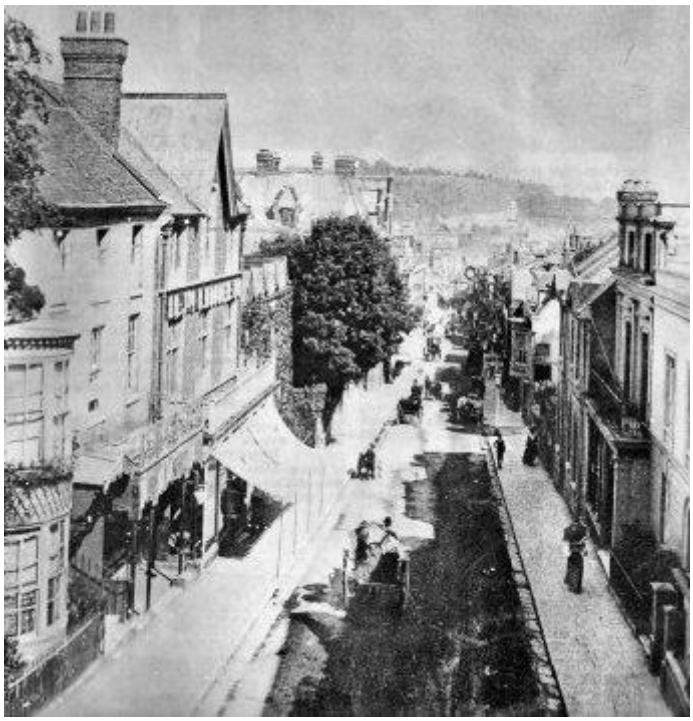
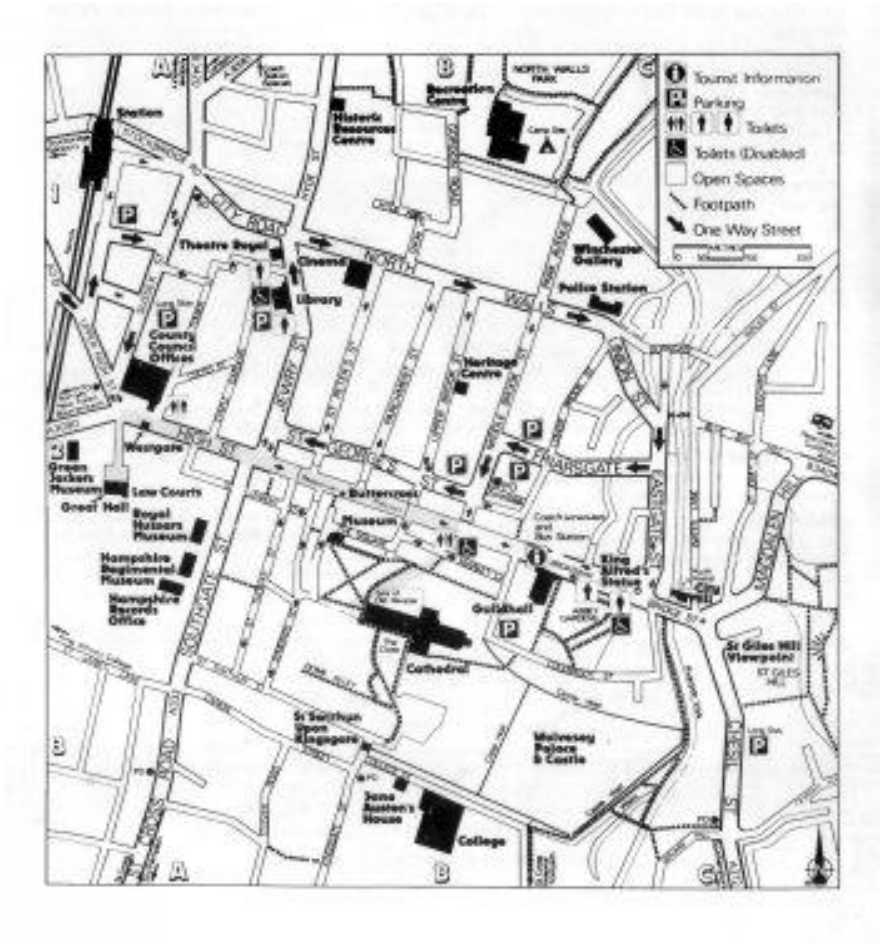
Winchester from Cathedral to Castle



