



Executive Summary

The Campus Conservation and Development Framework is the result of comprehensive and wide ranging studies into how Winchester College functions, its current campus landholding and its future requirements. It reflects the advice given to the College by a wide range of specialist consultants relating to planning, archaeology, heritage, landscape, flood risk and transport. It has enabled the College to develop an appropriate long-term strategy that balances its operational needs with the historic and environmental sensitivities of the campus. A summary of the preferred options for the sites, which together form the Framework, is illustrated on Figure 8 (*see attached*).

The main elements of the Framework comprise:

CONSERVATION

- The retention of the College's historic buildings and their setting, including adjoining open spaces. The foremost of these are located in College and Kingsgate Streets. The Framework provides for the more appropriate use of some of the historic buildings, including the conversion of the Old Brewery in College Street to a museum/ treasury, which would also allow public access to this important listed building.
- The enhancement of parts of the Conservation Area including Kingsgate Park and the frontage to Kingsgate Road (see 'Provision for Buildings and Facilities' below).
- The replacement of the close boarded fencing on the Kingsgate Road boundary of New Field that will open up important views within the Conservation Area towards St Catherine's Hill.
- Other conservation initiatives, including in particular a significant landscape and biodiversity enhancement of the water meadows, are identified under the following headings on 'Buildings and Facilities', and 'Green Infrastructure'.

