



# WINCHESTER SILVER HILL SCHEME

Volume 2 - Strategy in respect  
of the evolution of the detailed  
design

**Allies and Morrison**  
9th June 2014







View along Friarsgate looking east towards the bus centre demonstrating the scheme as an integrated part of the city

# 1 INTRODUCTION

## 1 INTRODUCTION

The proposals for Winchester Silver Hill were presented to Winchester City Council's Reference Group over several months. While there was an appreciation of the positive qualities of these proposals, the group requested that a number of concerns, relating to the design were addressed. This was recorded by their advisor Derek Latham, in twenty one points. The design team considered each of these in turn and re-presented the proposals to the Reference Group on 5 Feb 2014 and 14 May 2014. A Note of comments on the developed proposals was produced, and this formed the basis for a period of detailed review, including a series of meetings between representatives of the Council (including the leader, deputy leader and Chief executive, with their advisor Derek Latham) and the design team. This has been a constructive process which has culminated in a revised set of proposals which, it is felt, address the concerns raised.

At a meeting of the Reference Group on 14 May 2014 it was acknowledged that the proposals had substantially satisfied the group's concerns. However, a number of supplementary suggestions were raised the meeting which were recorded in a minute of the meeting (copy attached). It was agreed that it would be appropriate to respond to a number of these suggestions in the submission document itself, but that a written report would also be produced to record the agreed approach.

This report includes an explanation recording where these matters have been addressed and, where they are still to be addressed, outlining the strategy for addressing them.

The report is arranged under the five headings which were used in the meeting of 14 May 2014.



Friarsgate looking west illustrating the colonnade of Building B sheltering bus users

## 2 RESPONSES

### 2.A FRIARSGATE (ADDRESSES ITEMS 1.2, 1.4, 1.5, 1.7 IN THE MINUTES)

Friarsgate is a point of arrival for people arriving by bus and the design has been developed recognising the need for it to function as an important interchange as well as an engaging city streetscape. The facades of buildings looking onto the street and the treatment of bus shelters were particular concerns so the buildings have been redesigned so that they provide active frontages to enliven the street, and that their facades offer more variety and an appropriate civic sense. Waiting passengers can now wait under cover in a colonnade, and both public toilets and a cafe facility have been provided.

A possible location for a cafe is shown in building B at ground floor level looking out into the colonnade; the final location of the cafe will be made in conjunction with the store management. Snacks, sandwiches and drinks could be obtained from Sainsburys. The opportunity for entrance doors into Sainsburys are now shown in both the south-west corner and in the north-west corner of Sainsburys, the latter facing directly onto Friarsgate. This combination of doors will provide options for Sainsburys for how they lay out their store.

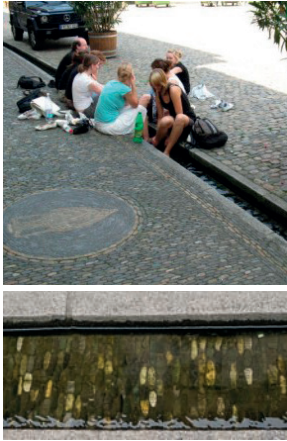
Recognising the need to provide specific facilities for waiting parents, with pushchairs and young children, baby change facilities are provided in the public toilets and the cafe facilities and shelters provided will be designed with space to accommodate pushchairs.

The residential elevations of buildings C, D1, and J fronting Friarsgate have been updated to optimise active frontages along Friarsgate, to enliven the street. These buildings are animated with residential balconies, entrances and windows, their facades offering more variety and an appropriate civic sense.

Additionally, the experience of Lawn Street has been further enhanced. The shop-fronts have been extended down Lawn Street from Silver Hill and new shop windows on Friarsgate now turn the corner part way along Lawn Street to provide the opportunity for active frontage. In addition trees have been introduced along Lawn Street to further enhance and add variety to the streetscape.



Alhambra



Freiburg, Germany



More London, London

Painted bollards in Winchester



## **2.B WATER AND ART (ADDRESSES ITEMS 2.3, 2.5, 2.8 IN THE MINUTES)**

In response to encouragement from councillors, the proposals have extended the representation of the presently concealed waterways. This will further animate the public realm and recall the rich history of this quarter of the city, their location reflecting the route of a series of Saxon Brooks. Rills and opened up culverts appear in a total of four different locations each with a very different character in response to their unique situation.

Lawn Street is recognised as a symbolic route for bus travellers between the Broadway and Friarsgate and will be marked by a shallow rill, passing right through Silver Hill Square. This will provide an appropriate sense of approach to the residential entrances, crossing-points with entrances to the buildings. It will also be used as a catalyst for a piece of specially commissioned public art whose brief will be written around the role lawn street plays in connecting two important public areas. This could include a series of specially created bollards or exploit the water itself.

