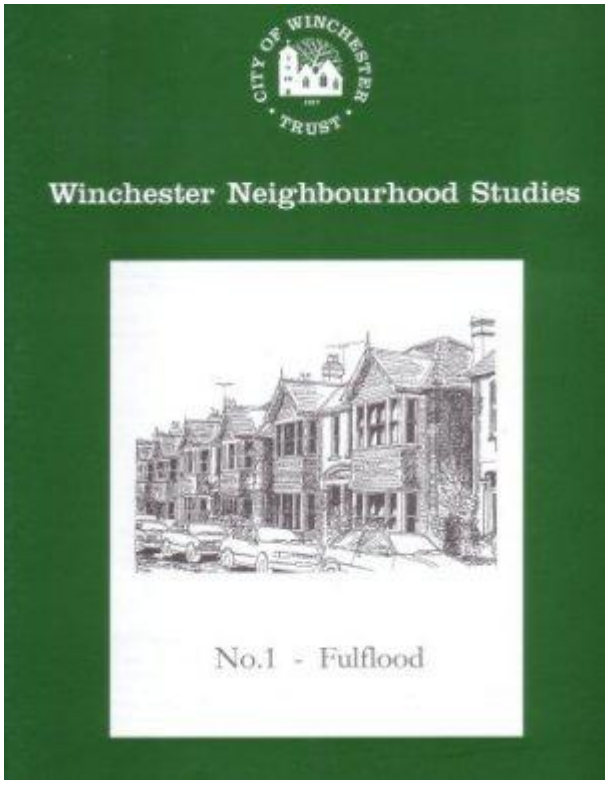
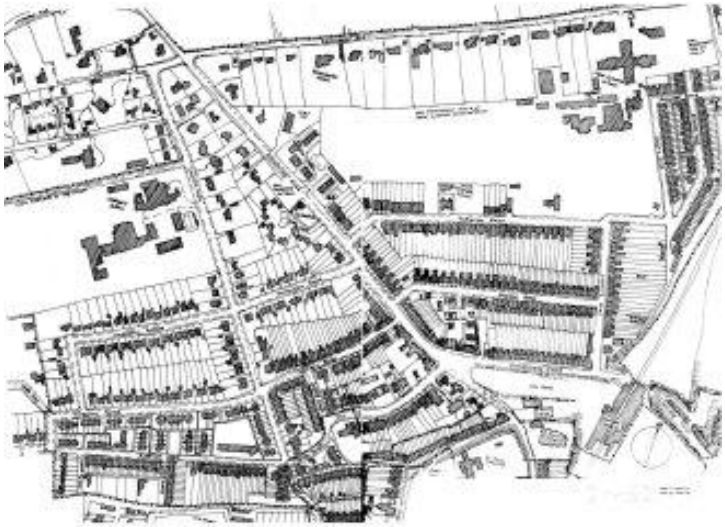
Neighbourhood Series - No. 1 - Fulflood

Index



This neighbourhood study is one of a short series, focusing on individual areas of Winchester. It is not intended to be the definitive guide to the area, but it is hoped that it will provide some useful background information concerning the history and character of the various parts of the city that make up the whole. The word "area" will be used to mean "neighbourhood" throughout the study. The picture is always changing, so we may produce updated versions in due course. Readers who have suggestions for amendments or additions are therefore welcome to write to the Trust so that their comments can be filed for future reference.



Prepared by Nick Bourne, DipArch For the City of Winchester Trust
With many thanks for the support given by the Projects Committee of the Trust.

Neighbourhood Studies - No. 1 - Fulflood

1 The Origin of Name 'Fulflood'



St Paul's House

Originally named "Foulflood", this neighbourhood derives its name from a stream, probably intermittent, causing floods and bringing with it debris which made it seem dirty in comparison with the lichen. It is thought to have had a source between the Westgate School playing field and Greenhill Road. It flowed down to a point probably between Western and Elm Roads, from whence it went eastwards to Hyde where it joins the Hyde Abbey Mill stream by Silchester Place. A map of 1791 shows buildings (presumably Fulflood Farm, now gone) in Stockbridge Road as "Foulflood" at a point between the present Western and Elm Roads. Maps now indicate the area as centring on this same part of Stockbridge Road.