View of High Street looking towards the east



Winchester Town Map Showing the High St highlighted

This is a description of the architecture of buildings mainly in the High Street from the Cathedral to the Castle (just beyond the Westgate) in Winchester produced by the Trust in 1986.

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Elizabethan Winchester by T.D. Atkinson 1963
Winchester Seen and Remembered by P. Stevens and D. Dine 1978
History and People Winchester College Archaeology Society

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Lakeland Sheepskin Centre Ltd.,
Sheepskin garments and woolen goods, 25 High Street
Pearsons, Estate Agents. Surveyors. Auctioneers, Valuers, Walcote House
Peter Lord, Footwear retailers. 114 High Street
Marks and Spencer plc, Store — textiles and foods, 138 High Street
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Photographs

Derek Dine: Front cover and inside pp. 2, 3, 4, 5, 6, 8.
Lloyds Bank: High Street, p. 1.

Drawings

The 1960's scale drawings of the High Street by Keith Walker have been updated by Plincke, Leaman and Browning, architects.

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This is the fourth in our ‘Street’ series.
Previous publications, still available in the bookshops or from the Winchester Heritage Centre are:
The High Street, by Keith Walker and Mrs B. Carpenter Turner 1976
Jewry Street by F. Chippindale (1984)
The Square and Great Minster Street by F. Chippindale (1985)

Printed in 1986 by Sarsen Press, Winchester.

Winchester from Cathedral to Castle

Introduction



The photograph shows St Maurice's, a gothic revival church of 1841 with seating for 1147 and demolished in 1958. In 1975 it was agreed, after considerable discussion, to prohibit vehicular traffic between Market Street and St Thomas Street. A year later that part of High Street was paved, unfortunately with imitation stone slabs. The street lamps have been replaced with electric wall fixtures and it is a sign of the times that numerous sponsored litter bins are needed.

The Market House, cost £1200, was designed by William Coles, City Engineer in 1857 in Greek Doric revival style. It was known as the old green market and on Wednesdays and Saturdays sold poultry fruit and flowers. Later the building was used for second-hand furniture before being occupied by Dumpers Restaurant. Their new lease from the Corporations in 1925 was £300 per annum.

At that time, No. 25, across Market Street, was used by Collis Cobb and Spencer who had four home farms in Winchester. Their cafe used milk from the farms and there was music daily.

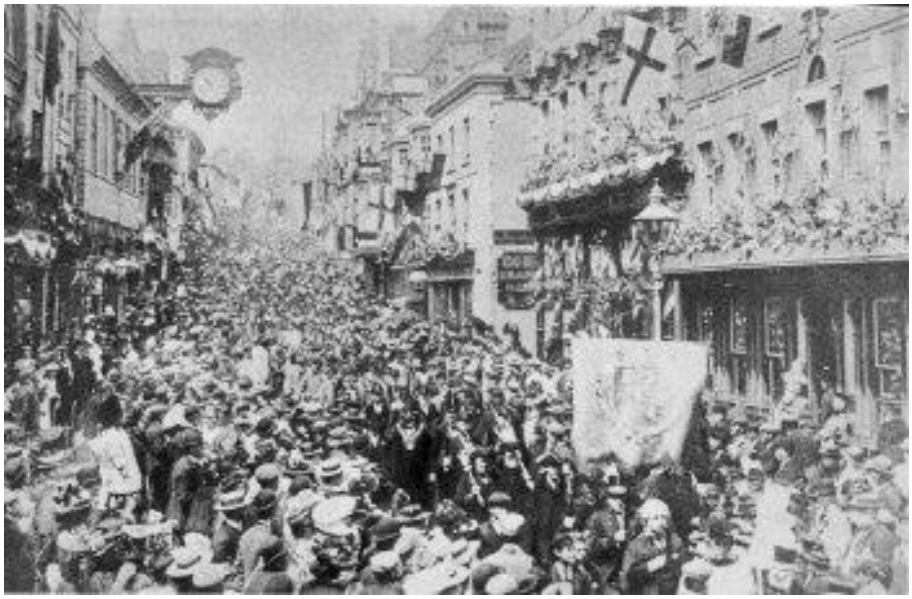
The publication by the Winchester Preservation Trust in 1976 of drawings of the High Street by Keith Walker together with historical notes by Mrs B. Carpenter Turner provides an essential introduction to this new booklet.

