement is all cross-referenced to relevant policy in the Winchester District Local Plan Review using numbered paragraphs and shown in brackets.

Planning Guidance refers to those issues which should be considered when seeking or approving Planning Applications.

Enhancement Proposals are general issues which will improve the quality of the neighbourhood.





the neighbourhood

The neighbourhood covers West Fulflood and Oram's Arbour delineated by the railway line to the east, Romsey Road to the south, Chilbolton Avenue to the west and Stockbridge Road to the north.

It is a residential area which developed gradually over 150 years extending the City west. It provides a range of houses with gardens set in a leafy suburban environment. The major roads are on the periphery of the area and contain several large establishments. Internally it has narrow roads and a quiet ambience, which is now under duress from the increasing ownership of motor vehicles. Overall it is a pleasant neighbourhood in which to live and raise families. It has its own unique character areas, which contribute to the City's architectural heritage and distinctive environment.

An initial section introduces the area as an entity and describes it in terms of the landscape, history, architecture, roads and traffic. However, the varied character of the neighbourhood requires that individual areas are given separate attention.

Ten areas have been identified and these are covered in separate sections to highlight their distinctive features. Collectively they cover the whole of the neighbourhood and are shown on the map, pages 8 and 9.

The residents wish to preserve the varied nature, character, quality and environment of the neighbourhood.

landscape, history and development

landscape

The essential character of the area derives from the landform, views, open spaces, trees, houses, gardens and the close proximity to the city centre.

The distinctive landform feature of this chalk downland is the dry valley, 'Fulflood', which runs from the railway station to its head at Chilbolton Avenue and West Hill to the south. Oram's Arbour is situated on its eastern slope.

The area has extensive tree cover. Mature trees frame the principal open spaces, line many of the streets and grow abundantly in gardens. Skyline trees along Chilbolton Avenue form a backdrop contributing to the wider landscape setting of Winchester. Open spaces are provided by Oram's Arbour, Nursery Gardens Green and two large school playing fields which lie between Chilbolton Avenue and Cheriton Road.

The well established, residential character of the neighbourhood is that of houses with mature cultivated gardens, which form a verdant setting for the houses and a rich habitat for wildlife.

Parts of the area are now subject to extensive development with modern terraced housing, flats and apartments replacing the large detached houses and gardens. This will have a significant and immediate impact on the character and nature of the neighbourhood, unless planning is conducted carefully. Where appropriate, restrictions should be imposed to preserve current standards and living conditions.

The varied character of the area enriches the suburban setting of the historic City of Winchester.



Tree cover behind Chilbolton Avenue



Brick and flint terrace



Semi-rural unmade road



New development

history and development

The earliest evidence of occupation of the area is that of an Iron Age settlement dating from around 100 BC at Oram's Arbour. This settlement was enclosed by a bank and ditch and extended as far as Parchment Street, some distance inside the later Roman walled town. For many centuries the area was sparsely populated, the land being used for farming, predominantly grazing sheep.

The name Oram originated from three generations of Orams who leased the land from the City authorities from 1698 for some 70 years. 'Arbour' it is thought derived from herber (Anglo-French) meaning grazing land, or possibly by confusion with Arbor (Latin for tree).

Fulflood derives from Foulflood, an intermittent stream whose source lay between the present locations of Western Primary School and Greenhill Road. It flowed down the valley between Western and Elm Roads, thence to Hyde and onwards to the River Itchen.

The Arbour was reduced to its present size by the railway cutting completed in 1839 and the Union Workhouse built in 1836.

In the 19th century housing pressure within the City walls and the coming of the railway triggered an expansion westward.

In 1840 new building began with the development of

Clifton Terrace and this was quickly followed by houses around and to the west of the Arbour in a mixture of country lanes and newly laid out streets. From around 1850 the Victorian suburb extended onto the lower ground north of the Arbour to Avenue Road, Elm Road and Western Road.