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2 Defined Limits of Study

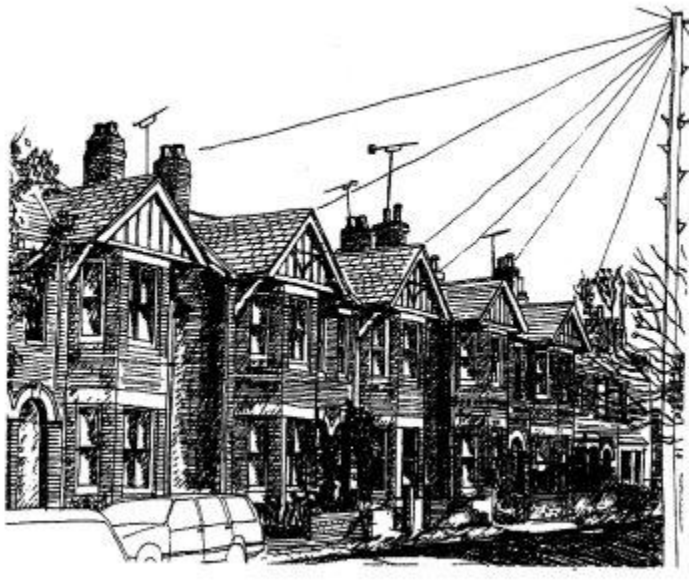


Brassey Road East Side

This is a difficult area to define. It could be said to centre on the Stockbridge Road, where there are still a few shops. This also centres the area on the valley; the surrounding heights to the north, south and west form the limits. Although of different character, the south side of Bereweeke Road has been included on account of the tree belt, which is such an important feature of the area. The railway forms a clear east limit. The following descriptive limits are used for the present study: south to include Greenhill Road to Greenhill Terrace, North View, part of Clifton Road and St Paul's Church; west to include Cheriton Road, Fordington Avenue and the Westgate School; north to include the south side of Bereweeke Road and east to the Andover Road and the railway.

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3 History



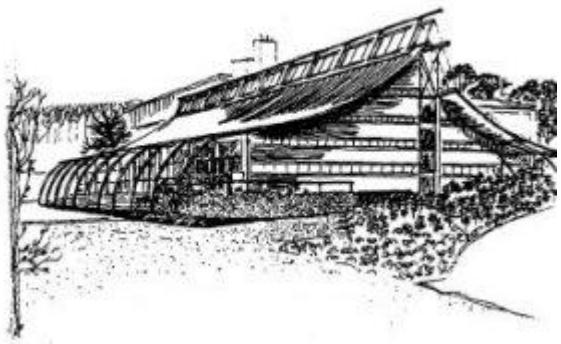
Fairfield Road

Apart from the farm there appear to have been few human habitations in the area before the 19th century. The 1869 Ordnance Survey shows little development west of the railway, except for North View (south side only) and Avenue Terrace in Avenue Road. Around 1840 the railway station was built, stimulating terraced and other development to the south of Oram's Arbour. In the following decades terraces were extended further north into the area to Boscobel Road. The Jolly Farmer and Roebuck Inns are shown, though the buildings may have been replaced. After 1869, two attractive stone dressed flint double-fronted houses (nos. 106 & 134) were built on the north side of Stockbridge Road, standing out sharply from their later narrow red brick neighbours in the same terrace. By 1895 a few houses were built in Fairfield Road, Stockbridge Road and Western Road; Elm Road and Avenue Road were virtually complete. Some terraces were built in Cheriton Road and the south side of Greenhill Road; the remaining development north of Stockbridge Road was complete by 1914. To the south of the Stockbridge Road the original building of the Girls High School (now Westgate) and some detached houses in Cheriton Road were also completed before the First World War. Fordington Avenue and the low-lying part of Cheriton Road were largely built between the wars.