The main East West artery, the decumanus of the old roman town has retained its form and direction. It is difficult to visualise this medieval street with "quaint tottering houses having gay painted fronts, outside stairs and wooden galleries with an open sewer running down the hill". Some of the later Georgian houses are still here but such property has long since been gutted at street level for commercial use. Much of the south side belonged to the Church, the rich merchants were across the street and craftsmen in the alleys between the houses.

The lively quality of the architecture of the High Street is seen in the upper floors of the older property. Where the larger multiple stores such as Boots, Marks and Spencer and Woolworth have insisted on their usual plate glass frontage, this special character has inevitably suffered.

Winchester from Cathedral to Castle

Description Part 1



F.W. Holdaway and Son, had No.18 as a large scale Caterer. The old-established firm proudly advertised their achievement in providing "simultaneous teas for 3750 at the opening of Winchester College War Memorial cloisters".

The 15th century High Cross was restored in 1865. The only original statue, of St John, is on the south side.

The Pentice, the term means a "long covered walk supported by columns", was referred to in 1880 directories as the Piazza. The shelter provided is certainly appreciated but the varied painted supports are unattractive.

The photograph shows loyal citizens and dignitaries of the city celebrating the diamond jubilee of Queen Victoria in 1897. It looks as if the total population of 10,000 were in the High Street.

