

WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA

**Item No:** 06  
**Address:** Hampshire County Library Jewry Street Winchester Hampshire SO23 8RX

**Parish/Ward** Winchester Town

**Proposal Description:** Alteration and extension to existing library; replacement of public toilets (THIS APPLICATION WILL BE DETERMINED BY HAMPSHIRE COUNTY COUNCIL)

**Applicants Name** Hampshire County Council

**Case No:** 05/00199/HCS

**W No:** W01662/10

**Case Officer:** Mrs Sian Proudlock

**Date Valid:** 18 January 2005

**Delegated or Committee:** Committee Decision

**Reason for Committee:** At the request of a councillor

**Site Factors:** Winchester Conservation Area

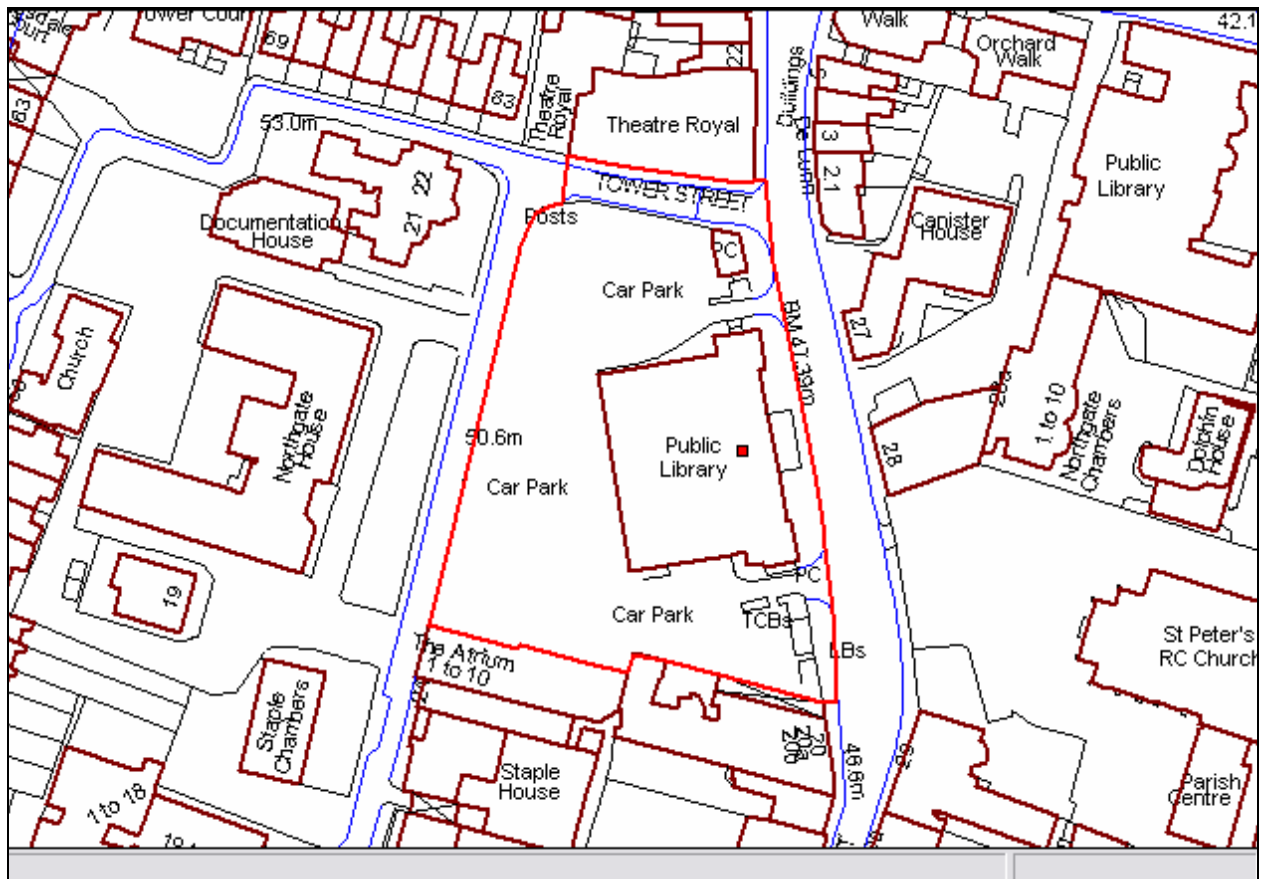
WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA

**SITE LOCATION PLAN**

**Case No:** 05/00199/HCS **W No:** W01662/10

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WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA

**Site Description**

- The library in Jewry Street Grade II\* Listed Building
- The surrounding brick and flint wall, second world war air raid shelters, under the car park, public toilets and disused kiosk are all curtilage structures
- The library building is owned by Hampshire County Council and the surrounding car park is owned by Winchester City Council
- The site is bounded to the north by Tower Street and to the west by Staple Gardens

