

Winchester Town

Approach to design coding

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Design Coding - what might work in WCC

Every LPA has different needs;

Challenge for a single area wide design code: city, town, village, hamlet;

Use local design codes in areas of change;

General area wide design coding and local design code;

Coding at different scales;

Local authority wide

Enhance High Quality Places to include high level codes and guidance for key issues

Large development sites

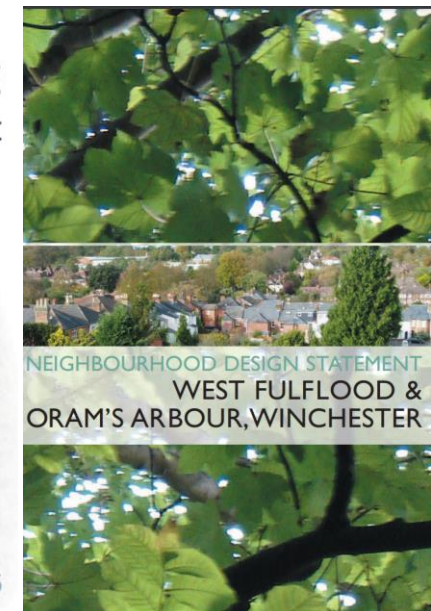
Masterplans and design code for defined sites or development briefs