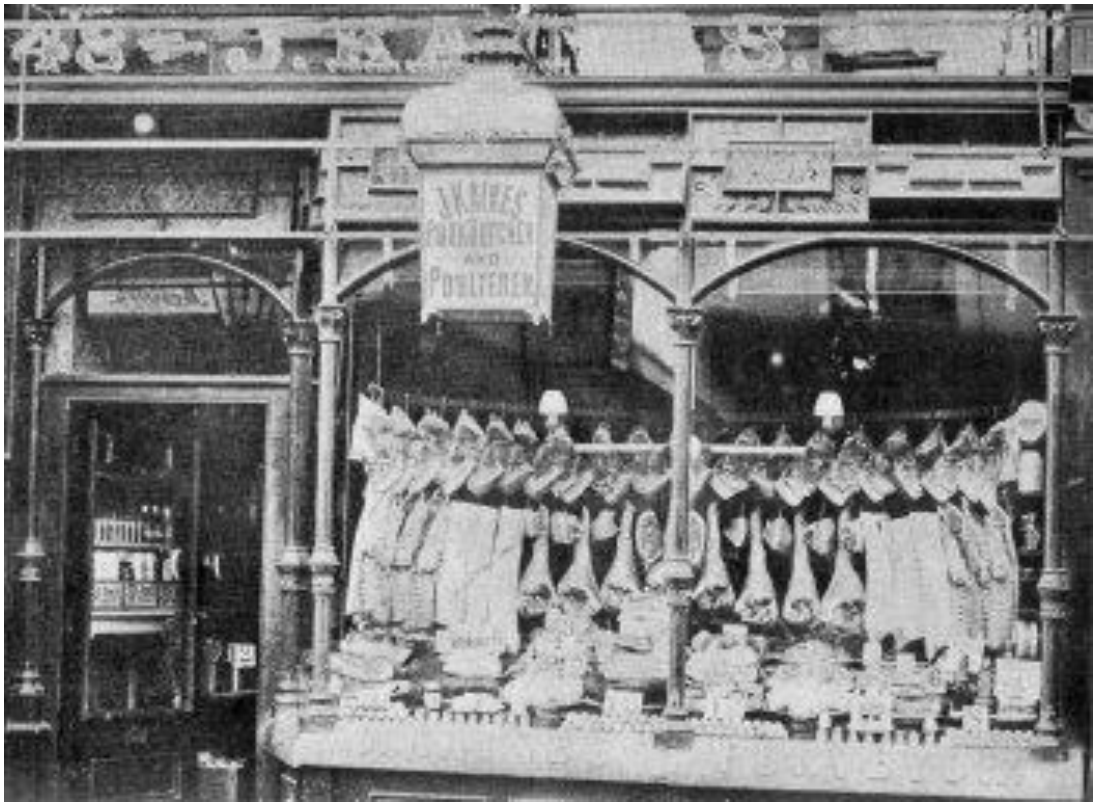
The 18th century apothecary's house, later the London and Smith's Bank (and now the National Westminster Bank) shows a brave floral display at upper floor level. The present occupants have not adopted this idea and indeed have upset the serenity of this Georgian house by inserting mirror glass in the upper windows.

No. 34, on the site of the old Edinburgh Castle Public House was, from 1871, used by Fosters the Tobacconist. The shop fittings were removed in 1980 and re-assembled in the City Museum.

No 41. at the end of the Pentice is a well restored timber frame building near to the area referred to as "hell", possibly because, centuries ago, the Royal Mint belched forth smoke and flames.

The unfailing popularity of timber used as "black and white" decoration is seen at Nos. 35-38 which also includes carvings of four historical Winchester characters.

No.45 was Hunt's dispensing "chymists", one of three in the High Street. In addition to supplying oxygen and batteries on hire, they would undertake minor dental operations. This shop was also re-assembled in the City Museum in 1980 having been in the Piazza since 1861.



The photograph shows the frontage at No.48 of J. Kaines Butcher and Poulterer who had another shop at No.124. He advertised that "hams killed and cured on the premises had no preservatives or chemicals".

An analysis of the occupation of premises in the High Street, particularly over the last hundred years, mirrors the social and economic factors prevailing at the time.

In the 1880's the business would be managed by a family living over the shop. There was great variety both in the shop itself and what could be bought in the street. At this time there were eight Tailors and Drapers, six Grocers and Bakers, two Fishmongers, three Bootmakers and two Saddlers. The three Chemists could offer homeopathy and of course the shilling bottle of linctus which purported to cure all ills.

Today the family business has gone and with it the individual presentation and personal attention.

The fierce competition between shops extends to Banks, Building Societies and Estate Agents. There are five national Banks and a similar number of Building Societies and as Hampshire is popular for working and living most of these firms are expanding.

In 1976 Winchester City issued guide lines on signs and Shop Fronts to advise shop-keepers on how to maintain some of the pleasant features of this street.

In 1986 another publication "Advertisements and the law" was published in co-operation with the Incorporated Chamber of Commerce. In particular it is hoped to control the extent of window stickers to 10%-15% of the window area.



This photograph is of the old Black Swan Hotel at the corner of Southgate Street, with the George Hotel at the junction with Jewry Street.

In the 19th century hotels arranged for "an omnibus" to meet trains at the recently opened Railway Station (1838) and the Black Swan was also the terminus for four road wagon services.

The point duty policeman was replaced by automatic traffic lights in 1934.

