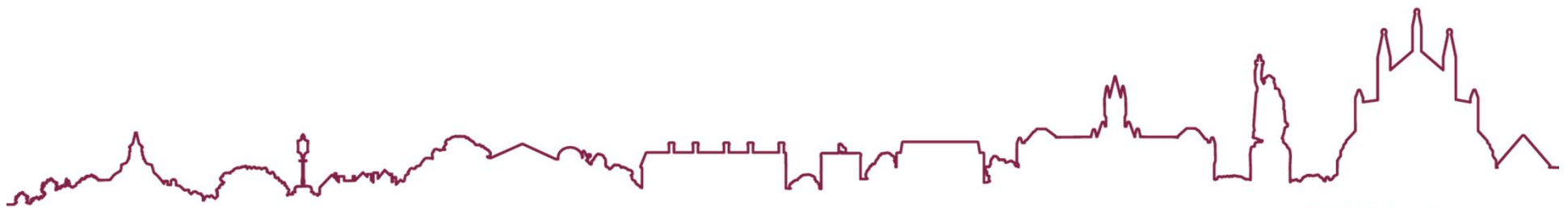


Design Framework

Winchester Sport & Leisure Park

Bar End area, Winchester



CONTENTS



Shared Vision



Existing Situation



Feedback from Engagement



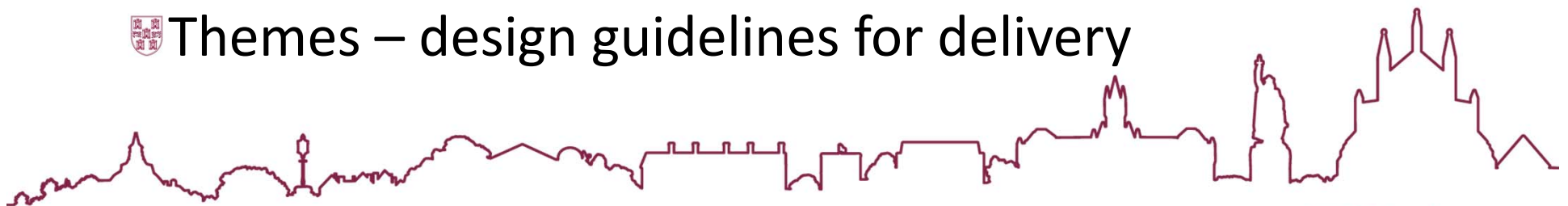
Strategic Objectives







Key Features of the Design Framework



Themes – design guidelines for delivery



SHARED VISION FOR DESIGN FRAMEWORK

-  An area for sport and recreation, leisure, wellbeing and enjoyment
-  High quality, highly valued and accessible facility for the community
-  A range of facilities to cater for all
-  Combine complementary uses and facilities such as hydrotherapy, treatment and recovery alongside recreational, sporting and competitive activities



EXISTING SITUATION

Movement network



ENGAGEMENT

 Three phases of engagement on Sport & Leisure Park

 1000 responses

 700 face to face conversations at 14 events

 Ongoing meetings with key groups

Feedback at all three phases has helped inform:

Design Framework Vision & Objectives





Key Features – to maintain or create

Themes – design guidelines to deliver features



ENGAGEMENT FEEDBACK

 The most commonly cited feedback:




-  1. Environment and Landscape:
-  2. Relationship between the Park and adjacent uses
-  3. Sport & Leisure Park
-  4. Access, Parking and Movement







ENGAGEMENT – TOPICS

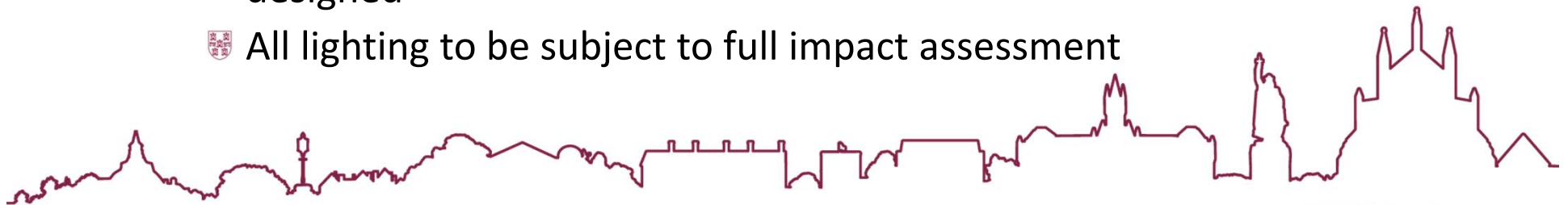
1. ENVIRONMENT AND LANDSCAPE:

Topics raised:

-  Preserve natural qualities of the area; retain / create new areas and or facilities to enhance ecological value
-  Consider peripheral routes for running, training and walking
-  Impact of lighting

Response in the Design Framework:





-  Areas identify for biodiversity enhancement and for physical activities
-  A network of paths has been identified around the park
-  Lighting in the Park and of the Leisure Centre to be carefully designed
-  All lighting to be subject to full impact assessment







ENGAGEMENT - TOPICS

2. RELATIONSHIP BETWEEN THE PARK & ADJACENT USES:

Topics raised:

-  What are future plans for the Depot Site? - Visual impact & traffic
-  Impact on nearby residential houses from noise, light and visual impact
-  Flooding and drainage
-  Parking - impact of accessibility & management

Response in the Design Framework:




-  Future development will be informed and shaped by Design Framework
-  A full drainage study and strategy
-  Parking scheme – Chilcomb and Highcliffe
-  High quality landscape strategy, visual impact, lighting, acoustic and air quality assessments






ENGAGEMENT - TOPICS

3. SPORT & LEISURE PARK:

Topics raised:

-  The Park should be an inclusive place
-  Provides a Sporting Centre of excellence
-  King George V Playing Fields and pavilions should be retained and enhanced

Response in the Design Framework:




-  The Highcliffe Community Plan provides a good basis for considering local issues
-  We are seeking a mix of facilities which will meet all these needs and aspirations
-  The Park will be accessible to everyone & provide new links








ENGAGEMENT - TOPICS

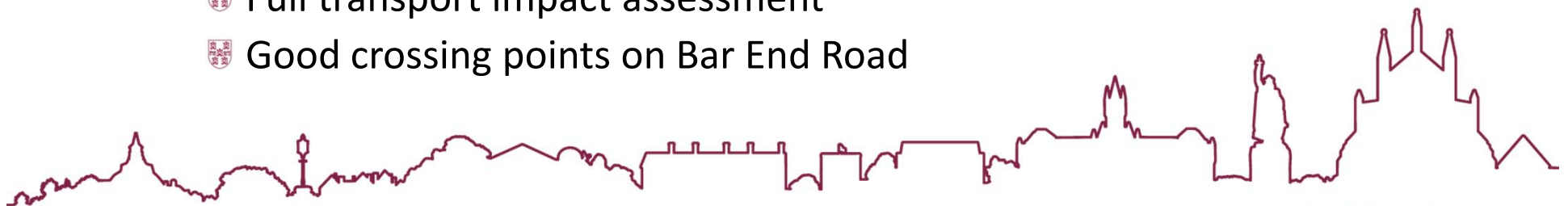
4. ACCESS AND MOVEMENT:

Topics raised:




-  Adequate parking provision
-  Pedestrian & cycling facilities and connecting routes
-  Impacts of traffic on local roads and neighbouring areas

Response in the Design Framework:

-  Winchester Transport Study and Strategy
-  Opportunity to change travel behaviours
-  Overall parking strategy for the City
-  Full transport impact assessment
-  Good crossing points on Bar End Road







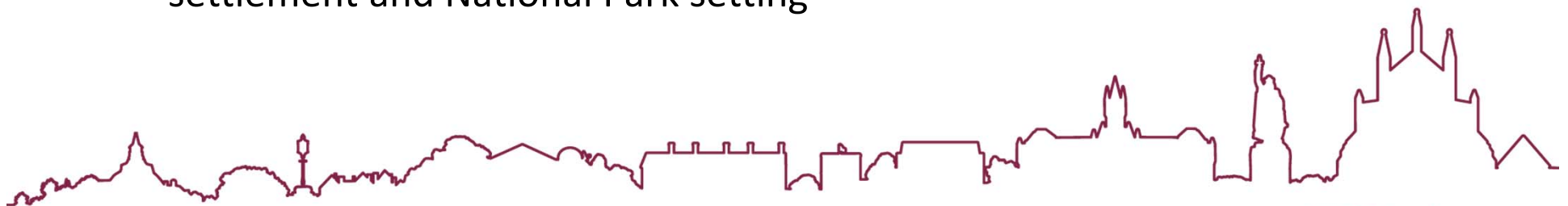
DESIGN FRAMEWORK OBJECTIVES ⁽¹⁾

-  Set out a **vision** for the site as an inclusive, connected and accessible destination venue for sports, leisure and recreation for the district and local community
-  Create a **land use framework** with **development principles** to guide development and physical interventions in the area, now and in the future, aimed at the leisure, health and economic opportunities in the area
-  Identify ways in which local access and movement strategies can be developed to **improve connections to strategic networks**