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4 Land Use

a Residential



Maths Department, Westgate School

The area is mostly residential, in terraced, semi-detached and closely spaced detached two-story house forms. Cheriton Road has some larger early 20th century houses set in spacious gardens, some of which are built to attractive Arts and Crafts Movement designs. Bereweeke Road has large individual Victorian and Edwardian houses with long back gardens. The oldest houses are in North View, a mid 19th century terrace with a rendered finish. The steep fall in the land from North View and Oram's Arbour to Elm Road has led to some picturesque effects. There are attractive brick and flint houses in Avenue Road, and some, such as those in Western Road, have red and yellow parti-coloured brickwork in various designs. On the lower Stockbridge Road and to the northeast the housing is in late 19th century style. A variety of treatments are used: some houses are brick with roughcast rendering, some with mock Tudor wood strutting. Tile hanging, stonework and varying amounts of carving are also used. (It is the character of such late 19th and early 20th century

terraces that is most at risk from permitted development.) Fordington Avenue and adjacent parts of Cheriton Road have small better-designed detached and semi-detached houses of brick and tile hanging with small paned casement windows. Loft conversions with modern-design rooflights are also beginning to disfigure the latter.

b Educational



Westgate School

The Westgate School This school for 11-16 year olds in Cheriton Road was originally built before the First World War as the Girls High School in 'Restoration' style, with soft red brick of an attractive and warm tone. The slate roof has been extensively renovated, but the colour is still of a pleasing blue tone. The original building has been well respected and a circa 1960 block has been placed adjacent to it in such a way that two later buildings could be laid out to complete an attractive open-cornered and planted courtyard. The original building is near symmetrical with dual entrances in corner pavilions. The street entrance is at right angles to the building axis, and there is no architectural "stop" to take the eye round to the further concealed entrance. However, the courtyard and sense of arrival more than compensate this. The style of the mathematics department is that of the most recent phase of the modern movement. This makes a complete break with the past combined with elegance - a rare achievement.



Peter Symonds College

Peter Symonds College This Sixth Form College (formerly the boys' grammar school) has a more modest original building of about 1899, in mock Tudor style, with generous stone dressings, again with dual entrances at right angles to the street gate and no architectural "stop". In this case the entrance is particularly unsatisfying, probably because there is no planting beyond the boundary trees. However, this main facade is so placed that there is a clear view from Stockbridge Road when looking down Cranworth Road. Subsequent development has been northwards to Bereweeke Road and Andover Road and also westwards part way along the playing-field area. There has been recent development along the north side of the playing field reaching out to the west. This consists of three substantial blocks namely, from west to east, a hostel for students from the Falkland Islands, a sports complex and a communal building. These blocks are of similar height and mass but otherwise have no unifying strands to make a satisfying group.

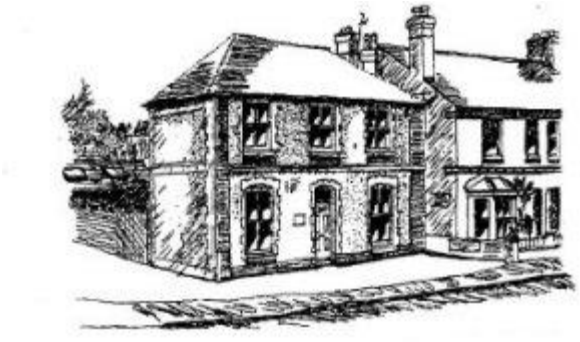
c Other Land Uses

These are relatively small in area and include the railway station and associated car parking, small offices and industrial premises.

d Amenity Land

The area is without any land to which the public have free access, although Oram's Arbour lies immediately to the south, easily accessible from the area. The footpath at the north side of the Westgate School leads to the pine tree belt at the side of a playing-field, which has a pleasant and unexpectedly rural feel. The footpath continues across Chilbolton Avenue and into Teg Down. From observation, outside school hours the playing fields have a limited recreational use for the general public.

e. Retail



106 Stockbridge Road

There are about 14 shops in Stockbridge Road between Western Road and Elm Road, which form the nucleus of the area. A post office and a chemist would be useful additions and houses opposite the parade could be converted into shops if there were sufficient demand. Some of these shops have local use, while others are of a more specialist nature and serve Winchester as a whole. There are also more shops to the east of the railway bridge, just outside the area being studied.