The Exchange Public House across Southgate Street was taken by the Black Swan proprietor, Charles Sherry, and his Hotel was auctioned in London in 1932, being demolished two years later. It was possible to get a first mortgage for £4500. The replacement building of shops and offices is an indifferent architectural answer on such an important corner site.

Noticeable on the south side was the Dolphin Hotel at No.51.

In 1785 two chamber maids from the George Hotel took over the Dolphin providing "a good `ordinary' every market day". This attractive corner building, the ground landlords being St. John's Hospital was, in 1984, sensitively refurbished as shops and offices by the Winchester architects Plincke Leaman and Browning.

Lloyds Bank at Nos. 48-50 is to be re-arranged and the old shop at No. 48 will revert to shop premises.

No. 57 Jacob and Johnson have published the Hampshire Chronicle since 1778. The façade with old bow windows is attractive as is the seasonal flower display above.



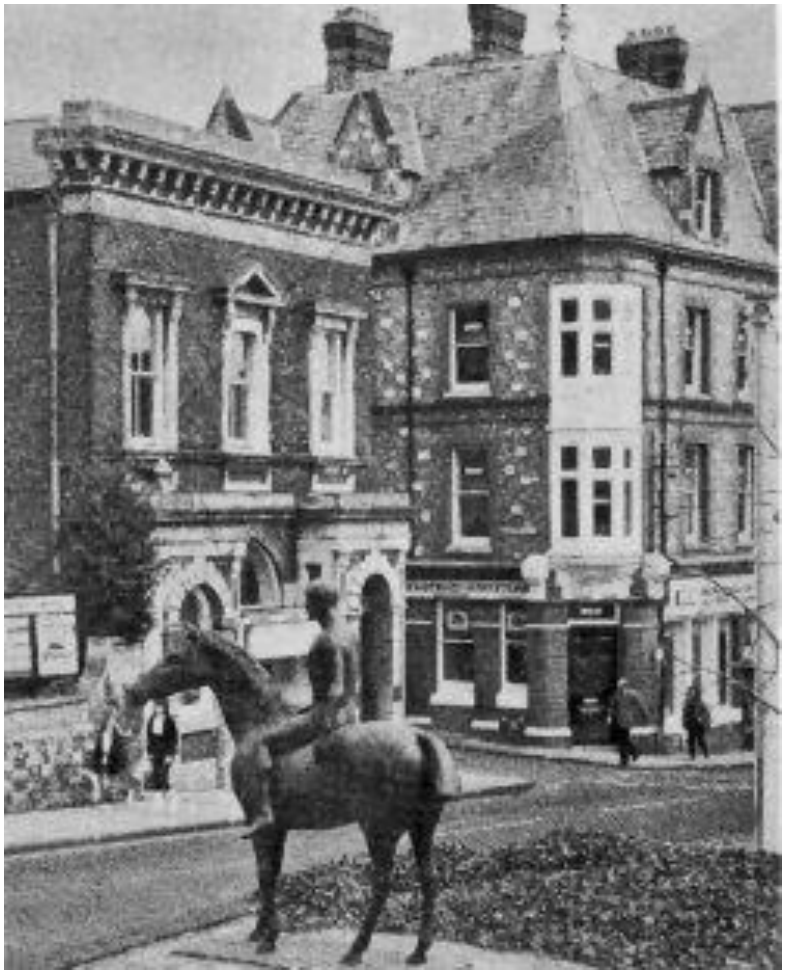
The Westgate dates from the 13th century with a rebuilt west front of 1390 and it was used as a prison in the 17th century.

There was a "smoking room" above the Westgate in the 1880's as an integral part of the Westgate Hotel and Tavern. On the north side of the street was the Plume of Feathers Public House.

The re-sited Westgate Hotel across Romsey Road is an attractive Greek revival design on a well-defined rounded corner. The photograph shows the throng assembled in front of the Hotel to mark the accession of George V in 1910. The Littlehales Memorial drinking fountain of 1880 is now at Oram's Arbor.