The water feature provided in Cross Keys Square is potentially ideal for children to play in given its key location and opportunities for parental supervision. In this case the opportunity for public art will be recognised in the development of the water feature itself, perhaps exploiting historic techniques for using the flow of the brook itself.

A waterway is also to be provided in Middle Brook Street, recalling the well-known nineteenth century watercolour which sets the Cathedral tower at the end of a the vista which the proposals will now frame.

A report illustrating how similar proposals for waterways elsewhere have responded to the needs of blind, partially sighted and wheelchair disabled will be produced to allay concerns by similar user groups to ensure that the proposals are designed to the highest levels of safety. Consultation is ongoing and in accordance with usual practice the detail design will be refined at post planning stage.

Opportunities to integrate art is a key project objective to add character and 'delight' to the public spaces and streets. We have had an opportunity to identify some of these opportunities in areas such as the rills and waterways in Lawn Street, Cross Keys Square and Middlebrook Street; sculptures in the public realm; the design of gates facing the public domain; painted bollards in Lawn Street to demark this as symbolic route for bus travellers between the Broadway and Friarsgate; art integrated into the buildings in appropriate locations; surface textures in the paving at intersection points. We would expect many more opportunities to emerge during the next design stages in accordance with normal practice.

The planning drawings do not show this detail however at a subsequent work stage the client would in conjunction with WCC seek to appoint an art committee and set up art groups as the design develops. This will be an ongoing collaboration, which will include local artists and which will be set out in a public art strategy. We recognise that this varied and distinctive public realm provides many opportunities to integrate art into the project which will build on the unique character, and history of this part of Winchester.



Cross Keys Square looking north illustrating the variety of materials and wealth of activity in the scheme

## **2.C VARIETY (ADDRESSES ITEM 3.1 IN THE MINUTES)**

The scheme is conceived, architecturally, as a series of streets whose character is defined by individual buildings, rather than blocks. The line of the new streets extend Winchester's existing historical street pattern. The range of building types, materials and detail has been developed in response to the welcome invitation to provide a greater sense of architectural variety, right down to the level of joinery, the variety of window types, and choices of different bricks, tiles and slates which naturally extend Winchester's characteristic architectural heritage.

The commitment to diversity, rather than uniformity, has been recognised by the Reference Group. It is agreed that this will be played out for each building not only in their elevational design but also in the disposition of different window types (timber, painted, metal, hybrid) and configurations, both across and within different building typologies. This applies equally to balconies, handrails, dormer windows and entrances, as well as the collection of details (eaves, cills, gutters, verges, ridges) whose differences will be described explicitly in a series of detailed bay studies of individual buildings in the planning application. It is acknowledged that it is this commitment to detail which will make the proposals come to life and to find an appropriate place in the architectural story of the city.

We have addressed the perception of uniformity in height (and earlier concern of the group) by introducing more variety in the height of the buildings in order to break up the roofline. This has been illustrated in the elevational drawings submitted to the meeting.

## **2.D SQUARES AND PLACES (ADDRESSES ITEMS 4.1, 4.4, 4.5, 4.6 IN THE MINUTES)**

The individual squares have been developed so that each has its own different character and 'role' in response both to the different activities that are expected to take place and to its different location in the city. This inherent differentiation has been a welcome generator of variety and liveliness in the design of the streetscape.

**The Broadway** - It is intended to celebrate Broadway as the most important space in the area and it has been a generating principle of the proposals that they ensure that the historic public space can be reclaimed for civic use. Rather than treat it simply as a single civic space, the different character of each part of The Broadway has influenced its design, promoting both variety and richness in the public realm and recognising the varied opportunities for activities and events. The streetscape is to be repaved in a pattern that responds directly to the varied street frontages on either side. This detail has been shown in the overall and detailed plan drawings of the public landscape.

**Silverhill Square** - The simple shape of this space responds to the presence of the robust, but presently unappreciated, Woolstaplers' Hall. The square forms an end to Lawn Street whose buildings frame the Guildhall from the north. This will be a busy space, combining cafes and retail with a role as an important meeting place on the route between Friarsgate and the Broadway.

**Cross Keys Square** - This more informal space takes its historical cue from Cross Keys Passage, an important route from the Broadway into Tanner Street. Its varying width will provide a series of appropriate pavements for cafe tables, without compromising a principal pedestrian connection. It is defined on its north edge by the oak gateway structure crossing Tanner Street and this enclosure and concentration of uses (shops, cafes, residential entrances) recalls both the busyness and the informality of The Square, one of the city's most enjoyable spaces. This comparison provoked a question from the group around day light levels, and a series of studies have been undertaken

in each of the squares which demonstrate that they satisfy objective criteria, as well as more subjective evaluations through comparison.

Integration of retail - During the development of the design, the integration of its retail areas with the existing city centre has been reinforced. From the size of the units themselves, to their relationship with the High Street, great care has been taken to ensure that this supports, rather than competes with, the thriving retail offer in Winchester.

