

CHARACTER

The Railway Station is an existing landmark in the city – both as a transport hub and distinctive heritage building. The concept masterplan proposes that sites should be designed to be distinctive, drawing on the city’s key character as a guide and have a positive impact on the surrounding area. Creating places for people, use, and activity, helps to define a place, identity and character.

Whilst Winchester’s city centre contains many historic buildings of note, the characteristics of Winchester are perhaps more uniquely defined by the arrangement of spaces and routes in the city’s blocks and streets.

Some of the most memorable spaces in Winchester are accessed via meandering routes that widen and enclose a connected series of spaces and views. Informal smaller spaces are discovered along route and become pleasant places to spend time in, or move through.

Winchester is a city set within the context of the South Downs. Its urban streets and squares are punctuated by impressive trees, while major routes are often lined with trees as green corridors.

The concept masterplan recognises these key features of Winchester and aims to embrace them to inform proposed development upon the Station Approach sites. It is the placement of building facades, footprints and new planting that can create this effect in new development.

DEVELOPMENT FOOTPRINTS

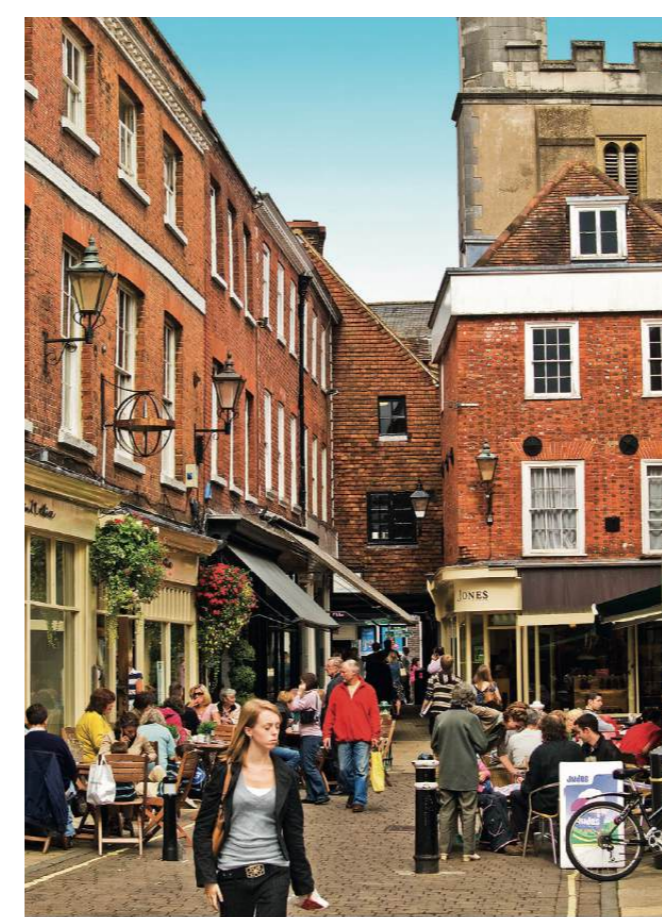
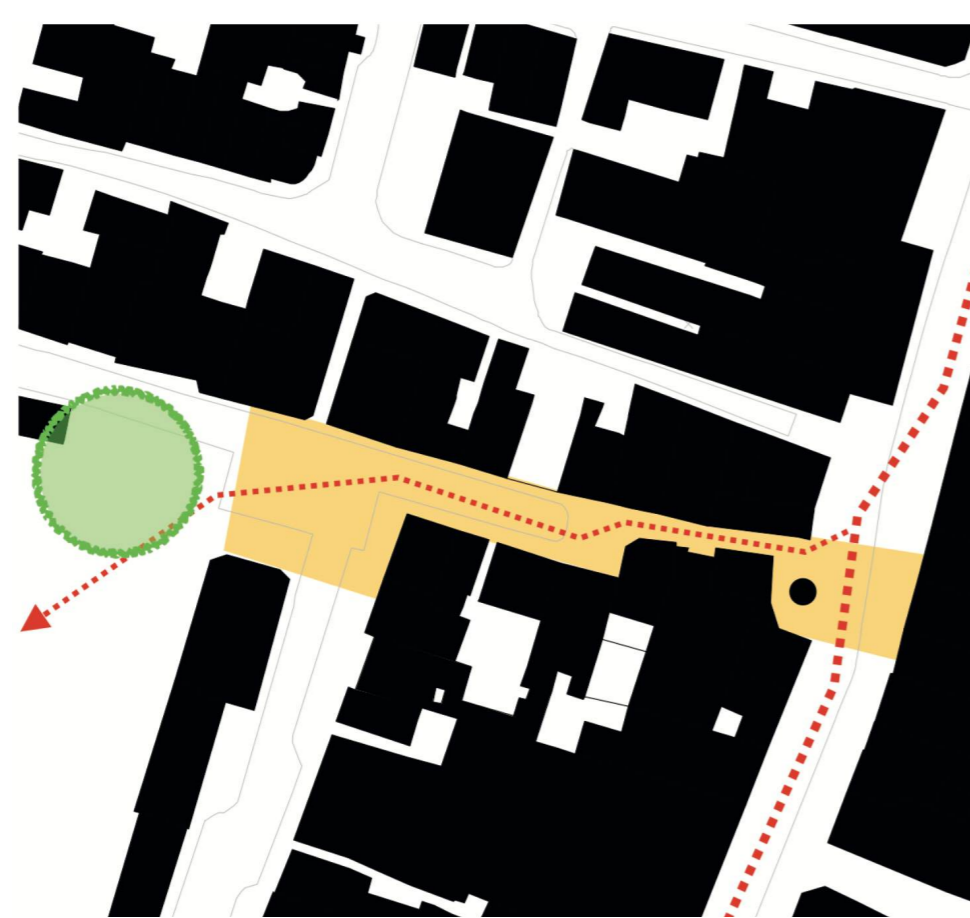
The footprint of a building can help to create identity, character and places for people to spend time.