Winchester from Cathedral to Castle

Description Part 2



Vehicular traffic through the Westgate was diverted in 1956 and in 1984 granite setts were laid to define the original roadway.

The Hampshire County offices, Queen Elizabeth II court on the north side were designed by Cowles Voysey in 1936. It continues the Winchester tradition of good quality brick craftsmanship particularly in the vaulted entrance. The building,

completed in 1960, does not sit comfortably on this difficult sloping site but is visually improved by the silver maple trees planted in 1977 to mark the jubilee of Queen Elizabeth II.

Gables, dormer and oriel windows are integral elements of the Winchester street scene. The Flemish type gables at Nos. 98 and 100 are of excellent craftsmanship but often ignored. The owners of oriel windows needed special permission to project and so to enjoy two way views of the street.

The photograph shows the junction of Staple Gardens with the High Street.

No. 82 was a 19th century classic style Hampshire Bank later spoilt by the insertion of a large plate glass window. No. 83, however, is a good example of the Victorian answer to the corner problem. Originally it was the Star Inn with an unusually large projecting sign and it offered the customary "stabling and good beds".

The equestrian statue by Elizabeth Frink replaces the large holm oak tree removed in 1980 as being unsafe. The low brick wall together with tree planting was done in 1980 to form a new island.

Between Staple Gardens and Tower Street is Walcote House which was noticeable because of the large trees and brick boundary wall.

This used to be Dr. Wall's House and as times have changed so have monetary values. A century ago the Royal Hampshire Hospital advertised for a "highly qualified house surgeon, salary £100 per annum, with board and lodging".

The property between Walcote House and Tower Street is due for re-furbishment and large scale development.

The attractive doorcase based on Georgian proportions is often reproduced today in extruded plastic.



The photograph of the junction of Jewry Street with High Street shows, the influence of road traffic management on street architecture. The intimate character of that part of the High Street before the George Hotel was pulled down in 1956 has been drastically upset by the widening of Jewry Street.

There are no aesthetic gains as the replacement buildings on both sides, though in good quality brickwork, are too ineffectual for such important corners.

The old Alwarene Street is between God Begot House and the Royal Oak Inn. This was at one time the boundary of the Jewish ghetto.

God Begot is a much restored jettison timber frame building having had many occupants including an Hotel which could not comply with modern fire regulations.

Above the street level shop is likely to be a new restaurant using the large "upper hall" with its tie beams and arched trusses.

In the 1920's W.H. Smith had a typical open front book stall with Eric Gill lettering on the fascia. It offered a loan library service similar to Warrens at No.85 at a charge of 15/6d. per volume per annum.

The first floor, with open roof, had Audrey's Tea Rooms, the partners from 1876 being Wykhamists.

In 1950 the business was transferred to Fullers and in the 70's was refurbished including six decorative details linked with the history of Winchester.

Architecturally the rounded corner treatment to Parchment Street is typical and is in strong contrast to the recent popular dress shop at No. 112.



The drawing is an approved design for new shops at the junction of Upper Brook Street and High Street. This will be an improvement on the existing building and the gables could form a climax to the vista from the cathedral green. The use of semi

circular first floor windows is less convincing. The architects are David Brown and Partners of Sunbury.

Rumbelow's is typical of mid 20th century shopping facilities offering on hire purchase a range of electrical goods. In 1975 the purchase price of this property was £145,000 with a rent of £8000 per annum which nine years later was £45,000.

Nos. 107 and 107a, with upper floor bow windows, used to have a good flower display over the old shop of Dyer and Sons, Grocers and Wine Merchants. In those days tea and sugar were weighed to customers needs and the tea blended to suit the water. The publication in 1859 of Mrs Beeton's three pence weekly magazine encouraged housewives to develop their interests in cooking and household management.