General areas of change

Design principles in areas of change supported by High Quality Places

Local, Neighbourhood and Village Design Statements

Design principles supported by High Quality Places



Testing issues for design coding

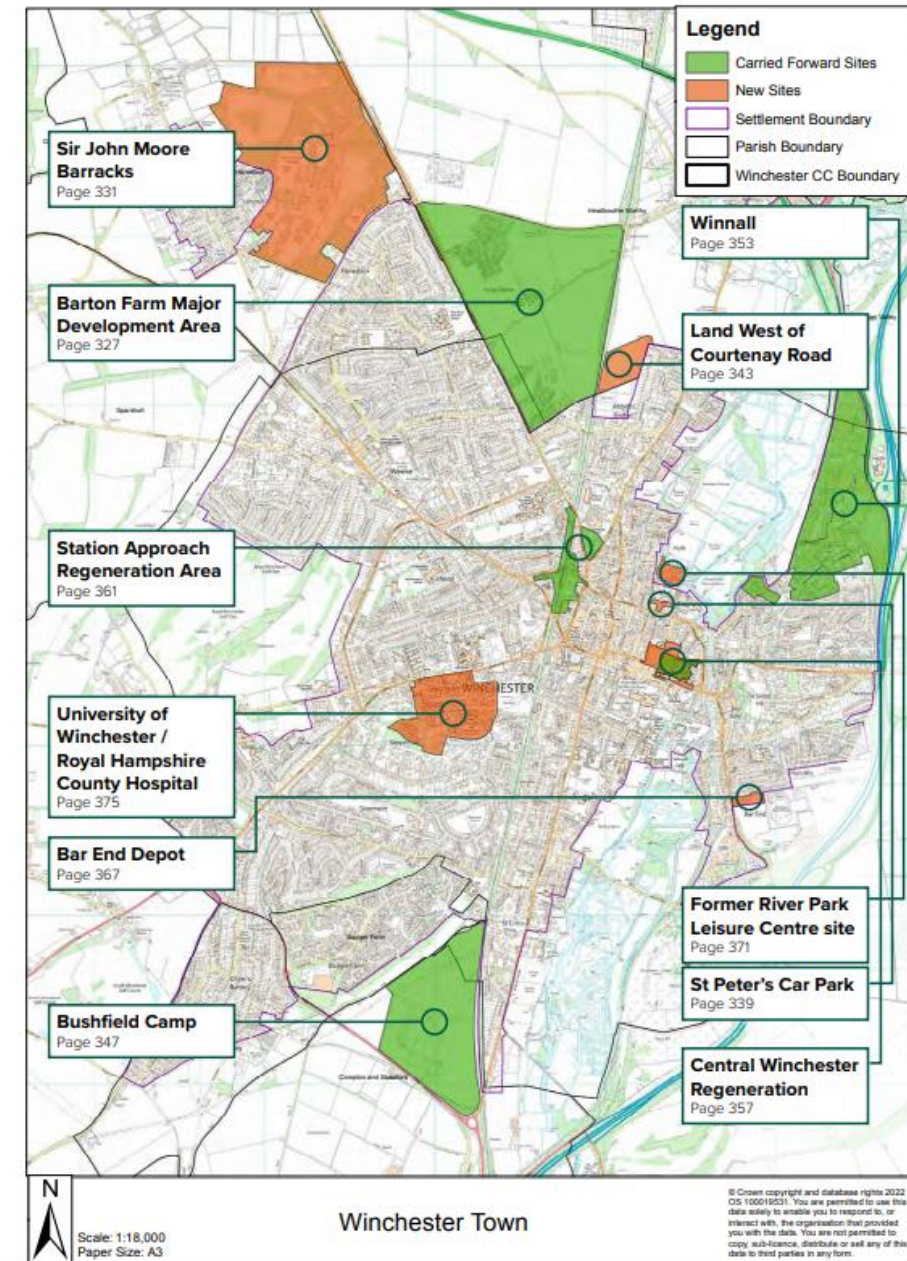
Winchester town – areas of change

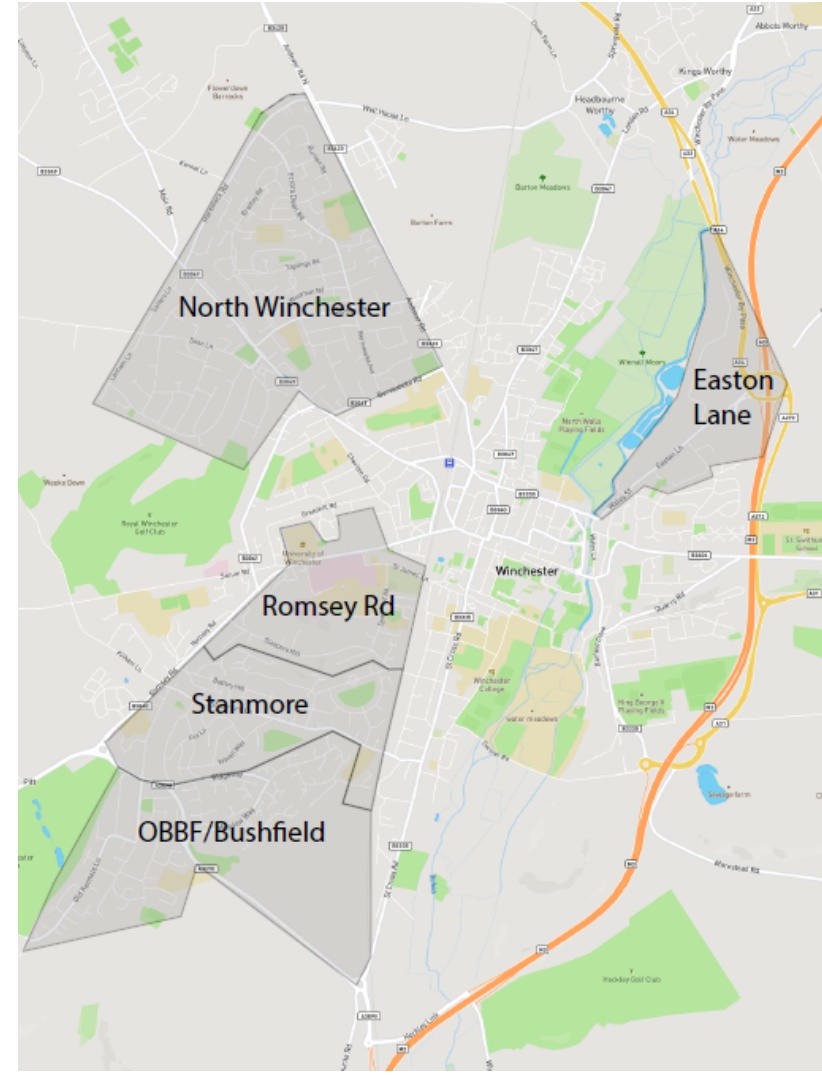
Focus on allocated sites

Identify key issues that are common to Winchester CC by testing an area

Inform coding requirements in a revised High Quality Places SPD

Use of development briefs for regeneration areas





North Winchester



Character

Wide area of Winchester bordering onto open countryside

Bounded by major road into Winchester B3420

New local centre, supermarket and shops

Predominantly suburban 60's 2 storey housing of mixed value to north east of B3049