The plan sketches below show option studies, focusing on building footprint, and the connectivity and value of the spaces between the buildings.

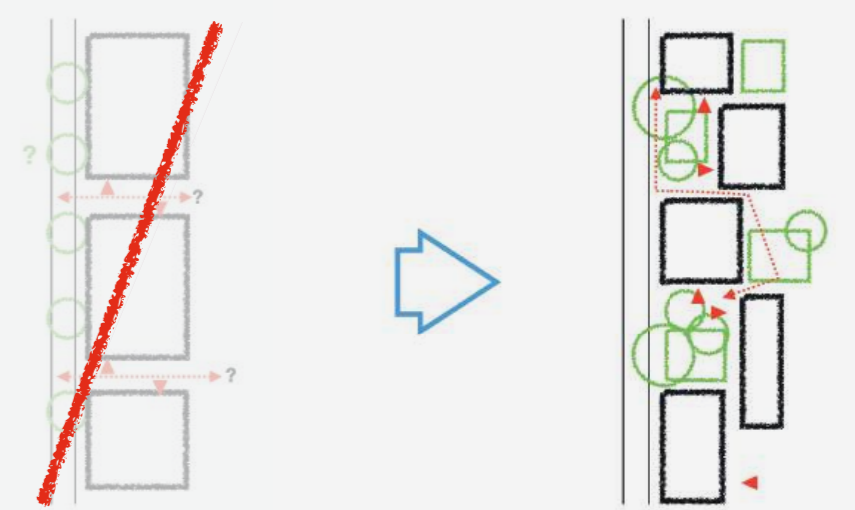
CONNECTED SPACES IN WINCHESTER

The Square is probably the most well-known example of connected ‘discoverable’ spaces within the city.

The buildings offer lively active frontages and enclosed external spaces to sit and enjoy.



STREET FRONTAGE



Simple blocks with linear routes with limited active frontage.

Fragmented blocks facing the street, creating courtyards as well as routes through. Allows for more opportunities for green spaces and planting.

WALLS & LARGE TREES IN WINCHESTER

These street views highlight the importance of mature trees between buildings to emphasise the nature within the city’s streets.