Shops were established in Stockbridge Road and five public houses were built. The Red Deer on the corner of Elm Road and Stockbridge Road and the Volunteer Inn (originally called the Woolpack) in North View have since closed but those surviving today are: The Fulflood Arms in Cheriton Road; The Roebuck Inn, Stockbridge Road and The Railway Inn on St Paul's Hill.

Public buildings built in this period included the prison (1848) and the County Hospital (1864). St Paul's Church was built on the site of the 14th century church of St Anastasius, was consecrated in 1872 and eventually completed in 1910. West Downs Preparatory School was built in 1897 on Romsey Road, but closed in 1988, its buildings and grounds becoming a campus and student village for King Alfred's College, now the University of Winchester. Western Elementary School (1878) was built in Elm Road, before moving to its present location of Browning Drive in the 1970's. The original building was later converted to Bankside House flats.

Around the turn of the century, individual housing areas were developed creating Greenhill Avenue and Greenhill Terrace (1870) next to a gas works. Development continued apace at the start of the 20th century with houses in Cheriton Road and the County High School, (now Westgate School) completed in 1910.

Between the wars detached and semi-detached houses were built in Fordington Road, Fordington Avenue, Greenhill Road and Milverton Road. On the western edge houses were built along either side of Chilbolton Avenue and the Winchester Working Men's Housing Society completed a development between Milverton Road and Greenhill Road.

Around 1948 the Union Workhouse became St Paul's Hospital for the care of the elderly.

In the 1960's, the high rise Police HQ in Romsey Road rose to dominate the skyline and the development of Chilbolton Avenue was completed. In the 1970's and 80's new houses were built on Poets Estate and West Hill Park and in the last 15 years housing schemes have been completed at Walnut Grove, Cornes Close, Alison Way, Bath Place and elsewhere.

The increase in houses and hence population has already placed an additional burden on the infrastructure of the area, particularly on water supplies, sewage, medical services, road network and schools.

Further development in the area must not only acknowledge and be sensitive to the character of the area but should also consider the capacity of these local infrastructure facilities. Many residents have concerns about the siting and appearance of telecommunications equipment within the NDS area or visible from its boundary.

This suburb has now developed into a number of distinctive areas of housing, each of which is presented separately in this Statement. They include:

- The Victorian developments around Oram's Arbour and Western Road
- The inter-war housing of Greenhill Road, Milverton Road, Fordington Road and Avenue
- The more recent housing developments in Poets Estate and West Hill Park
- The semi-rural Victorian/Edwardian environment of Links Road
- The leafy thoroughfare of Chilbolton Avenue
- Institutional buildings on Romsey Road: Police HQ, prison, university and student village, and hospital (to the south)

The varied character of the area enriches the suburban setting of the historic City of Winchester.



Clifton Terrace - the first development



St Paul's Church

highways and traffic

The area is bounded by the railway line and on the other three sides by major roads.

North and south respectively are Stockbridge Road (B3049) and Romsey Road (B3040), which both radiate out from the city centre to the countryside. They bring traffic in and out of Winchester and provide routes to the outer western suburbs and villages and towns beyond.

Chilbolton Avenue, the western boundary, is a designated wide load route, which links the Romsey and Stockbridge Roads and is used by traffic as a local by-pass to avoid the city centre.

These peripheral roads are very busy throughout the day, particularly during the morning and evening rush hours, consequently on-street parking is severely restricted.

Cheriton Road, West End Terrace, Elm Road, Milverton Road and Greenhill Road are residential roads that provide through routes and short cuts, particularly at peak traffic times, when the major peripheral roads are congested. At times they carry a high level of traffic which creates problems due to the high density of on-street parking required for those houses which do not have garages and driveways.

The remainder of the road network has a local role and most of the internal roads are subject to residential parking permit schemes. Additional parking in the older Victorian housing area is sometimes provided in front gardens, to the detriment of the character of the area.

Within the area there is a limited local bus service, which covers routes to and from the city centre. There are also frequent services into the City from further afield along the Romsey and Stockbridge Roads. However, the majority of the area is within comfortable walking distance of the railway station and the city centre. This makes the neighbourhood a popular residential area.