PROVISION FOR BUILDINGS AND FACILITIES

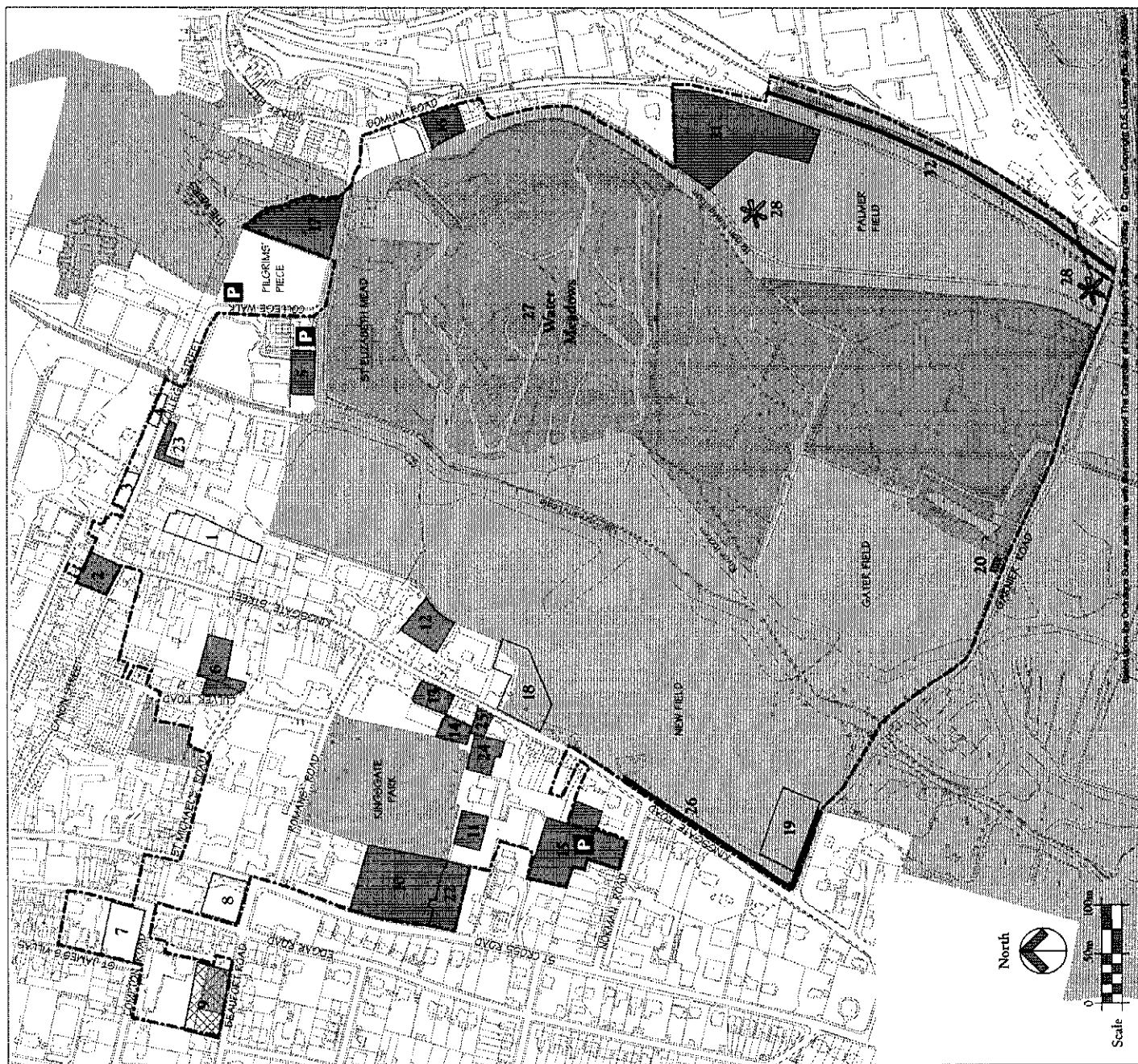
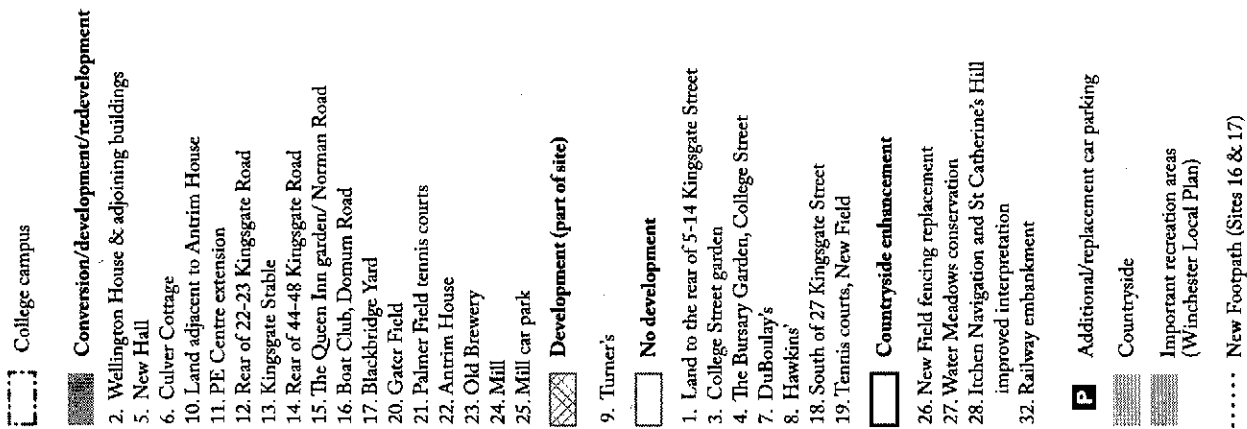
- The focus for the development of new teaching and other operational space will be within an area centred on the PE Centre in Kingsgate Road. This is the least constrained area of the campus and the specialist studies identified opportunities for refurbishment and extension of the PE facilities and other new or redeveloped buildings on the south and southwest edges of Kingsgate Park that are also intended to enhance the enclosure and setting of the Park. Focusing new development within this area will relieve the pressures for new development on the more historically and environmentally sensitive areas of the College campus.

- The opportunities in the area of the PE Centre also include the development for housing of the land to the rear of the Queen Inn and adjoining Norman Road to be served by a new access from Norman Road, and the infilling of the gap in Kingsgate Road with a new frontage building.
- There is a potential site for new teaching accommodation on land between the Arts and Science Schools to the rear of properties in Kingsgate Road.
- The provision of a new medical centre at Culver Cottage to replace the existing facility at Antrim House in St Cross Road; a development that could also include new staff housing which is also intended to enhance the setting of St Michael's Church.
- The potential for the replacement of the unattractive 1960's town houses in Kingsgate Street, with a new building, almost certainly in conjunction with the conversion or redevelopment of the adjoining buildings at Wellington House/ Wellington Cottage. The town houses occupy an important site at the junction with College Street and also adjoin Kings Gate, an Ancient Monument. Redevelopment with high quality modern buildings would significantly enhance this key site within the Conservation Area.
- The conversion of the Old Brewery in College Street from College library to a museum/ treasury for the display of artifacts associated with the College that would be accessible to the public.
- Making better use of New Hall for College activities by a major refurbishment and modest extensions to the building. The hall is also an important venue for public events, including concerts; the provision of limited additional car parking in the adjoining yard area and at Pilgrims' Piece would therefore also facilitate its greater public use.
- Upgrading boating facilities by building a replacement boat club at Palmer Field, reconfiguring and extending the adjoining tennis provision, reducing the landscape impact of the existing courts with new planting, and redeveloping the existing boat club in Domum Road for housing.
- Like the sites at Norman Road and Domum Road, land at Blackbridge Yard in College Walk is on the periphery of the campus and is therefore less suitable for new teaching accommodation or other building to meet the College's operational needs. Redevelopment for housing would provide the opportunity to enhance the appearance of this unattractive site that has a history of use as a contractor's yard and open storage area. The redevelopment would also enable a new riverside walk to be created, connecting College Walk with the footpath at The Weirs.