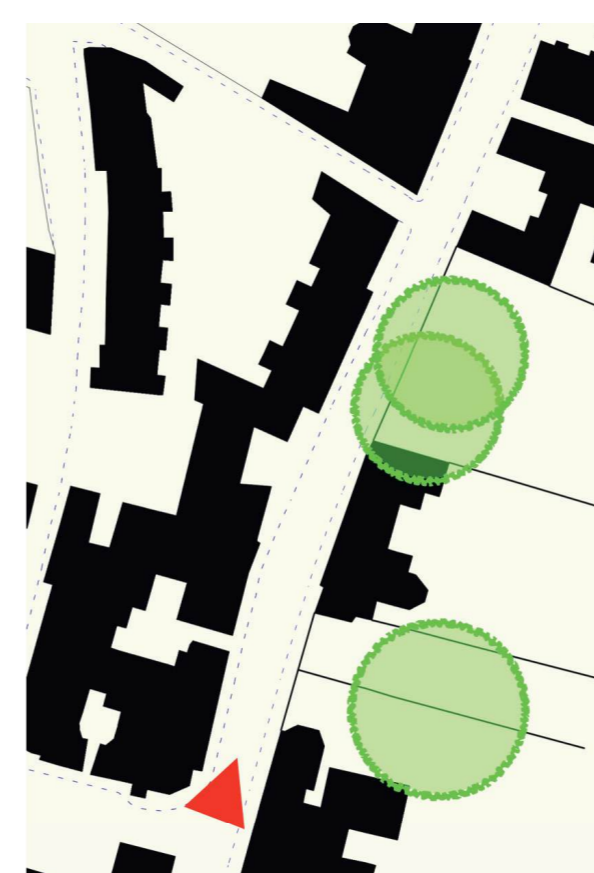
Walls made of high quality materials moderate between buildings, levels, landscape and trees as part of the distinctive townscape of Winchester.