Market stalls - The design has been refined in conjunction with Arup Transport to ensure the layout of the market stalls meets the requirements of the vehicle access arrangements. 38 market stalls are shown based on 3x3m market stall unit size confirmed by the Head of Estates Winchester City Council.

Cycle facilities – Cycle facilities are provided for residents and for the public. Cycling is currently permitted westbound only through the High Street (Broadway to Middle Brook Street) and via Middle Brook Street and St George's Street to Upper Brook Street (adjacent to McDonald's). Cycling is also permitted in Tanner Street and in Silver Hill. Cycling is not permitted in Middle Brook Street between Silver Hill and Friarsgate, which is already a pedestrian zone.

The scheme will be designed to encourage access by cyclists and to provide facilities for them. As part of the public realm improvements, public cycle parking stands will be provided in a range of locations throughout the scheme. These will provide for over 100 cycles to be parked securely by people visiting the shops or residents in the scheme, or the surrounding part of the town centre.

Vehicle access through the High Street and southern part of Middle Brook Street is expected to remain as it is now (including the restrictions between 10am and 4pm Monday to Saturday). Bus routes will be removed from these streets and the public realm treatment will

be improved. Tanner Street will allow vehicle access to the car park in Building A. Silver Hill, Lawn Street and the northern part of Middle Brook Street will be treated as pedestrian zones. The physical treatment of the public realm in these streets will not inhibit cycling, because emergency and maintenance vehicle access needs to be maintained.

In streets which are part of the public highway, Traffic Regulation Orders (TROs) will determine where cycling is permitted and in which direction(s). This will normally be indicated by appropriate highway signage. TROs will be drafted and consulted upon by the highway authority as the scheme is completed. Appropriate arrangements for cycling including any requirements to ensure the safety of pedestrians will be considered as part of this statutory process. Where TROs do not permit cycling on the public highway, cyclists will need to dismount. Private streets within the scheme will follow a similar regime to that selected for the public streets to provide consistency across the scheme.

## **2.E SUSTAINABILITY (ADDRESSES ITEM 5.1 IN THE MINUTES)**

In response to a request to explain the sustainability credentials of the scheme, specifically outlining the proposed use of CHP (combined heat and power), and how it is intended to make use of waste heat from retailers to act as a low grade heat source for residential units, we have appended a sustainability strategy document. This outlines the sustainability assessment tools we are using for the development, BREEAM and Code for Sustainable Homes (CfSH), what the scheme is targeting in respect of these and how this compares to UK developments, and an outline of the energy delivery strategy and network.

## **2.F CONCLUSION**

This strategy report addresses the requests set out in the reference group minutes of 14 May 2014.

### 3 APPENDIX

#### 3.A SUSTAINABILITY BRIEF PREPARED BY ARUP

### Assessment Schemes

The sustainability merits of Silver Hill are assessed using two schemes, each most appropriate and recognized for the respective types of spaces.



- Retail – BREEAM (Building Research Establishment Environmental Assessment Methodology) 2011 New Construction 2011 (Retail)

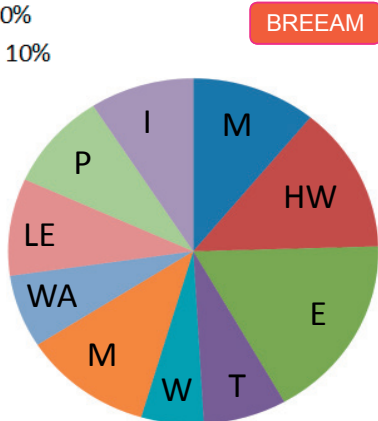


- Residential – Code for Sustainable Homes (CSH) 2010

Page 1 of 10

### BREEAM Assessment Criteria and Benchmarks

- Management 12%
- Health and Wellbeing 15%
- Energy 19%
- Transport 8%
- Water 6%
- Materials 12.5%
- Waste 7.5%
- Land Use & Ecology 10%
- Pollution 10%
- Innovation 10%



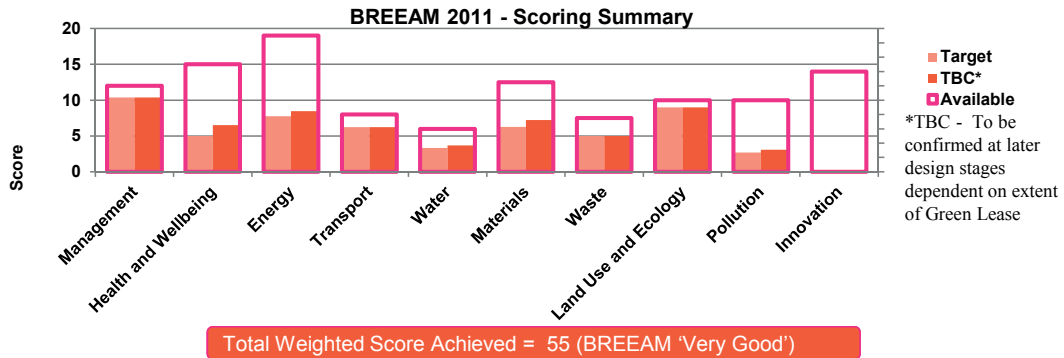
BREEAM Rating	% Score
Outstanding	≥85
Excellent	≥70
Very Good	≥55
Good	≥45
Pass	≥30