GREEN INFRASTRUCTURE

- An area of historic water meadows forms the eastern part of the campus. Most of this is subject to international and national nature conservation designations and the area also lies within the newly designated South Downs National Park. During the second half of the last century the special quality of the water meadows deteriorated. An important element of the Framework is the provision for their conservation. A detailed plan will therefore be worked up in conjunction with statutory bodies that will include the selective removal of mainly non-native trees; the opening up of views from the town, particularly towards St Catherine's Hill; the phased reintroduction of livestock grazing; and measures to protect salmon spawning habitat.
- The campus provides a range of significant recreation facilities comprising formal and informal open space; attractive riverbank and other pedestrian routes; and an interesting and diverse area of countryside, which includes St Catherine's Hill and the water meadows, that is widely enjoyed by residents and visitors to the town. In addition to the building assets that the College makes available to the public, the importance of these valuable countryside assets cannot be overstated. In conjunction with the new development the Framework proposes the further enhancement of this 'green infrastructure'. As well as the conservation of the water meadows it identifies opportunities for the creation of new riverside paths with any future development at Blackbridge Yard and the existing Boat Club sites; facilitating an important new cycleway link on the former railway embankment north of Garnier Road; improved interpretation facilities at St Catherine's Hill and on the Itchen Navigation; and enhancement to the setting of Kingsgate Park.

Figure 8 : Preferred Site Options



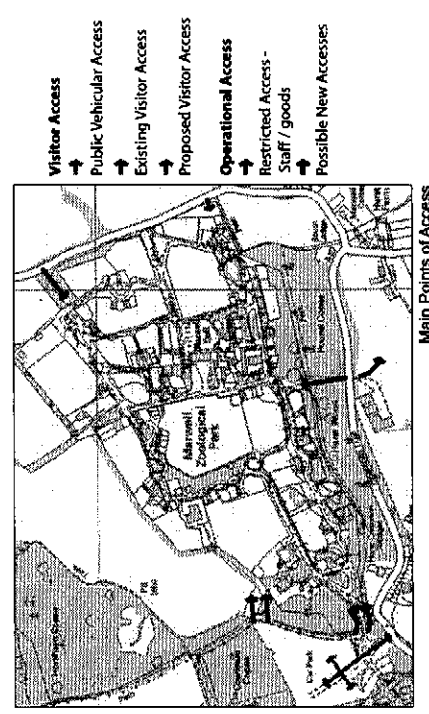
4. Key Concepts, Development and Implementation

4.1

These are shown in the attached Plan 3 – Key Concepts. They comprise:

Site Access and Orientation –

Relocate main visitor entrance to the ridge / spur point at the top of the existing visitor car park. Construct new entrance building. Main visitor entrance and car park to be subject of environmental and organisational improvements with new planting, signage and layout. Review and rationalise other staff / delivery accesses and parking arrangements together with parallel GTP.



Valley Field / Northern Extension –

Consolidate extension of Park to include the whole of the Marwell owned part of the Valley Field to the north. Centre of gravity of the whole Park to shift north towards the ridge along the northern boundary and away from the lower lying areas closer to Thompsons Lane. Parts of Horsham Copse and the former chalk pit could also be considered for public access.

Landscape Setting –

Maintain and reinforce structural / framework planting around the Park. Maintain 'parkland' core and open up vista from new site entrance through the Park to Marwell Hall.

Internal Access / Circulation –

Development of new principal and secondary pedestrian circulation routes, new and extended train circuit and new internal goods delivery / collection routes. Visitor facilities including food outlets, interpretative boards and wc's should be positioned at key points on these routes.