The area enjoys a significant network of well used footpaths, particularly:

- The paths across and around Oram's Arbour.
- The paths leading to the two schools.
- The access path to Teg Down and Royal Winchester Golf Course from Chilbolton Avenue.
- Those in the area of Links Road, Green Lane, the footpath between them and the path through the wood to Byron Avenue.
- The route into the city centre, which runs from the south end of Avenue Road, up the steps to North View, Oram's Arbour and thence to Upper High Street or the Railway Station.
- The path between West Hill Park, Nursery Gardens and Romsey Road.

The residents value these footpaths and seek to ensure that they will be retained and conserved as appropriate.



Romsey Road Traffic



Traffic on Chilbolton Avenue



A well used footpath

General Guidance

The Design Statement has been produced to reflect the views of the local community and for guidance to those considering development change within the neighbourhood.

The issues, which are of importance and significance to the community, are set out as Planning Guidance and Enhancement Proposals.

They are contained in each of the character area sections but where they are of particular importance, or of a general nature and apply to the whole neighbourhood, they are included in this general section and are set out below:

Planning Guidance

Landscape

1. Distant views should be preserved to maintain the open character of the area. (DP4, HE4) These are shown throughout the Statement.
2. Developments should respect the landscape, trees, hedges and wildlife. (DP3, DP4, HE4, HE8)
3. Public open spaces and the school playing fields throughout the area are a significant part of the landscape. They are valued as local amenities and should be retained. (RT1, RT2)
4. The overall spacious effect of the settlement pattern should be conserved particularly the quality of the landscaping. (DP3, DP4)
5. Private gardens often contribute to the character of the area but development within them will be acceptable if it can be demonstrated that this would not be harmful to the character of the area as described in this document.

Building

6. New developments should be architecturally harmonious with the character of adjacent, existing buildings. (DP3) They should not jeopardise the safety, privacy, security, light or enjoyment of nearby property owners. A Crime Prevention Officer should be included in pre-application discussions for larger sites and 'Secured by Design' standards and certification should be employed.
7. The quality of building, their style and the materials used should complement those of the surrounding built environment. (DP3). Where practicable building lines should be preserved.
8. New buildings should respect the scale of neighbouring buildings and not break existing skylines. They should not obstruct attractive public views. (DP3, DP4, HE5, HE8)

9. Extensions should respect the existing character of the roads by retaining trees and long distance public views. (DP4, HE8)

10. New building should not generate additional on-street parking. (T4, W7)

11. Front gardens should be retained and not be converted to car parking spaces. (DP3, DP4, HE16)

Trees

12. Mature trees are an important feature of the neighbourhood. New developments should seek to retain mature, healthy trees. (DP3, DP4, HE16)

Enhancement Proposals

The bio-diversity of the area should be conserved and where practicable, enhanced.

The available facilities and services of the area, particularly schools, roads, crossings, play areas, car parking, communication systems and drainage, should be considered when new housing is introduced. Developments should offer improvements rather than just placing further demands on these facilities and services.

Future changes to the traffic flow in the city area should be considerate of the impact on the neighbourhood. External roads are already overcrowded and internal roads are over used as short cuts in busy periods.

Telecommunications companies and their agents should comply fully with pre- and post-application consultation defined in the Government Code of Best Practice and the industry's Ten Commitments Ref: ODPM 2002.

The general neat and tidy appearance of the area should be preserved, with simple requirements that prevent unnecessary clutter from dustbins and cars parked on footpaths.

Street lighting should be improved in those areas frequently used by pedestrians at night.

Mature trees of the neighbourhood are a skyline feature for the City and should be conserved and managed accordingly.

Leaf sweeping should be conducted frequently at road junctions and crossings as leaves quickly form a hazardous surface.

All street trees should be maintained and replaced when necessary by similar native species suitable for the calcareous soil.

Changes of use should not be permitted for shops and public houses, which form important local amenities.

Boundary walls and fences should be maintained to a good standard and be in keeping with those on adjacent properties.