- Outstanding: Less than top 1% of UK new non-domestic buildings (innovator)
- Excellent: Top 10% of UK new non-domestic buildings (best practice)
- Very Good: Top 25% of UK new non-domestic buildings (advanced good practice)
- Good: Top 50% of UK new non-domestic buildings (intermediate good practice)
- Pass: Top 75% of UK new non-domestic buildings (standard good practice)

Page 2 of 10

## BREEAM Targets for Silver Hill

- The overall target for Silver Hill is at BREEAM 'Very Good'.
- The energy target for Silver Hill is at BREEAM 'Excellent' standard.
- The chart below shows a BREEAM scoring summary for the various aspects at current stage.

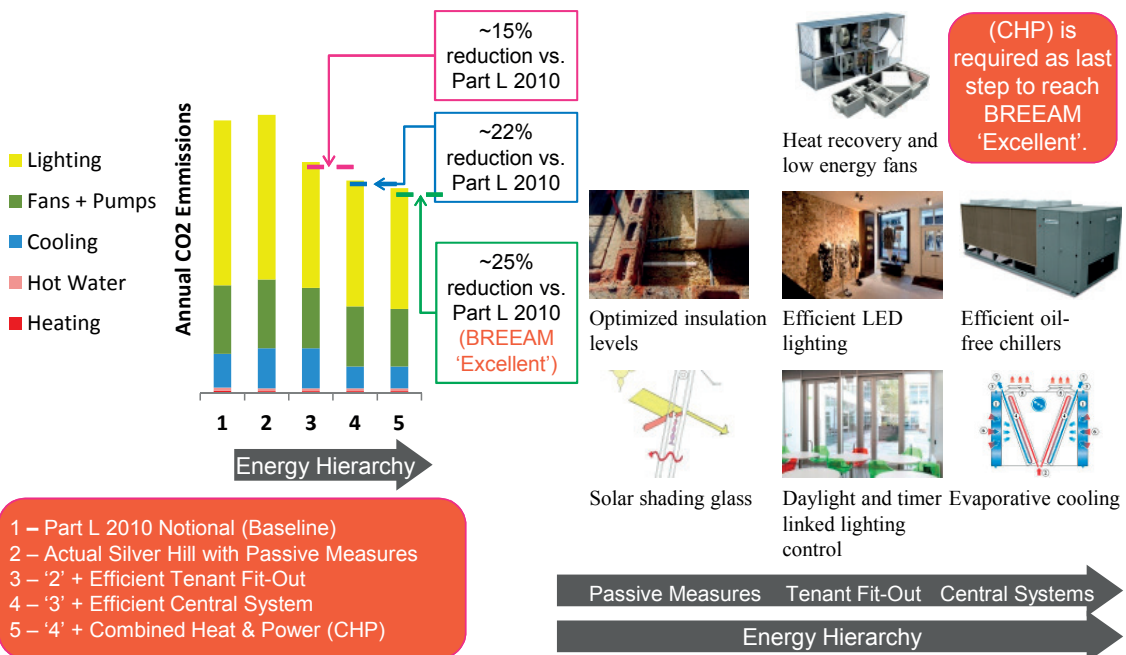


- A large portion of the development covered by the BREEAM accreditation scheme is **speculative retail**. A number of credits that would need to be targeted in order to achieve an 'Excellent' rating are not practical to implement in **speculative retail premises**. For example, it would not be possible to confirm and enforce that the retailer's small power equipment (e.g. computers, screens, domestic scale white goods) and any catering equipment are specified with the particular energy certification standards set out in BREEAM. There are at least 10 other similar instances to this where it will be impractical to prove the scheme complies. For this reason it has not been possible to target BREEAM 'Excellent' on the scheme.

Page 3 of 10

## How we will Achieve BREEAM 'Excellent' Energy Target

- The BREEAM 'Excellent' energy target is achieved through **multiple measures** as described below.