Internal Organisation of Exhibits –

Review, rationalise and extend the pattern of exhibits around the 'Biomes' concept with extensive interpretative facilities. Open up Veterinary Surgery to public viewing. Construct new refurbished or replaced animal housing when necessary.

Sustainable Centre of Excellence –

Base new Park plan on conservation and sustainability principles with major new Science and Learning Centre close to the new entrance. Extended use of Education Centre. Wildlife management plans to be prepared for owned areas outside the Park.

Listed Buildings Core –

Relocation of service functions away from Marwell Hall and the related Listed Buildings, improved Listing Buildings setting and development of new guest facilities and accommodation.

Hurst Farm –

New waste management, recycling and composting facility at Hurst Farm. Sustainable technologies to be used throughout.

4.2

Specific development proposals are shown in the attached Plan 4. They include:

Visitor Facilities:

- New Entrance Building / Orientation Centre;
- New Shop (smaller than the existing shop but free to enter);
- Science and Sustainability Centre near to new entrance;
- Change of use of existing shop to Covered Play Area;
- New Footpaths and extended Train Circuit; and
- Valley Field Viewing Platform.

Animal Housing:

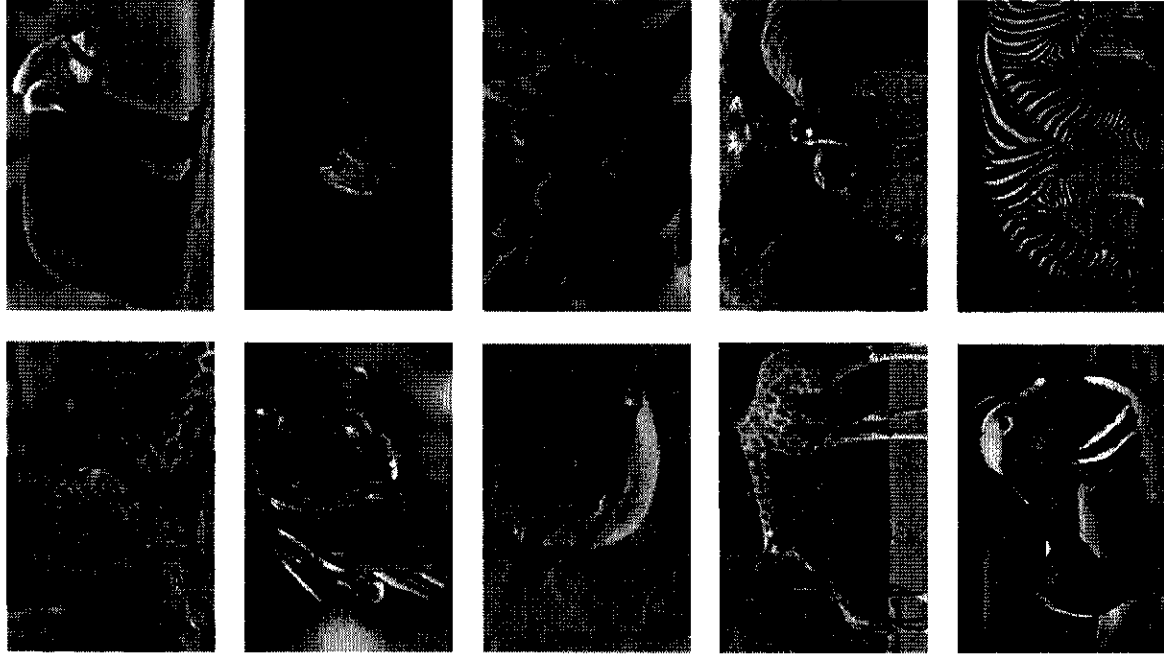
- Mixed South American Species;
- Rhino;
- Kangaroo and Emu;
- Great Ape;
- Carnivores;
- Next to Valley Field; and
- Glasshouse.

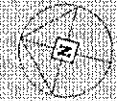
Other:

- Wildlife Hide in West Copse;
- Waste Management and Composting Facility;
- Horticultural Buildings;
- Isolation Unit / Animal Hospital; and
- Events Marquee.

