

# TOWNSCAPE ANALYSIS: THE LANES

## > Key characteristics

### Scale

Most domestic properties are of two storeys, sometimes with a third storey in the gables or the roof; only grander properties are of three full storeys. Commercial buildings are also generally of two storeys, but are taller because of their greater floor to ceiling heights.

### Materials

The earlier properties are of local red brick with render becoming more common from the early twentieth century onwards. Later properties are built of modern bricks.

### Position on the plot

Although the majority of buildings within the Conservation Area sit on the back of the footpath and parallel to the street, the occasional gable end on property adds incident to the streetscene.

### Detailing

Chimneys are a feature of many of the traditional properties and create a strong skyline rhythm along the terraces. Turrets and cupolas provide skyline interest on the Leicestershire Records Office and Winchester Snooker Club.

### Trees & open space

The Peace Memorial Park breaks up the otherwise continuous built frontage of the streets and is the only visible open space from the street. The trees within the Peace Memorial Park are a significant group.

### Boundaries

Most traditional properties which are set back from the road have their front boundaries enclosed with low red brick walls. The Lanes have a much more rural feel, enhanced by the hedges and trees that line their routes.

### Views

All Saints' Church, although outside the Conservation Area, is highly visible in vistas within it. The large mature trees of Peace Memorial Park are visible from many points around the Conservation Area and are important in long views.

### Street hierarchy

There are distinct differences between streets depending upon their uses. The commercial and mixed use streets are, busier and more formal in character compared to the residential streets which are quieter with smaller scale buildings, and are softened by small front gardens. The Lanes are little more than footpaths which are very informal in character.



Belvoir House, Paddock Street



49-57 (odds) Long Street



Winchester Snooker Club



Blunt's Lane



Moat Street



Long Lane