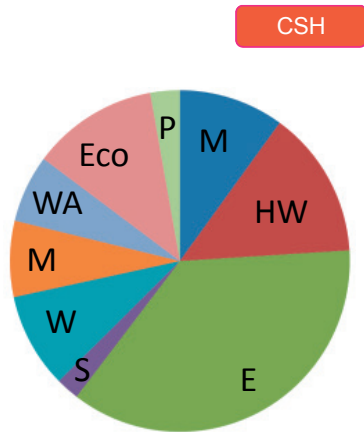
Page 4 of 10

BREEAM | Retail

ARUP

## CSH Assessment Criteria and Benchmarks

- Management 10%
- Health and Wellbeing 14%
- Energy and CO2 Emissions 36.4%
- Surface Water Run-Off 2.2%
- Water 9%
- Materials 7.2%
- Waste 6.4%
- Ecology 12%
- Pollution 2.8%



Code Levels	% Score
Level 1 (★)	≥36
Level 2 (★★)	≥48
Level 3 (★★★)	≥57
Level 4 (★★★★)	≥68
Level 5 (★★★★★)	≥84
Level 6 (★★★★★★)	≥90

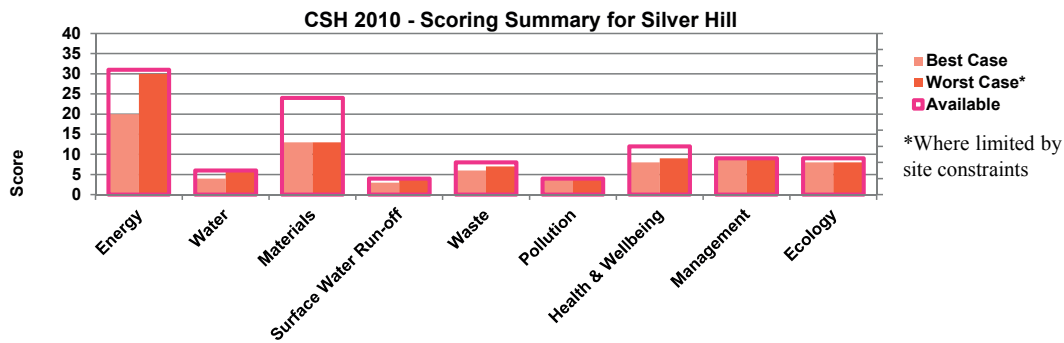
Across the UK as a whole:

- The majority (~76%) of CSH homes are at **Level 3**.
- Most of the remaining CSH homes are at **Level 4**.

Page 5 of 10

## CSH Targets for Silver Hill

- The **overall targets** for Silver Hill are at **CSH Level 3** across the site and **CSH Level 4** where possible within constraints of the existing planning permission and design.
- The **energy targets** for Silver Hill are at **CSH Level 4** standard across the site and **CSH Level 5** standard where possible within constraints of the existing planning permission and design.
- The **water efficiency target** for Silver Hill is at **CSH Level 4** across the site.
- The chart below shows a CSH scoring summary for the various aspects at current stage.



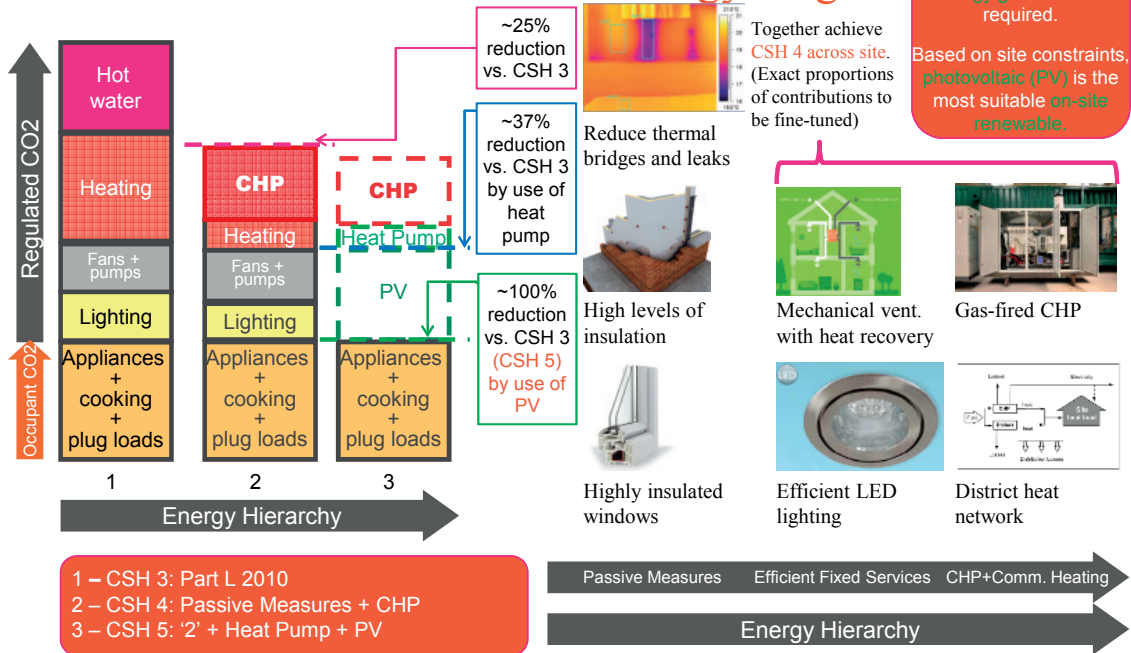
Total Weighted Score Achieved = 72 (CSH 4) or 60 (CSH 3)

- The original scheme for Silver Hill was developed in 2006. Because of this and the context of the site, a number of **site constraints / issues** exist putting restrictions on the credits we are able to target for CSH, which prevents us from achieving Level 5. Some of the constraints include the flood risk at the site, emissions from the CHP and removal of trees to improve the landscaping.
- As such, whilst it would be possible to target **CSH Level 4** and **Level 5** on **energy credits**, it would not be possible to target **CSH Level 4** and **Level 5** overall.