In this part of the street can be seen another favoured feature, the metal balcony on an upper floor. It is the inclusion of such details which help to provide the special architectural character of the High Street.



The photograph shows the old Suffolk Arms Hotel on the site of the Marquis of Granby Public House and the Bell Inn of 1417. Originally this corner was the old Cloth Hall and in the 13th century linen was sold here.

The present shop has undergone changes since the 1930's and an opportunity was missed to produce a sensitive design using quality brick work at this important corner. (see photograph inside front cover).

The upper part of the old St. Mary Kalandar Church is of impeccable classic detail all in stucco.

After falling out of use it housed various tradesmen including Gifford's Corn and Seed Merchants and is now occupied by Woolworth's. It provides a touch of quality on the upper floors where most of the frontage ignores this tradition of relatively narrow distinguishable buildings.

The introduction of the 5 cent and 10 cent store into England selling a wide range of small consumer goods on one floor had a marked impact on the family shop.

Winchester from Cathedral to Castle - Drawings

A series of elevations in this publication were drawn by Keith Walker, a Winchester architect. He began the project in 1969 with two colleagues, who both dropped out at an early stage. Keith continued on his own and produced an accurate drawing of each façade of Winchester High Street.

Some of these architectural drawings were included in Trust publication 'High Street Section 1' that was published in 1976. Further drawings were included in this publication,'Winchester from Cathedral to Castle' which was published in 1986. Inevitably the building façades at street level had changed in many cases. Winchester Architects Plincke, Leaman and Browning updated where necessary the street level façades for the drawings included in this publication in 1986. Below all of the drawings used in both publications are included. Each drawing is described below, with the date it was last modified, and with a thumbnail drawing that can be clicked to show a larger version of the architectural drawing. The drawings cover the High Street from the site of St Maurice's church going west upto Westgate and then back to Middle Brook Street opposite the St Maurice church site. Two pieces are missing, the block between St Peters Sreet and Parchment Street and the block between Upper Brook Street and Middle Brook Street both going east.

16 - 24 High Street & 1 & 2 Market House (1986)

This block of buildings runs from west of St Maurice Covert (site of St Maurice church) to the east side of Market Street and consists of 16 - 24 High Street.



25 - 44 High Street (1986)

This block of buildings runs from west of Market Street to the east side of Little Minster Street and consists of 25 - 44 High Street.



45 - 49 High Street (1976)

This block of buildings runs from west of Little Minster Street to the east side of St Thomas Street and consists of 45 - 49 High Street.



51 - 64(a) High Street (1976)

This block of buildings runs from the west side of St Thomas Street to the east side of Southgate Street and consists of 51 - 64(a) High Street.



65 - 73 High Street (1976)

This block of buildings runs from west of Southgate Street to the east side of Trafalgar Street and consists of 65 - 73 High Street.



74 - 78 High Street (1976)

This block of buildings runs from west of Trafalgar Street to Westgate and consists of 74 - 78 High Street.



79 - 82 High Street (1986)

This block of buildings runs from west of Tower Street to Staple Gardens and consists of 79 - 82 High Street. It does not include Mottisfont Court which is on the corner of Tower Street. This is a modern building built after 1986.



83 - 93 High Street (1986)

This block of buildings runs from west of Staple Gardens to Jewry Street and consists of 83 - 93 High Street.



94 - 102 High Street (1986)

This block of buildings runs from east of Jewry Street to St Peters Street and consists of 94 - 102 High Street.



103 - 110 High Street (1986)

This block of buildings runs from east of St Peters Street to Parchment Street and consists of 103 - 110 High Street.No view of this block did not appear in either publication.

111 - 125 High Street (1986)

This block of buildings runs from east of Parchment Street to Upper Brook Street and consists of 111 - 125 High Street.



126 - 138 High Street (1986)

This block of buildings runs from west of Upper Brook Street to the east of Middle Brook Street and consists of 126 - 138 High Street. No view of this block was included in either publication.