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5. Traffic and Car Parking



Hatherley Road

The Stockbridge Road cuts the area in half; new traffic calming measures have recently been introduced, altering the character of the road. There are pedestrian crossings and traffic islands near the shops, which help to link the two halves of the area. There is no pedestrian crossing by the railway bridge at the bottom of the ramp to the station, and the provision of a crossing at this point would be particularly useful to people in wheel chairs and the students of Peter Symonds College who travel by train; there is no crossing point or pavement between St Paul's Hill and Station Hill. To the north of Stockbridge Road parking is a problem, with cars tightly packed on both sides of the side roads with just enough room in the middle for one-way traffic.

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6 Important viewpoints and spaces



Stepped houses in Clifton Road seen from Elm Road

Although there are few public open spaces in the area, there are numerous vantage points which are important to the character of the area. In selecting the significance of particular views and evaluating the consequences of their possible loss through new development, the effects of winter and summer trees should be carefully considered. A selection of important views and viewpoints is shown below:

a The new development on the high ground of the former St. Paul's Hospital site (Alison Way) makes a good backcloth above Fulflood when viewed from the Stockbridge Road. In winter this appears as a silhouette of gables seen through a tracery of winter trees.

b From Stockbridge Road up St Paul's Hill to the Church: This view is much enhanced by the trees around the Church, those in the station car park and around Alison Way; some of these trees do not have tree preservation orders (TPOs), and could be at risk.

c There is a picturesque view from Avenue Road towards North View, enhanced by a weeping willow.

d The original Peter Symonds building can be seen clearly from the station platforms. It terminates a view from Stockbridge Road when looking along Cranworth Road.

e The main open spaces in the area are the Westgate School and Peter Symonds playing fields (see Land Use, paragraphs b and d). The planted courtyard at Westgate School is a smaller, but still important, open space.

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7 Trees



St Paul's Hill

Trees help to break up the solid building mass of urban areas. Large built-up areas are a feature of 19th & 20th century England. Winchester is more favoured with trees than many English towns. Fulflood has a backcloth of fine Victorian plantings of Scots Pine around Chilbolton Avenue and Bereweeke Road. These provide a dark edge and skyline to parts of the area and the eastern side of the City; dark-coloured buildings are largely hidden by this horizon. It cannot be emphasised too strongly how important these trees are to the City as a whole. Those standing on private land need to be protected by TPOs or by inclusion in the conservation area, and a system of careful management is needed so that replacement of defective specimens can be phased to maintain the wooded line of the horizon.

Some of the streets have lime trees planted in the pavement, notably Cheriton Road. Other streets have front gardens deep enough to contain trees, for example Fordington Road. However, Cranworth and Brassey Roads have no space for trees in either the pavement or the front gardens and therefore the trees at Peter Symonds College, visible at the northern ends of both streets, are particularly important. Hatherley Road also benefits from the boundary trees in the Peter Symonds college grounds. The Westgate School has been well landscaped with new planting of trees around the buildings, older planting near the road and some tree belts in the playing-field area. It is noted that none of the trees in Peter Symonds College and Westgate School and, apart from Bereweeke House, the south side of Bereweeke Road have TPOs. The trees on these sites are some of the most important in the area and certainly have skyline significance for the City as a whole. Therefore the protection of these trees is of paramount importance, and action should be taken to rectify this situation as soon as possible. Trees discussed here and elsewhere in this text may prove to be of poor quality. Thus, the importance of an overall tree strategy, and plans for appropriate timing for replacements should be considered.