Page 6 of 10

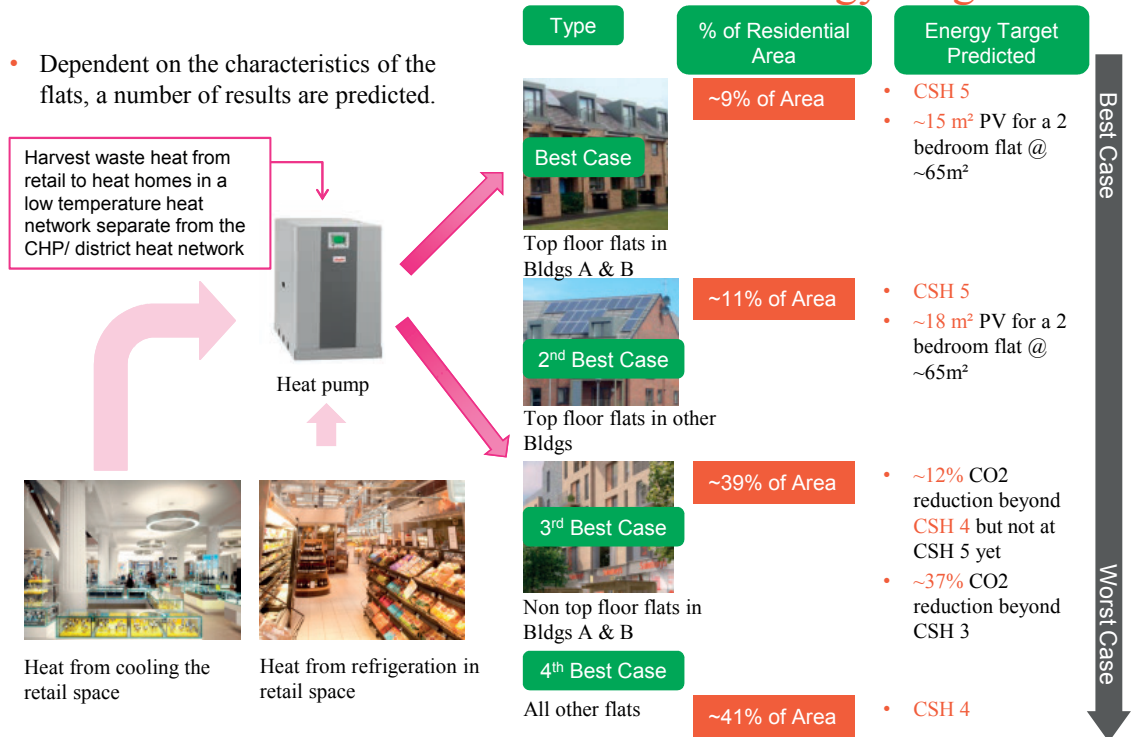


# How we will Achieve the CSH Energy Targets



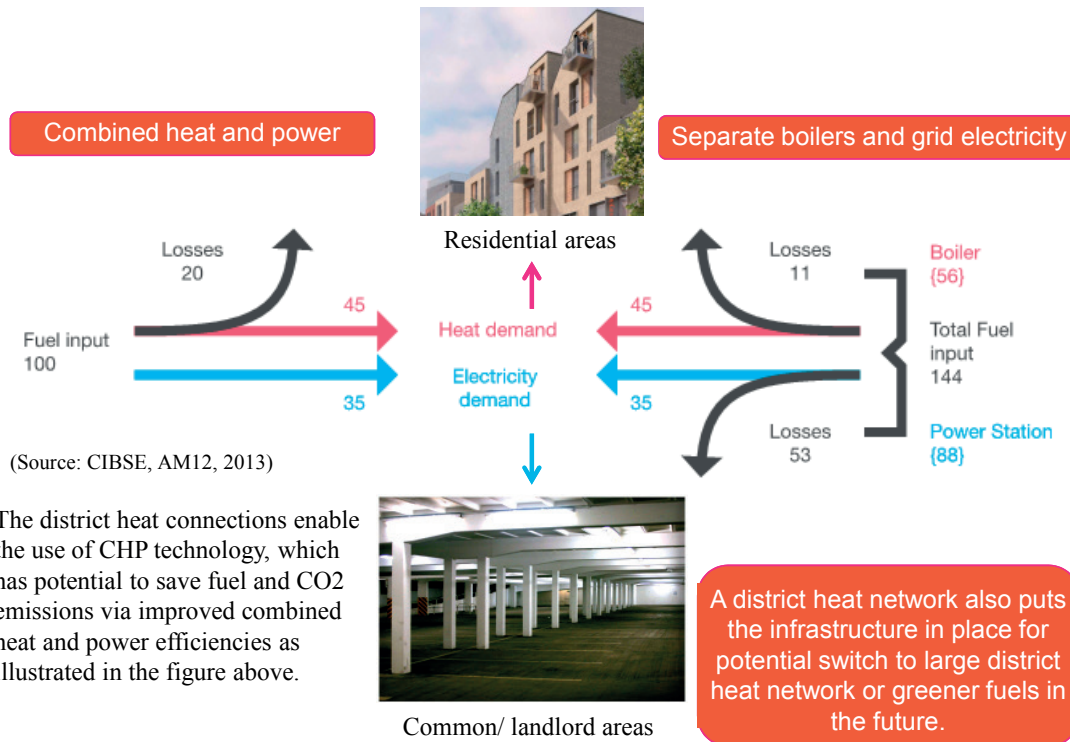
Page 7 of 10

# How we will Achieve the CSH Level 5 Energy Target



Page 8 of 10

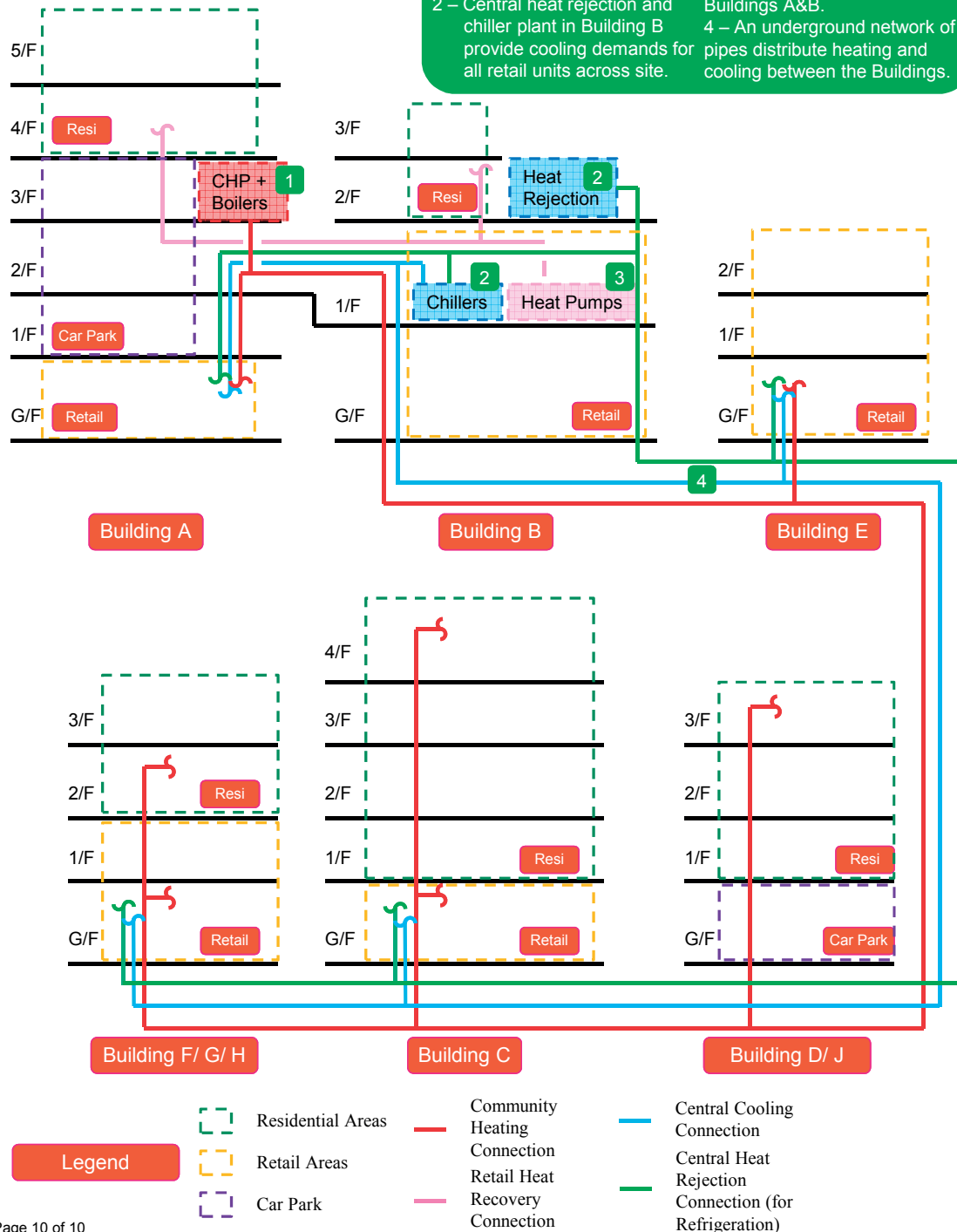
## CHP and District Heating



Page 9 of 10

# Site Wide Energy Strategy

- 1 – Central CHP w/ back-up boilers in Building A provide the heat demands for all areas across site.
- 2 – Central heat rejection and chiller plant in Building B provide cooling demands for all retail units across site.
- 3 – Heat pumps in Building B recover waste heat from retail units to provide low temperature heat for residential units in Buildings A&B.
- 4 – An underground network of pipes distribute heating and cooling between the Buildings.



Page 10 of 10

### **3.B NOTES OF MEETING DATED 14 MAY 2014 ISSUED BY DEREK LATHAM**

Notes of the review of the SilverHill scheme following presentation of proposals by architect and developer to the City Council SilverHill Members Reference Group on 14.05.2014

#### **1. Friarsgate**

- 1.1. PA illustrated improvements to the active frontage, variety of elevations, civic sense and introduction of a colonnade
- 1.2. Members welcomed the inclusion of toilets and ticket office and improved shelter, but asked that particular thought be given to waiting mothers with pushchair and young children, and seating for the elderly.
- 1.3. The issue of cafe provision was raised but MP explained that a cafe would be included in the House of Fraser store and snacks, sandwiches and drinks could be obtained from Sainsburys.
- 1.4. MP agreed that the layout of a current Sainsburys store could include an entrance on the corner of Middlebrook street and Friarsgate