DESIGN FRAMEWORK OBJECTIVES (2)

-  **Strengthen the relationship with the Winchester Sports Stadium** and establish a landscaped setting at this important **gateway** into the City
-  Establish principles which ensure the development of the Winchester Sport & Leisure Centre and the adjacent Depot Site are **designed to be sensitive to the amenity of adjacent residential properties**
-  Support **design principles for the area that respond** to the representations generated from key stakeholders and during public engagement
-  To achieve **local distinctiveness appropriate** to its edge of the settlement and National Park setting



You Said, We Did.

Feedback	Feature	Theme
Environment & Landscape	Gateway to the City Playing Fields	A Place to Enjoy
Relationship between Park and adjacent uses	The Depot Site	Areas for New Development
Sport & Leisure Park	Sport and Leisure Centre Playing Fields	A Place to be Active
Access & Movement	Gateway to the City Strategic Pathways	Getting to the Park
		Delivering the Vision



KEY FEATURES OF THE DESIGN FRAMEWORK

1. Gateway to the City

Vibrant and striking arrival

2. New Sport & Leisure Centre

The Centre, together with the Sports Stadium, will form the hub of the Park

3. King George V and Garrison Ground Playing Field

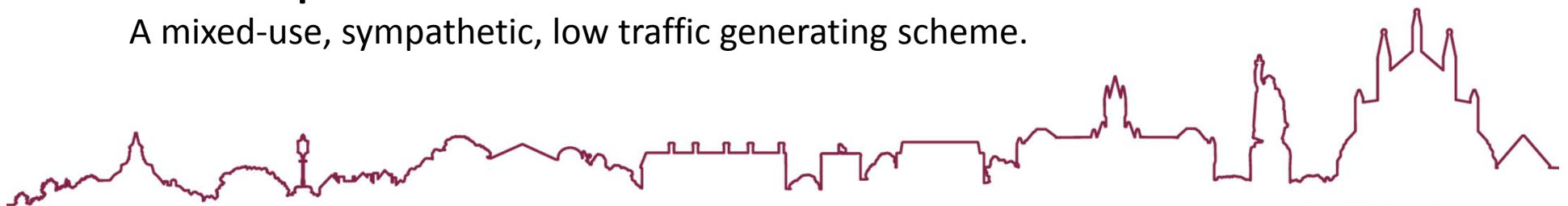
King George V Playing Field and the Garrison Ground, will be a linked, as part of wider strategic routes

4. Strategic Pathways

Access to and through the park, including connections to the South Downs Way and the City Centre via the National Cycle Network Route 23




























5. The Depot Site

A mixed-use, sympathetic, low traffic generating scheme.



DESIGN FRAMEWORK – KEY

Key

	DF boundary line		Landscape screening
	Primary vehicular route		Enhance biodiversity
	Secondary vehicular route		Wildflower meadows
	Overflow vehicular route		Potential locations for activity stations
	National Cycle Network Route 23		Parkrun possible start and finish
	Strategic route (preferred alignment)		Spectator seating
	New / improved pedestrian route		Cafe
	Athletics Club perimeter fence		Allegra's outdoor gym
	Parking restrictions		Fitness suite
	Key facades		Sports hall
	Park & ride		Swimming pool
	Car parking		Basketball court (MUGA)
	Pedestrian access		Children's play area
	Countryside walk access		Skate park
	Cycle route		Athletics track and field
	Pedestrian crossing		Boxing club
	Bus stop		Cricket pitch
	Entrance roundabout		Hockey pitch
	Controlled vehicular access only		Football pitch
	Possible convenience store		Suggested location for gateway installation





Note:

This DF represents Winchester City Council's long

DESIGN FRAMEWORK THEMES

The development guidelines to deliver these features are set out in five themes:

 Theme 1: Getting to the Park

 Theme 2: A Place to Enjoy

 Theme 3: A Place to be Active

 Theme 4: Areas for New Development

 Theme 5: Delivering the Vision



THEME 1: GETTING TO THE PARK

Concept:



THEME 1: GETTING TO THE PARK



Public Transport



Work with bus operators for new stopping points close to entrance of the Park



Better lit and direct paths from existing Park and Ride sites



Pedestrian and Cycle Access



Investigate the design and delivery of connection to the South Downs Way and Clilcomb Sports Pitches



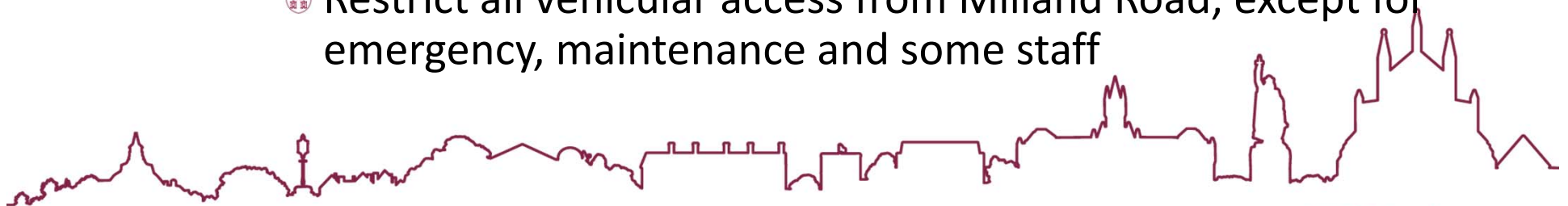
Support for enhanced, safer and more direct route to National Cycle Network Route 23



Vehicular Access

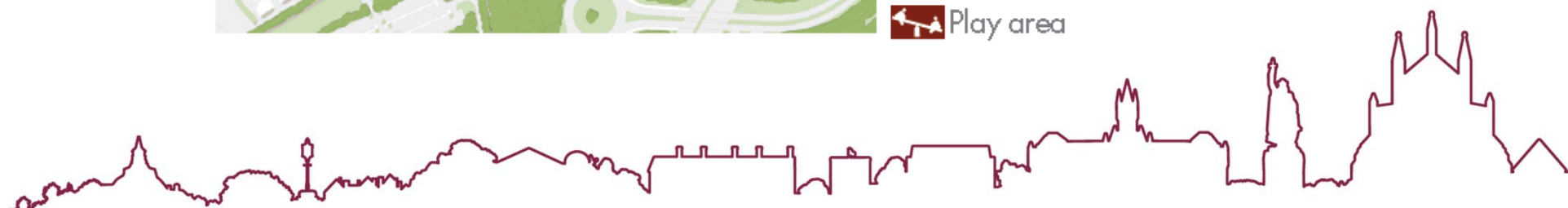


Restrict all vehicular access from Milland Road, except for emergency, maintenance and some staff



THEME 2: A PLACE TO ENJOY

Concept:



THEME 2: A PLACE TO ENJOY



Create an Identity



Environment and Landscape



External Lighting



Landscape and Ecological Approach



Street Furniture



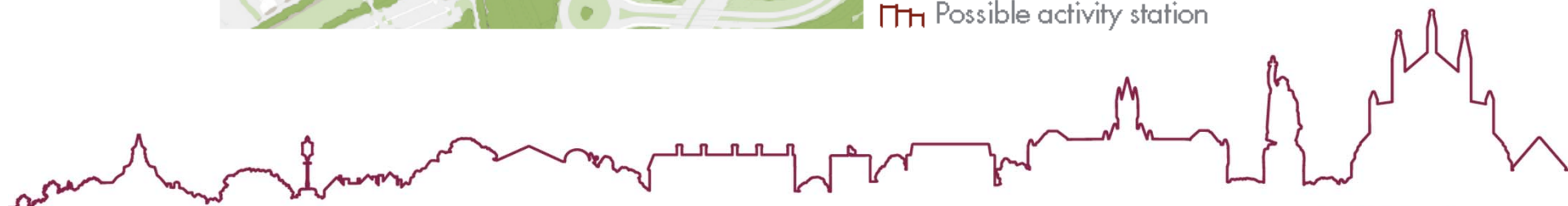
Play Areas



Winchester
City Council

THEME 3: A PLACE TO BE ACTIVE

Concept:



THEME 3: A PLACE TO BE ACTIVE



Outdoor Sports and Leisure

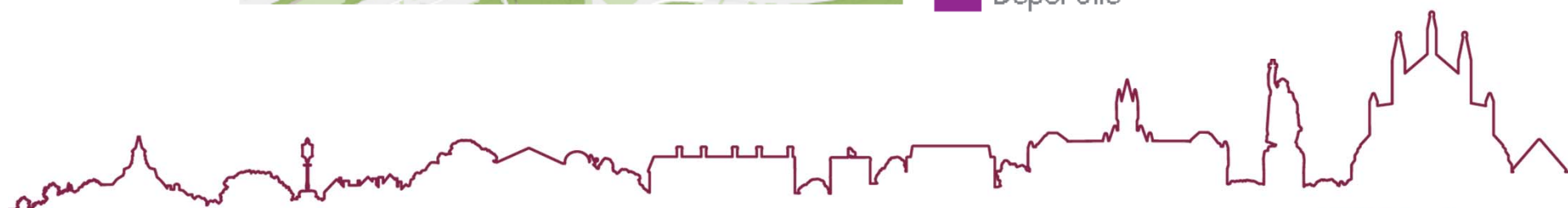
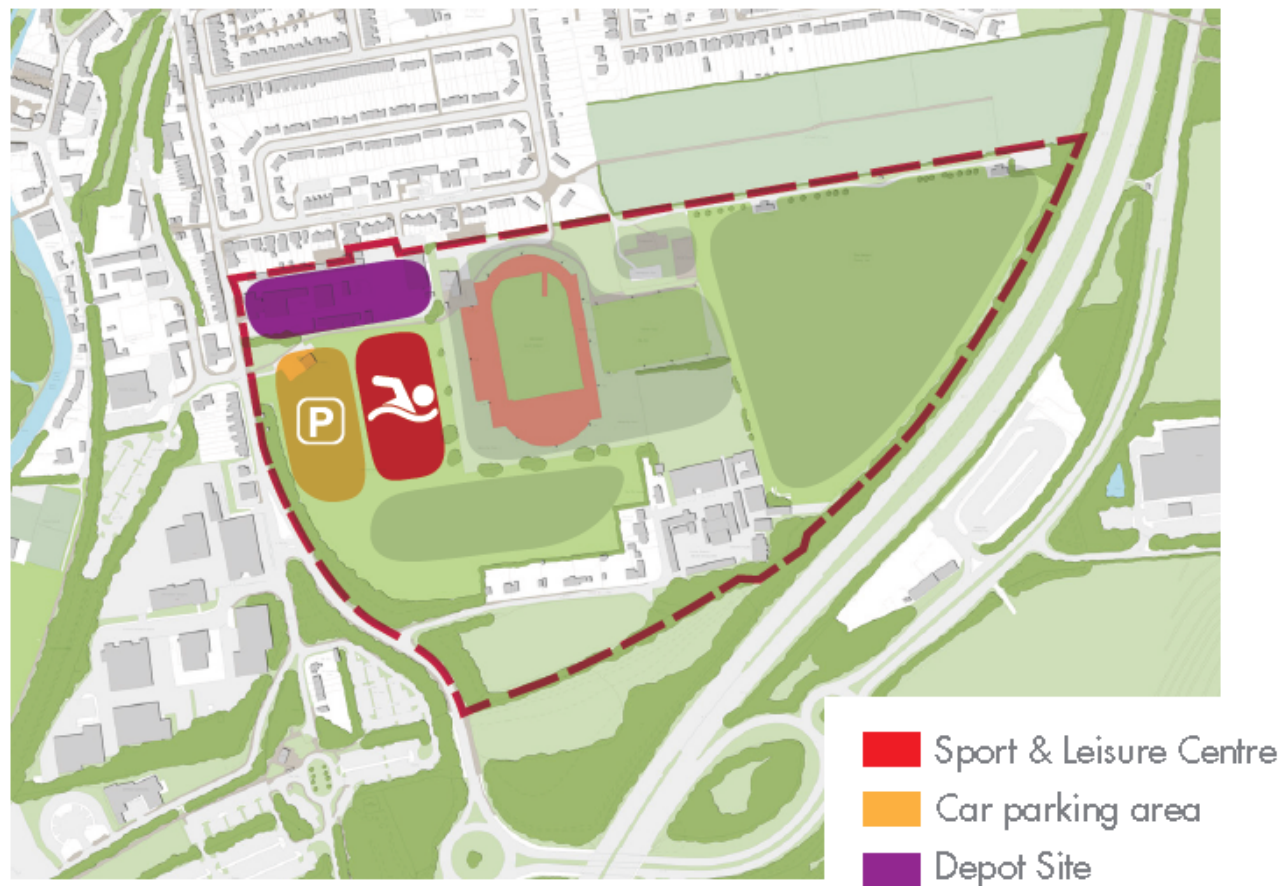