4.3

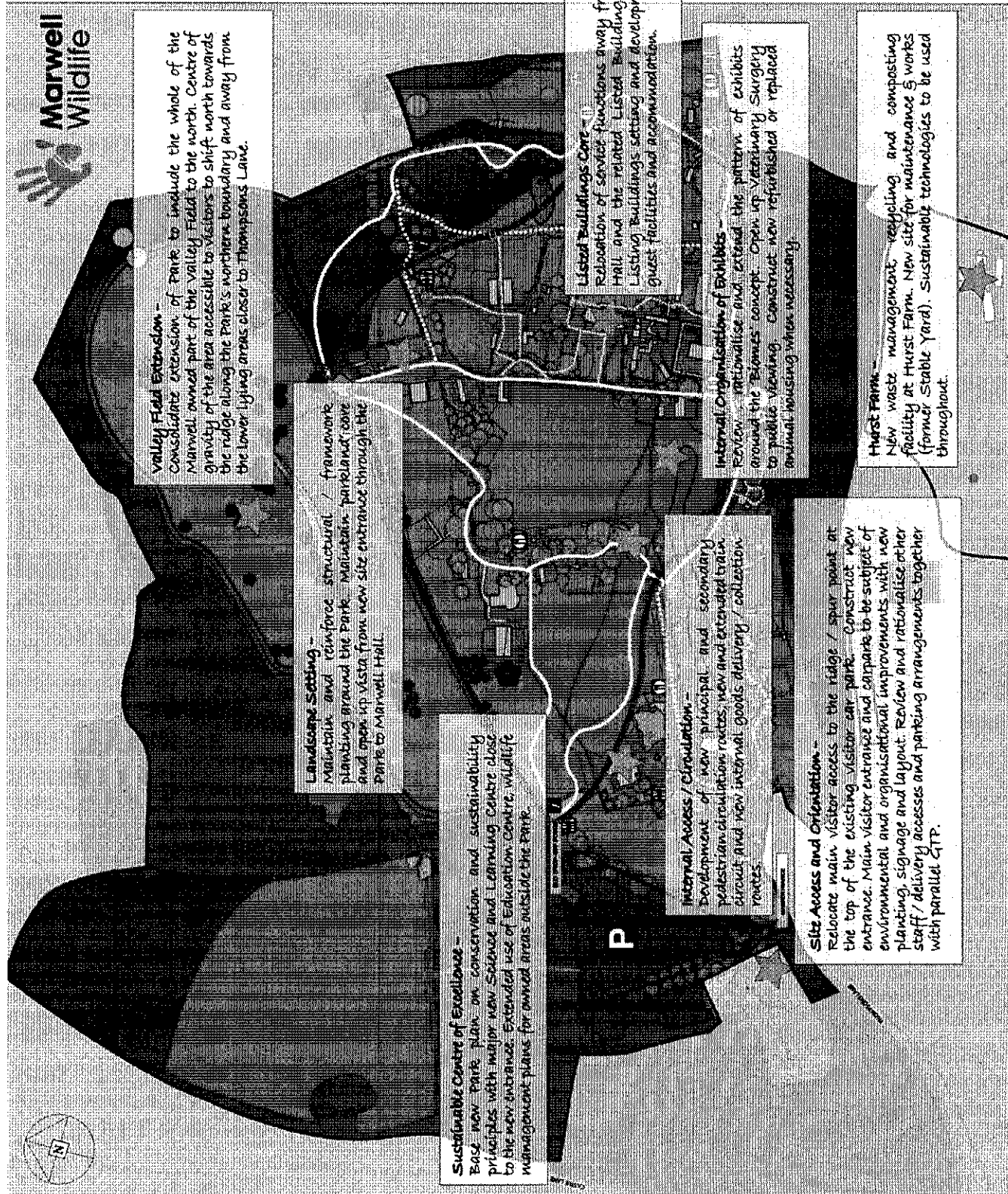
It is now intended that the masterplan be subject of public consultation before proposals are further developed and the Plan finalised.