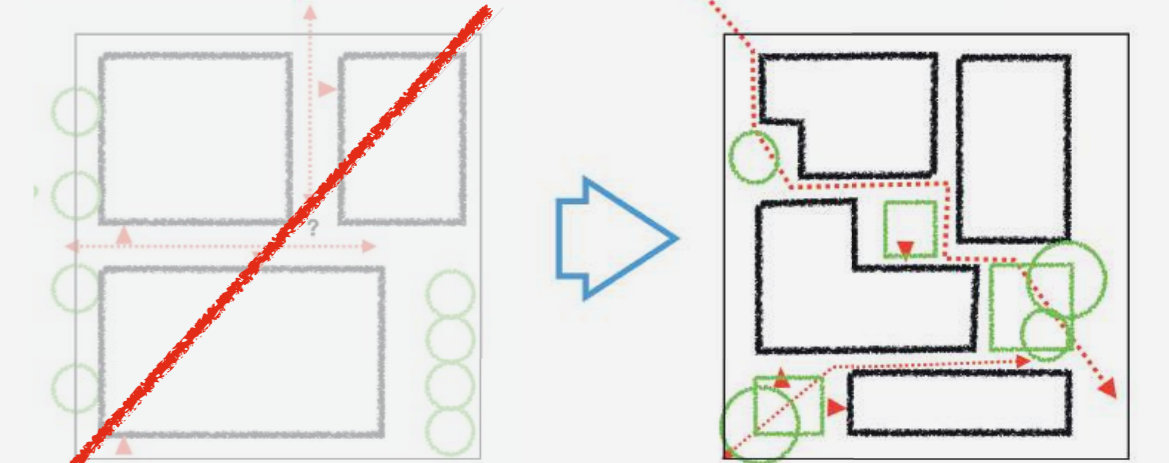
Great Minster Street



St Thomas Street



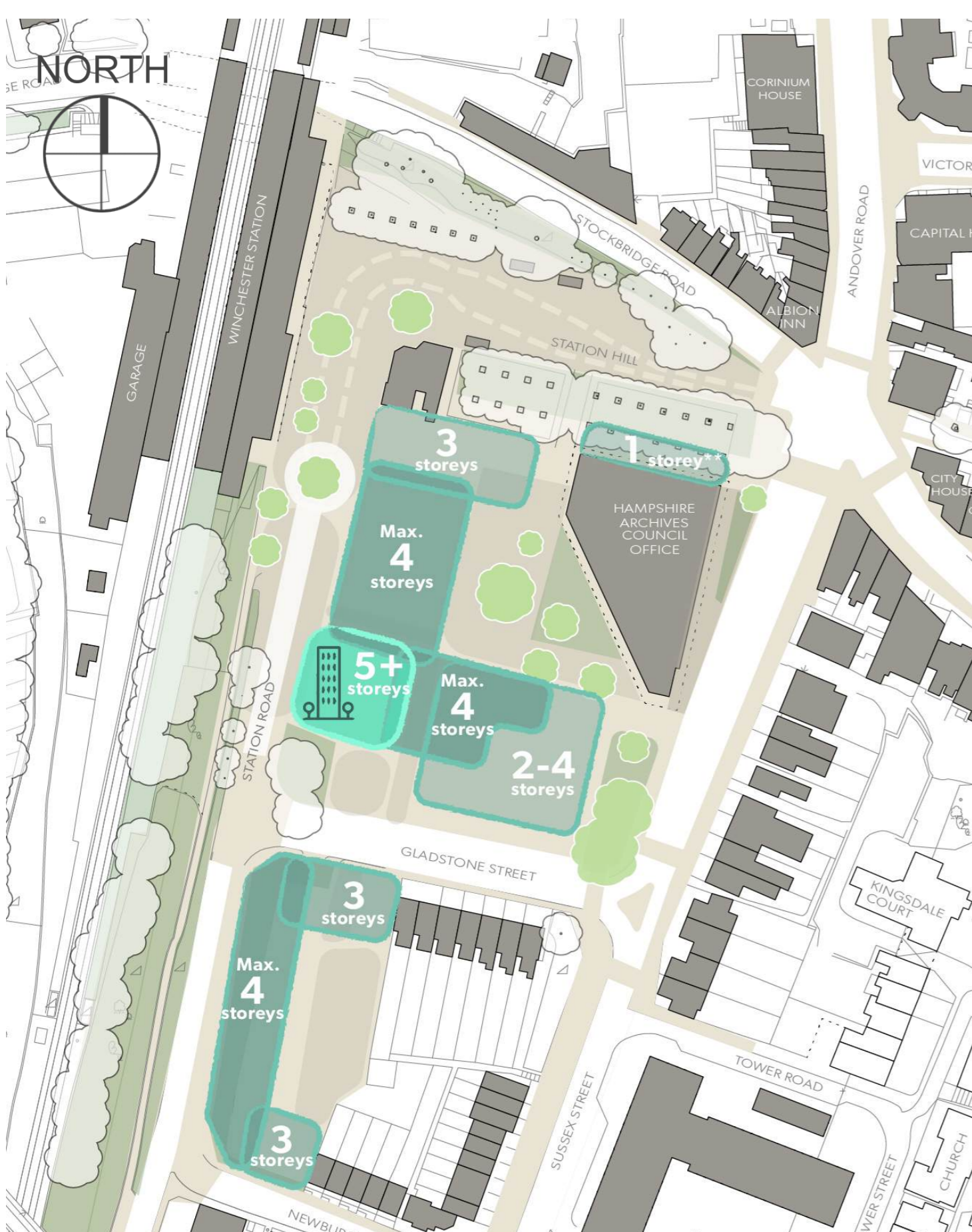
URBAN BLOCKS



Simple blocks with linear streets and limited opportunity for welcoming frontages. This arrangement is uncommon in Winchester and does not reflect the character of the city.

Fragmented blocks with streets and courtyards increases space and allows for entrances and windows. Attractive courtyards are connected via narrow streets and routes and is more in character for Winchester.