- 1.5. The active floor frontages of properties east of Block B onto Friarsgate still needed to be addressed including those properties with gable frontages onto Friarsgate
- 1.6. Noted that the height of ground floor shop frontages in Block B are approx one and a half times those of shop frontages on the High Street to accommodate modern retailers requirements
- 1.7. A+M are to develop further their proposals for the blank elevation of Block B onto Lawn Street to ensure the maximum interest at ground level and passive surveillance from the staircases.
- 1.8. Confirmed that the proposed width of Friarsgate will allow for two lanes of traffic to pass parallel to the bus bays
- 1.9. AP confirmed that the proposal included strengthening the bridge over the brook and an additional raised pedestrian crossover of the carriageway.

#### **2. Water**

- 2.1. Existing brook viewed from proposed walkway alongside
- 2.2. Further brook course opened up between blocks C and D
- 2.3. A rill to be added to Lawn Street, Silverhill Square with stepping stones highlighting the entrances. This is recognised as the connecting route between the two bus stop areas and this will be marked by a series of specially created painted bollards
- 2.4. A wider water feature will be provided which children could play in

- 2.5. The existing culvert under Middlebrook Street will be opened up to view, with the Cathedral tower at the end of the vista
- 2.6. A brief report illustrating how similar proposals elsewhere have responded to the needs of blind, partially sighted and wheelchair disabled will be produced to allay concerns by such user groups