Trees on County Council land, notably Westgate School, are the subject of a "gentleman's agreement" with the City and are therefore partially protected. This is not the case with Peter Symonds College, which is now privately owned.

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8 Buildings


Avenue Road

The following are considered to be particularly notable buildings within the study area:

a The Mathematics Department, Westgate School (see Land Use, paragraph b).

b The Pickford Depository - St Paul's House in St Paul's Hill. Built 1938, it has been successfully converted to offices in a style reflecting Art Deco in a less industrial form, resulting in an attractive building.

c St Paul's Church (1872-1904 by Colson) is a distinguished stone and flint gothic revival building with three gables. The church terminates an attractive view up the hill from Stockbridge Road. The Sunday School building partially obscures it from this viewpoint but the church is completely visible when entering the churchyard from the opposite direction, where most of the houses were when building commenced.

d Peter Symonds College original building. This is one of the most visible large buildings in the area, especially when viewed from the railway station or from the Stockbridge Road.

e Private houses in Bereweeke Road. This road has an assemblage of well-appointed residences of varying periods, all adding up to an important set of examples of Victorian and later domestic architecture. Nos. 5, 20, 26 and 36 are particularly good examples.

f The Hermitage, Cheriton Road. The front of this house is undamaged in spite of conversion to a nursing home. It has a somewhat austere but distinctive design in brick, flint and tile-hanging. Details include Tudor style brick drip mouldings, pointed arched doorway, good specially-designed chimneys and gabled dormers.

g Houses on footpath between Avenue Road and North View.

h Greenhill Terrace in brick and flint.

i There is a delightful little house at the western end of Hatherley Road; this has been built in the modern movement style of the 1930s. The front wall is largely glazed, making an excellent foil to the surrounding brick houses.

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9 Conservation Area



Fordington Avenue

At present only a part of the study area is included within the city's Conservation Area, which extends from the city centre into the southern part of Fulflood, to include St Paul's Church, Clifton Road, the former Western School and North View. The quality of the architecture and setting of Fulflood is such as to warrant the extension of the Conservation Area, to include much of the area of the present study. The following are examples of buildings meriting the protection that Conservation Area designation would bring:

a The pre World War I terraces to the north of Stockbridge Road are of similar or better value than those in the Conservation Area of north-east Hyde, and these should also be included.

b Peter Symonds College and Bereweeke Road form the backcloth and skyline to the area. It would therefore be logical to protect the trees and College grounds, which are an integral part of the area. The trees in Bereweeke Road form the horizon or skyline for the existing Conservation Area and many other parts of Winchester. The result of this is that much of Winchester has a softer skyline than would be the case if exposed buildings were visible on the skyline.

c For similar reasons to Peter Symonds, Westgate School should also be included.

d Cheriton Road has a fine set of lime trees and some attractively-designed individual houses, including no. 40 with a massive scallop shell porch and no. 50, a house in the Arts and Crafts Movement tradition. It is considered these two houses

are of sufficient quality to merit the protection of Listed Building status. On Cheriton Road and Fordington Avenue there is an estate of detached and semi-detached houses with tile-hanging and small- pane casement windows, which although small are of good quality.

e Avenue Road, Elm Road, Greenhill Road, Greenhill Terrace and Western Road all have some pre 1914 houses, including the picturesque Avenue Terrace, which should also be included in the suggested Conservation Area.

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10 Conclusions

Although located close to the heart of the city, Fulflood is somewhat separated from it, by the prevailing topography and also man-made barriers such as the north-south route of the railway line, and the main roads that run through it. However, this study demonstrates the rich variety of buildings and vistas present in this area, and the sensitive interplay between the two. Any new developments in this area should address this subtle relationship, and any assessment of the quality of new building needs to consider its impact on the overall townscape, and not simply the immediate context. On a different level, permitted development is gradually eroding the quality of the building stock, and the extension of the Conservation Area into the older parts of Fulflood, bolstered by effective planning controls, would ensure the survival of this delightful neighbourhood well into the next century.