BUILDINGS, HEIGHTS, SCALE AND MASSING

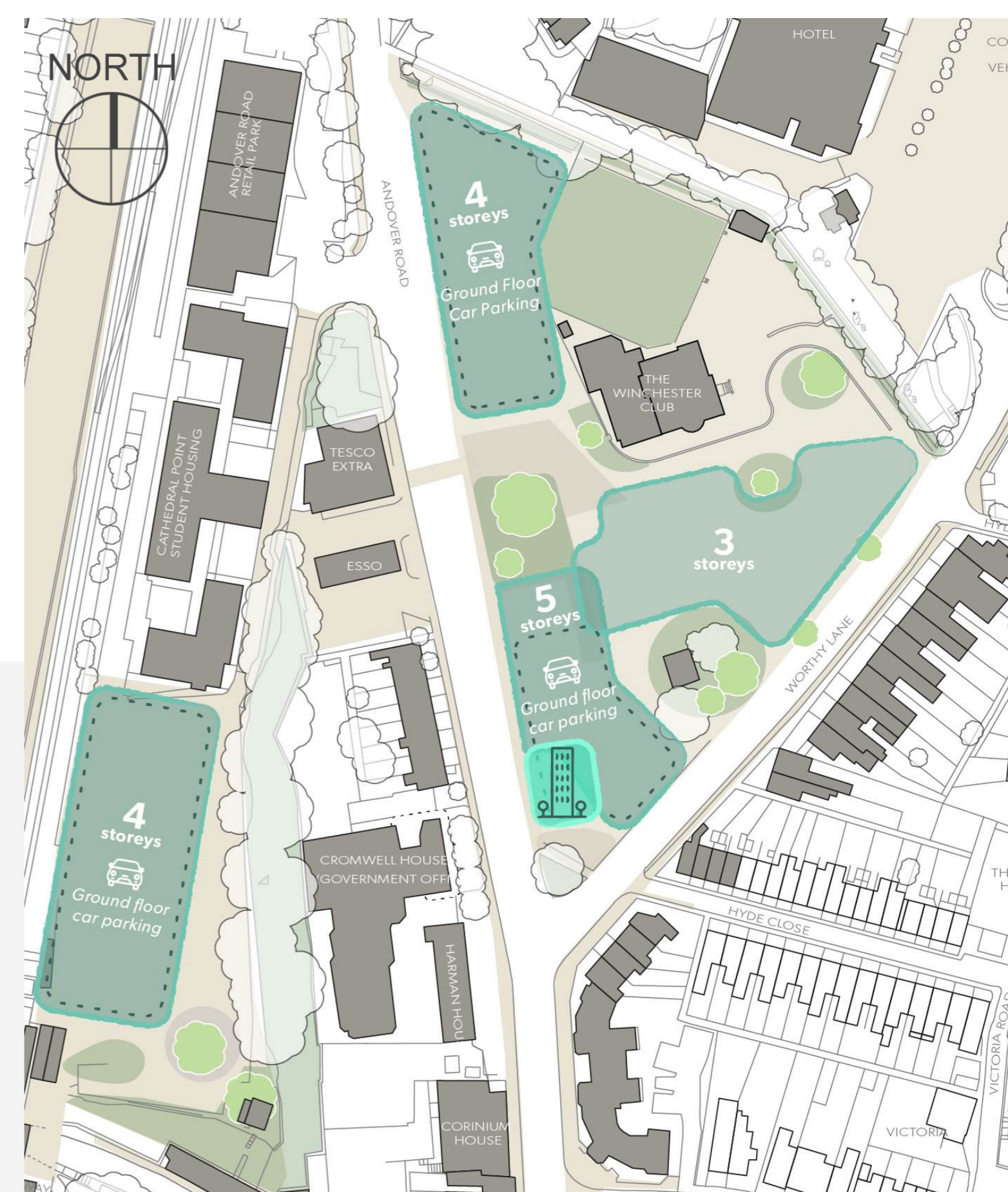


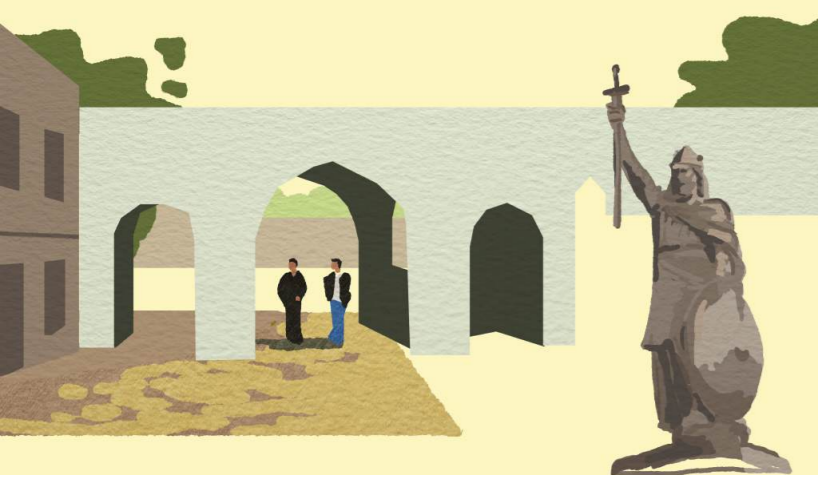
CARFAX SITE

The massing and heights of development on the Carfax site should respect the existing heritage buildings with reduced scale around the Registry and listed Record Office. The new development scale could increase towards the highest point of the site at the top of Station Road, where a taller office building (5+ storeys) could provide a distinctive landmark.

CATTLEMARKET SITE

Buildings along Andover Road should suit the changing character from sub-urban Harestock/Weeke to the urban city centre. Development along Worthy Lane should respect the established conservation area of Hyde, and use a residential scale to ‘complete’ the historic street. An opportunity for a landmark building at the southern corner of Cattlemarket could create punctuation in the development, and help with way finding and giving a distinct personality to the area.





CHARACTER

The concept masterplan proposes to preserve key views to the station and enhance them with improvements to the surrounding public space, creating a more identifiable place for people to spend time. New development in terms of scale and mass should consider the adjoining conservation area, whilst also providing a focal point and landmark for the city.

HERITAGE AND KEY CONTEXTUAL VIEWS

Also Wider Townscape Views (beyond this map):

- Bushfield Camp
- Whiteshute Ridge
- St Catherine's Hill
- Morestead Road
- Magdalen Down
- Blue Boar Hill
- Oram's Arbour
- Milverton Road / Green Hill Road



BUILDINGS OF HISTORICAL SIGNIFICANCE



STATION BUILDING

This building has a distinctive frontage adding character and identity to the Station Hill approach. It is not proposed to expand the station building itself, but improvements to access and surrounding public space will improve its setting.



ST PAUL'S CHURCH