- 2.7. A+M have consulted the Environment Agency on the proposed development but not yet upon the detail of some of these proposals
- 2.8. Artists will be commissioned to assist the design of 2.3.and 2.4 above. Henderson

### **3. Variety**

- 3.1. The architects are committed to designing a wide variety of window sizes, shapes and materials If not fully resolved by the planning application, them a strategy for this to be included.
- 3.2. Materials;
  - 3.2.1. 4 different types of brick
  - 3.2.2. White painted brick (relatively small proportion)
  - 3.2.3. Render (smaller proportion)
  - 3.2.4. Timber cladding
  - 3.2.5. Flint
  - 3.2.6. Tiles
  - 3.2.7. Slate
  - 3.2.8. Lead
  - 3.2.9. Natural oak bridge with infill panels

### **4. Squares and Places**

- 4.1. Broadway:  
It is intended to celebrate Broadway as the most important space in the area  
Tthe streetscape to be repaved in a pattern that responds to the varied street frontages on either side
- 4.2 Silverhill Square  
Informal shape that frames Guildhall when viewed from Lawn Street to be part of Cafe culture
- 4.3 Cross Keys Square  
Varying width, defined to the north by the oak bridge and also used for cafe culture
- 4.4 Noted there is a shortfall of 30-40 market stalls which needs to be addressed. Henderson/A+M
- 4.5 A strategy for accommodating cyclists and their cycles within the scheme is to be presented, possibly including a priority route along Middlesgate A+M
- 4.6 The commitment to an art strategy for the public realm needs to be formalised

### **5. Sustainability**

- 5.1 Need to present an explanation of the sustainable credentials of the scheme, including the combined heat and power system which takes excess heat from retail to heat the residential properties.