Provision of Playing Pitches









THEME 4: AREAS FOR NEW DEVELOPMENT

Concept:



THEME 4: AREAS FOR NEW DEVELOPMENT

Depot Site – ‘you said’


-  Provide appropriate separation distance from adjacent residences
-  Not too high
-  Buffer of natural vegetation along northern boundary
-  Low vehicular generating uses
-  Possible convenience store
-  Complementary uses on the site




THEME 4: AREAS FOR NEW DEVELOPMENT

 Design Framework will specify for the Depot Site:

 6 – 15m buffer zone along northern boundary

 Landscaped strip to be provided along northern boundary

 Uses will be low traffic generating/ low parking requirement

 A convenience store will be incorporated if it can be demonstrated that this fits with other requirements



THEME 4: AREAS FOR NEW DEVELOPMENT



Sport and Leisure Centre



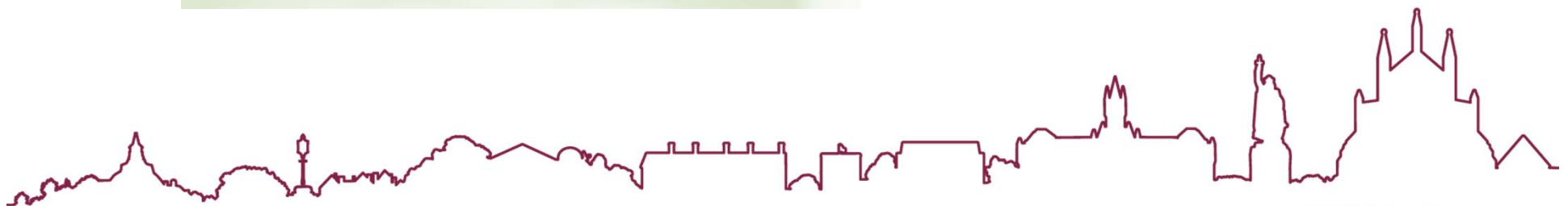
Strong connection with the natural landscape



Physical connection with sports stadium





Landscaped setting, including parking





THEME 5: DELIVERING THE VISION

Delivery of the Design Framework

Short Term

-  Sport & Leisure Centre
-  Off site interventions including cycling and pedestrian routes to the west of the site

Framework for Long Term Opportunities


-  Direct pedestrian connection between eastern and western areas of the park
-  Phased delivery of long term vision


Review recommended in five years (2023)



CONCLUSION

 The Design Framework sets out suggested parameters and design principles

 Long-term vision to create an integrated, attractive destination which promotes healthy lifestyles, sporting and leisure activities

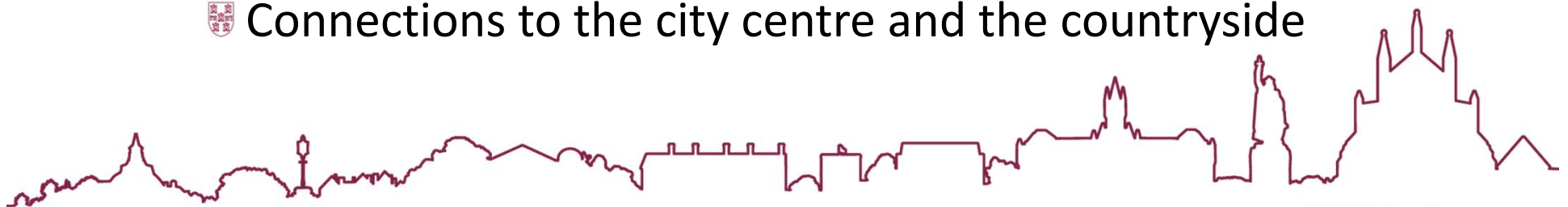
 The Sport & Leisure Park has the potential to become a gateway to the City and a jewel for the region

 Variety of sporting activities

 Opportunities to walk in open spaces

 Promotion of biodiversity

 Connections to the city centre and the countryside



DESIGN FRAMEWORK - NEXT STEPS

 18th May – Public event at Winchester Sports Stadium

 To present the draft Design Framework and seek feedback (will be publicised in advance)

 21st May – Overview & Scrutiny Committee

 To consider Design Framework

 23rd May – Cabinet (Leisure Centre) Committee (provisional date)

 6th June – Cabinet Committee

 To seek approval of Design Framework