This grade II listed building enjoys an elevated setting which offers a partial view across the Carfax site. Any development should be aware of views from (and to) this location, however, the viewpoint is limited to the churchyard or carpark and will not compromise the church's operation or values. Ground level views are limited by vegetation and landform, but where height is created by new development there is potential for creating new views onto the church itself.



HAMPSHIRE RECORDS OFFICE

A large and distinctive grade II listed building, with imposing presence on the Carfax site and station arrival routes. The rear elevation of the building is glazed and open and looks out into gardens and a copse of trees, this aspect of the building is under appreciated and could be enhanced in a new development.



THE WINCHESTER CLUB

Although significant proportions of the original heritage building of Highfield Lodge survive, there have been various extensions and alterations and its formerly extensive garden is now dominated by the hard-surfaced public car park. Located outside the concept masterplan area, the building offers potential, and is in need of maintenance.



FORMER COUNTY REGISTRY OFFICE

A familiar feature building greeting station users. The proposal would be to restore public access and use. There's possibility of re-introducing food and drink in the form of a Cafe or Bar (historically a pub). The public space works to Station Hill would improve the setting and usage of the space outside.

PROPOSAL:

The concept masterplan proposes new family home townhouse units and smaller scale terraced duplex flats opposite existing homes which would be set back from the road along Worthy Lane. They should complement the existing homes, enhancing the feeling of a lively street.

Existing photograph of Worthy Lane



VIEW OF WORTHY LANE RESIDENTIAL

Possible interpretation of this concept masterplan

