

# **CONSERVATION AREA APPRAISAL**

## **XXI WINCHESTER ROAD**

### **Location and Topography**

Winchester Road lies about a quarter of a mile inland and a similar distance west of Worthing town centre. It runs east from Heene Road, turning 90° northwards to join Richmond Road. The conservation area includes the whole of Winchester Road (except the Heene Road junction) and part of Richmond Road. The Shakespeare Road Conservation Area lies directly adjacent to the north and Heene Conservation Area directly adjacent to the west. The ground slopes perceptibly down towards the sea.

### **Origins and Development of Area**

Until residential development began circa 1890, the area appears to have been farmland. The houses on Winchester Road are largely late Victorian. On Shakespeare Road and Richmond Road, Edwardian buildings predominate. The Old Coach House, east of No. 17 Winchester Road, might pre-date the other buildings. Alternatively, its different architectural style might be accounted for by, what its name suggests was, its humbler original function.

### **Architectural and Landscape Qualities**

In many respects, the area is quite uniform. The roads are mostly straight and run perpendicular to one another. To the west, the building line is slightly set back, but in general houses are a regular distance (approximately 4 metres) from the back of the pavement. Buildings are mostly two or two and a half storeys high and detached or semi-detached. The vertical emphasis which characterises much of the Shakespeare Road Conservation Area is lacking and buildings generally are larger. Each house tends to be sited fairly centrally within its plot and to occupy about a third of the land available. There is no open space within the area. Front garden walls are normally built of unworked field flints in vermiculated panels, set in red-brown brickwork.

### **Materials**

Brick is predominantly red, red-brown or yellow. It is usually rendered or unpainted. Yellow brick is used to good effect in some of the earlier buildings. The Edwardian houses tend to use dark red or two-colour brickwork.

Stucco is prevalent and is normally painted. White and pastel shades are favoured. In general, it is the earlier houses that have fully stuccoed facades; the use of pebble-dash and partial rendering is more common on the Edwardian buildings.

The roofs of the Victorian houses on Winchester Road are mainly hipped (including the bays) and shallow pitched, with grey slates. One has decorative ridge slates, but most ridges are plain. The Edwardian roofs are usually gabled and covered in red clay tiles, often with ornamental terracotta ridges.

Chimney stacks are frequently decorated with dentils or ridges, adding interest to the roofscape.

Window frames are traditionally two-pane, vertical sliding timber sashes with horns, painted white. The Edwardian buildings sometimes have casements and tend to have narrower sashes, often dividing the upper portion into several panes.

Doors are of painted timber and are panelled.

Canted bays and string courses (mostly dentilled) are prevalent. A modest amount of architectural detail is a characteristic of buildings in this area (eg vermiculated quoins, keystones &c.) Some of the rendered surface detail is of interest (eg the Moorish arch design on Richmond Road).

## **Pavement**

There is some tarmac-with-aggregate, but most paving is pink and grey concrete slabs with attractive granite keystones. Unsympathetic concrete driveways cross the pavement at intervals.

A "GR" post box is set into the wall to the south west of the Shakespeare Road junction, close to an attractive, cast-iron, road name plate. Road name signs are fairly scarce in the conservation area.

Lamp-posts are of inappropriate modern materials and design. the concrete and timber bench on Winchester Road is not characteristic of the area.

## **Greenery**

Many front gardens have been given over to hard-standing; garden walls have been lost and ugly flat-roofed extensions proliferate. The trees in the pavement and the mature trees in gardens, help to give the area a salubrious atmosphere and, occasionally, to screen unattractive buildings. The roads are fairly wide and the predominance of one type of tree (bronze-leaved) in pavement planting, helps to distinguish between frontage planting in order to achieve the effect of an avenue.

## **Setting**

The view to the north from the east end of Winchester Road is blocked by 4 and 5 storey flat-roofed block of flats - Woburn Court and Wykeham Court. Woburn Court dwarfs the houses on Richmond Road.

## Enhancement Opportunities

- Remove overhead lines and poles.
- Reduce the number of parking signs.
- Replace the modern metal and concrete lamp standards with cast iron ones modelled on the older examples in Browning Road and Longfellow Road.
- Regulate the signing of house names, nursing homes etc. Replace poor quality signs (eg Ravenswood Nursing Home).
- Retain original slate roofing where possible. Where modern tiles have been substituted for slates, re-roof in slate.
- Retain the original timber sashes and casements where possible and reinstate them where they have been lost (eg to PVCu at No.22 and to louvres at No. 20 Winchester Road).
- Retain the original wall finishes; brick, tile hanging flintwork and stucco, with paint in pale pastel shades and white. Pebble-dash (eg No. 8 Winchester Road) and strong colours (eg Nos. 17 and 29 Winchester Road) are not appropriate. Retain or reinstate original garden paving (eg No. 12 Winchester Road) and walls (eg replace the concrete block wall of No. 45). Retain decorative features such as string courses, barge boards (especially No. 17), moulded keystones, gate pier caps etc and do not obscure detail with paint or render etc.
- Remove/discourage uncharacteristic additions (eg porch of No. 11) and discourage the placing of roof-lights or solar panels on major elevations.
- Retain the paving and granite kerbstones; brick-pave the concrete driveway crossings.
- Permit demolition of the extensions to Shakespeare Court (no. 1 Shakespeare Road) and No. 8 Winchester Road or redesign.
- Relocate television aerials (eg Nos. 18 and 31 Winchester Road) and regulate the siting of satellite dishes, so that they do not interrupt the skyline or main elevations.
- Retain the cast iron road name plated.

## Setting

- Add an appropriate pitched roof to the flat-roofed extension at the back of the Community Centre.

- Clean the white staining from the tile-hung building opposite the Heene Road junction.
- Permit demolition and appropriate redevelopment of Woburn Court to improve views out to the north.