**Relevant Planning History**

- W01662/LB: Internal alterations - Permitted - 27/01/1976
- W01662/05: Erection of two storey public toilet including footpath access to Staple Gardens at upper level - Car Park Rear Of Library - Withdrawn - 03/08/2000
- W01662/06L BCA: Demolition of gents toilet block and part curtilage wall, making good with hard landscape -Withdrawn – 03/08/2000
- W01662/07: Alterations to replace and repair windows, external repairs where necessary, stone cleaning and complete external redecoration - Permitted - 13/10/1999

**Proposal**

- As per Proposal Description
- The application is a consultation from Hampshire County Council
- The proposal is to restore the library, the former Corn Exchange by re-establishing the cruciform geometry of the original design
- A new extension will be added to the rear and side of the library providing new cultural facilities
- The new facilities will include a multi-purpose hall and art gallery, museum education facilities and a new main entrance to the building
- The extension will be contemporary in design and will be constructed on the car park owned by Winchester City Council
- Once complete, the ownership will be transferred to Hampshire County Council
- A pedestrian route will be created from Staple Gardens by breaking the existing flint wall which will link through to the new footpath proposed through the former Documentation House site
- The development will increase overall floor space from 1600m<sup>2</sup> to 2900m<sup>2</sup>
- The capacity of the car park will be reduced from 91 to 40 spaces

**Consultations**

Chief estates Officer:

- No objection though concerned about the loss of car parking spaces

Conservation:

- No comment – application falls to Hampshire County Council for determination
- Listed Building application referred to Secretary of State for determination

Engineers: Highways:

- No comment – application to be determined by Hampshire County Council engineers

Architects Panel:

- Recommend approval
- A very well thought out and refreshing scheme
- This will enhance both the Listed Building and the area as a whole
- This is going to be a high quality scheme which should not be reduced by introducing reconstructed stone rather than natural stone, considering a more traditional roof covering such as copper, sensitive manifestations on the glass on the north wing and no sticker regime for notices and events

WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA

Archaeology:

- The Sites and Monuments officer has been working closely with Hampshire County Council with regard to archaeological issues and the proposed treatment of the air raid shelters
- An archaeological evaluation of the site will shortly begin
- The views of English Heritage are being sought on the impact of the proposed developments
- Unable to give a formal view until the results of the archaeological evaluation are known and the comments of English Heritage received

**Representations:**

City of Winchester Trust:

- It is hoped that the original architectural features of the library will be respected
- The choice of materials will provide both interest to and an echo of the existing building
- The incorporation of the public toilets within the building and the courtyard facing onto Jewry Street are welcomed
- It is questioned whether having so many activities crammed into one building will result in diluting their individual effectiveness
- It is hoped that the tree will be replaced elsewhere on the site
- The existing tree was planted by the Trust
- The Trust continues to find it undesirable that Hampshire County Council can grant itself permission although in this instance the degree of public consultation has been commendable

One letters of objection from a Winchester Resident

- The retention of and proposed cost of extensions to the library in the wrong place with only limited access to public transport
- There is a great opportunity to have a new library and a safe, level pedestrian area within the Broadway Friarsgate development

**Relevant Planning Policy:**

Hampshire County Structure Plan Review:

- UB1, UB3, E16, E19

Winchester District Local Plan

- HG7, HG9, HG19, EN5

Winchester District Local Plan Review Deposit and Revised Deposit:

- DP3, DP5, DP6, HE4, HE5

National Planning Policy Guidance/Statements:

- PPG 13 Transport
- PPG 15 Planning and the Historic Environment

**Planning Considerations**

The main considerations in respect of this application are:

- Principle of development
- Impact on the character of the area

Principle of development

- The refurbishment of the Listed Building and restoration of original features is acceptable
- The extension of the Listed Building and provision of cultural facilities is acceptable in policy terms subject to satisfactory design
- The site is centrally located in a sustainable location with good public transport links
- The contemporary design seeks to enhance the existing building and will provide an attractive new entrance

WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA

Impact on the character of the area

- The proposed extension will be set back to the side and rear of the building and will not detract from the library itself
- To the rear of the building the former Northgate Chambers site is under construction and the extension will be set against the backdrop of the new development

Archaeology

- Outstanding consultations are still awaited from English Heritage
- There are concerns raised regarding the filling in of the air raid shelters which are considered to be of significant regional importance

Highways

- The proposal will result in the loss of public parking spaces
- The principle of loss of these parking spaces has been accepted

**Recommendation**

**Raise no objection subject to awaiting the detailed comments of English heritage with regard to treatment of the air raid shelters**