

Planning Application Supporting Information



Detailed (Red) and Outline (Blue) Parts of the Proposed Development

	Sitewide	Phase 1 – Detail
Proposed Homes	Up to 228 new homes A1 – 54 A2 – 43 Kingswalk – 22 B2 North - 18 B2 South – 25 B3 – 13 B4 – 19 B5 – 34	119 new homes A1 – 54 A2 – 43 Kingswalk – 22
Live-Work Units	4 Live-Work Units in A2 and B2 North.	2 Live-Work Units within Building A2. 1B2P Unit and 2B4P Unit.
Unit Mix	1b – 49 (21.3%) 2b – 113 (49.2%) 3b – 68 (29.5%)	1B/1P 10 8% 1B/2P 20 17%

	Sitewide	Phase 1 – Detail												
		<table><tr><td>2B/3P</td><td>8</td><td>7%</td></tr><tr><td>2B/4P</td><td>45</td><td>38%</td></tr><tr><td>3B/5P</td><td>36</td><td>30%</td></tr><tr><td>Grand Total</td><td>119</td><td></td></tr></table>	2B/3P	8	7%	2B/4P	45	38%	3B/5P	36	30%	Grand Total	119	
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Affordable Housing	The project cannot viably provide any on-site affordable housing provision.	N/A												
Non-Residential Floorspace	The total amount of retail/commercial floorspace that is Use Class E or Sui Generis Use is 4,077sqm (GIA).	<table><tr><td>Plot A1</td><td>365sqm (GIA)</td></tr><tr><td>Plot A2</td><td>412sqm (GIA)</td></tr><tr><td>Kingswalk Plot A3</td><td>1,702 (GIA)</td></tr><tr><td>Antiques Market</td><td>197sqm (GIA)</td></tr><tr><td>Total</td><td>2676 sqm (GIA)</td></tr></table>	Plot A1	365sqm (GIA)	Plot A2	412sqm (GIA)	Kingswalk Plot A3	1,702 (GIA)	Antiques Market	197sqm (GIA)	Total	2676 sqm (GIA)		
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Height	No buildings taller than 6 storeys proposed (58.45AOD). Buildings range from 1 to 6 storeys. The taller buildings positioned in the northwest, gradually stepping down towards the St Johns Almshouses to ensure the height and scale is sympathetic to the existing townscape. Buildings of varying height are along Friarsgate.	Building A1 – This building ranges from 4 to 6 storeys in height. Building A2 – This building ranges from 3 to 6 storeys in height. Antiques Market to remain 2 storeys and Kingswalk to remain 4/5 storeys.												
Dwelling Size	N/A	All dwellings exceed the National Minimum Space Standards.												
Adaptable homes	N/A	4 of the homes have been designed to comply with wheelchair adaptable standards (Building Regulations M4(3)(2)(a)). All new homes not built as wheelchair user dwellings designed to meet the requirements of Building Regulations M4(2).												
Urban Design Principles	The masterplan is underpinned by the following urban design principles: - Designed as a piece of the City where the building facades form and contain the public space - positioned to provide useful pedestrian connections between two otherwise disconnected parts of the City. - Massing and heights carefully considered to be sensitive to the scale and height of the neighbouring buildings, especially the listed Alms Houses to the east. Buildings are lower toward the east, and taller toward the west and north, with moments of height to celebrate prominent corners. - Good levels of natural surveillance, with windows carefully positioned to ensure the public space is well overlooked and 'self-policed'. - Various roof terraces, courtyards and balconies provide delightful, generous outside space - allowing occupants the opportunity to plant them up, further enlivening the street edge. - The streets provide a delightful means to access the homes, whilst also providing a generous, peaceful external space for all to spend time or for children to play.													

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	- We envisage the public streets and squares becoming vibrant, lively places to spend time, making a valuable contribution to the local area, encouraging a sense of community by providing the opportunity for people to meet, chat and enjoy the tranquil public space. - Conveniently positioned internal refuse storage, and secure cycle storage to be provided to encourage sustainable forms of transport. - To build upon and expand the SPD guidance with public infrastructure that will connect buildings and their uses together. - To establish a feeling of place; connected to the Itchen Valley and other surrounding city landscapes and overlaid across the loose and beautifully misaligned Roman and Saxon grids of Winchester. - To act as a civic foreground to the new residential led development; providing new spaces to sit, meet, eat, work and play outside. - To provide a new legible network of pedestrian routes that enhance access to and from the surrounding historic uses, buildings and spaces; especially north and south. - To bring the historic waterways into view by deculverting an existing river to become a new public space and amenity and designing sustainable drained surfaces. - To help mitigate a feeling of severance created by the ring roads, with new crossings and activity at and around the development edges. - To redistribute spaces available for transport and buses, and prioritise them for the benefit of pedestrians whilst retaining and enhancing public transport and accessibility throughout the centre. - New tree planting and civic furniture, to enhance amenity, places to sit, eat, and rest, and encourage activity outside, even in hot or drizzly weather. - To bolster the setting of Winchester as a world class destination; the High Street and Broadway becoming better connected to all parts of the new city centre. - Opening up the historic network of spaces north, south, east and west.	
Trees	Existing: 7 Category A Trees 20 Category B Trees and 1 Group of Category B Trees 12 Category C Trees 2 x Category C and 1 x Category C Trees identified for removal at present. 64 new trees proposed.	XX
Public Realm	6,600sqm of public squares and routes are proposed within the development.	TBC
Playspace	1,275sqm of play space is proposed within the development.	xx
Biodiversity Net Gain	xx	xx
Car Parking	A car fee development is proposed apart from disabled car parking provision. Blue Badge parking for 5% of dwelling, equating to 11 spaces is proposed. 5 of these would be located by Coitbury House,	6 off site disabled car parking bays are provided within the Brooks Car Park.

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	with the remainder within The Brooks Car Park.	
Cycle Parking	587	
Energy & Sustainability	Fabric first approach, with exhaust air source heat pumps and PV panels. Net-zero operational carbon on site. BREEAM Excellent – New Non residential floorspace.	xx
Waste and Recycling	One refuse (1,100L) / recycling (1,100L) / glass (240L) proposed per 6 dwellings which equates to 43 bins per waste stream.	





Landscape & Public Realm Masterplan

Artist Impressions



Looking East towards the Brooks Centre



Looking south towards the Antiques Market



Looking west from Tanner Street through to the Antiques Market and the Brooks Centre



Looking East on Middle Brook Street



Looking East on Middle Brook Street including Kings Walk



Looking North into where the bus station currently is



Looking South towards the Guildhall



Looking West on Friarsgate



Looking North on Middle Brook Street



Looking North from the Broadway