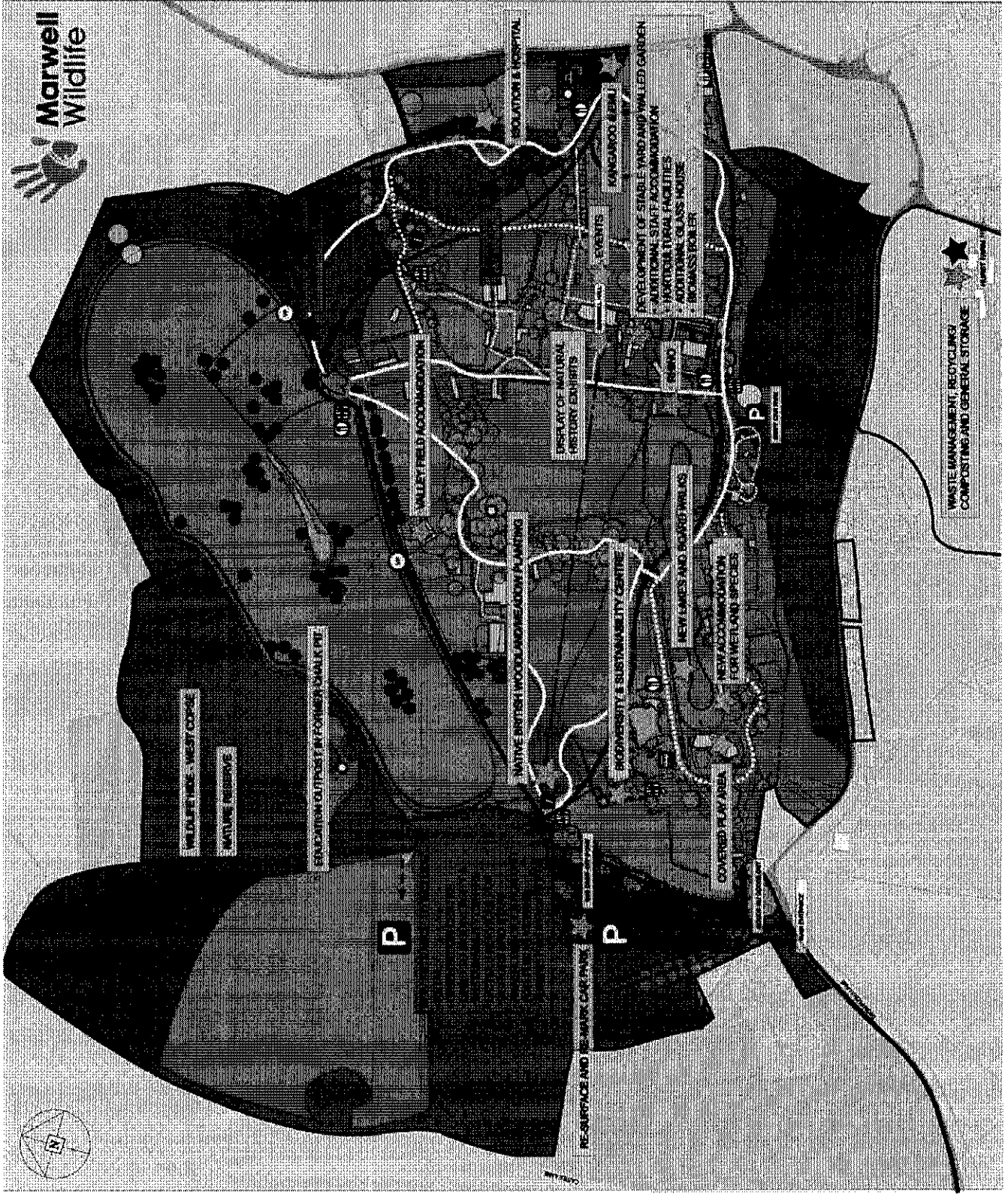




LEGEND

- Trust Ownership
- Fence
- Existing Woodland
- Existing Trees
- Existing Water Features
- Proposed Landscaping
- Proposed Planting
- Proposed Water Features
- Existing Buildings
- Local Roads





LEGEND

- Trust Ownership
- Park Boundary
- Existing Woodland
- Existing Trees
- Existing Water Features
- Proposed Landscaping
- Proposed Planting
- Proposed Water Features
- Proposed Buildings / Uses
- Buildings to be replaced or re-used
- Viewing Platform for African Valley
- Education Outpost
- Vehicular Traffic Flow
- Existing Bus Route
- Proposed Bus Loop
- Access to Overflow Parking
- Vista to Marwell Hall from New Entrance
- Proposed Train Circuit
- Main Pedestrian Circulation Routes
- Secondary Pedestrian Circulation Routes
- Tertiary Pedestrian Circulation Routes