Good landscape and open space to south west of B3049

Rolling topography

Network of streets, not always permeable

Some heritage assets

Good quality infill sites

Proximity to redevelopment of Sir John Moore Barrack site



Design code implications – North Winchester

Opportunities

Code for infill sites

Community groups to engage

Improvements to public realm / green spaces

Strengthen landscape and green routes

Adjacent to large development on Sir John Moore Barracks and Barton Farm

Connections from new development to centre

Improvements to movement, major route

Address active travel, transport and parking

Accessibility to centre and countryside

Example of 15 minute neighbourhood

Constraints

Scale of area

Limited opportunity for change without funding

Large area of owner occupation and established housing

Lack of large scale development opportunities on the site

Romsey Road



Character

Complex area with multiple uses, building types, prison and hospital

Busy traffic corridor, parking and transport issues

Good access to town centre

Rich in heritage assets eg university, hospital

Good modern and traditional architectural precedents

Typical of Winchester past and present

Topographically challenging and interesting

Good landscape features



Design code implications – Romsey Road

Opportunities

Allocated site

Large areas of change and precedents for quality

Typical palette of materials in Winchester district

Significant heritage assets

Code for new development

Gateway to town, major route

Movement corridor, improve safe active travel, transportation

Mix of uses residential, education, community, health

Strengthen natural environment

Constraints

Uncertainty of development opportunity and timing

Lack of coherence of character typical of hospital campus

Complex building types

Lack of coherent community groups to engage

Easton Lane



Character

Main access to Winchester town from M3 at north point

Gateway to Winchester and to South Downs from town

Area of employment and retail activity

Mixed uses, light industrial, hotel, offices, retail

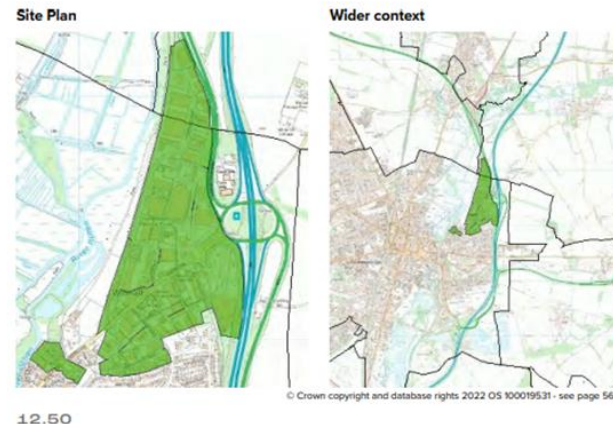
Strong retail presence ie Tesco and car parking

Landscape features

Edge of residential areas including estate regeneration

Edge of settlement and surrounding countryside

Views of cathedral



12.50



Design code implications – Easton Lane

Opportunities

Allocated site for employment use

Large areas of potential change

Likely development opportunities due to changing retail, industrial and logistics

Significant employment, retail and light industries

Movement corridor, improve safe active travel, transportation

Regeneration, transition from employment to residential

Strengthen natural environment

Constraints

Uncertainty on future development opportunity

Complex land ownership issues

Lack of coherence of character and built form

Car dominated spaces

Heavy vehicular activity, poor pedestrian and cycling experience

Lack of community engagement

Stanmore



Character

Wide area of Winchester bordering onto open countryside

Predominantly uniform low density 2 storey housing typology

Wide streets with landscape features and open space

Long views to distant natural environment

Predominantly post war suburban housing

Edge of settlement, good views and connection to countryside

Bounded by high value areas



Design code implications – Stanmore

Opportunities

Land owned by WCC

Improvements to community uses

Improvements to existing housing stock

Code for infill sites

Strengthen public realm

Improvements to movement, connections to town, active travel, transport

Strengthen landscape, nature

Constraints

Limited opportunity for change without funding

Council owned, RTBs, owner occupation housing mix

Lack of large scale development opportunities

Established character unlikely to change

Oliver's Battery including Bushfield Camp



Character

Wide area of Winchester bordering onto open countryside

Heritage - ancient monument and army camp

High point of landscape with extensive views

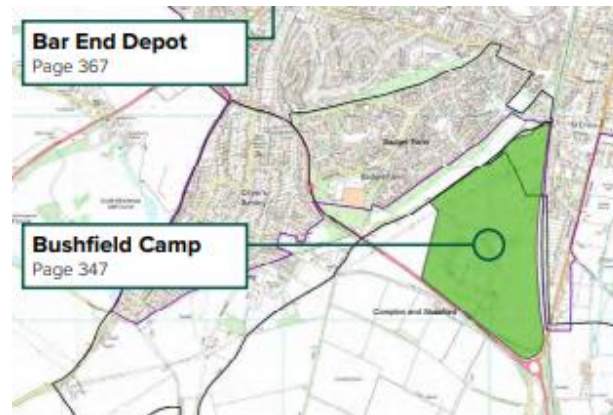
Large plots with low rise private housing

Local centre with facilities

Connections to countryside and M3

Rolling topography and view points

Some infill sites



Design code implications – OBBC

Opportunities

Allocated site on Bushfield Camp

Code for infill sites

Heritage assets

Identified community groups to engage

Improvements to public realm

Improvements to community and retail uses

Improvements to movement, active travel,
transport to centre

Good connections to M3, park and ride

Access to and character of landscape

Constraints

Large area of owner occupation and established
housing on Olivers Battery

Limited opportunity for change without funding
Development proposals coming forward for
Bushfield Camp

Lack of other large scale development
opportunities

POTENTIAL BENEFITS FOR DESIGN CODE BY AREA

1-5 scoring

Area	North Winchester	Romsey Road	Easton Lane	OBBC	Stanmore
Best addresses key issues for WCC Movement, Nature, Public spaces, Amenity	5	4	3	2	2
Opportunity for change – Vision and ambition	4	4	4	3	2
Variety of future area types – Residential, commercial, retail, local centre	4	4	4	3	3
Community & other stakeholders – Community voice	4	2	2	4	4
Appropriate scale – Scale of area and potential for development	3	4	4	4	4
Context – Heritage assets, history	3	4	2	3	2
Replicability in district – Typical of issues in wider district	4	3	3	3	3
Coding potential – Scope of code, design parameters	4	3	3	3	3
Impact of code – Benefits for coding	4	4	3	3	3
Score	35	32	28	28	26

Testing issues – North Winchester

Large scale development in the North Winchester area including Barton Farm and the SJM Barracks site

Improvements to open spaces and public realm

Improving connectivity from edge to centre and to other developments inc Barton Farm

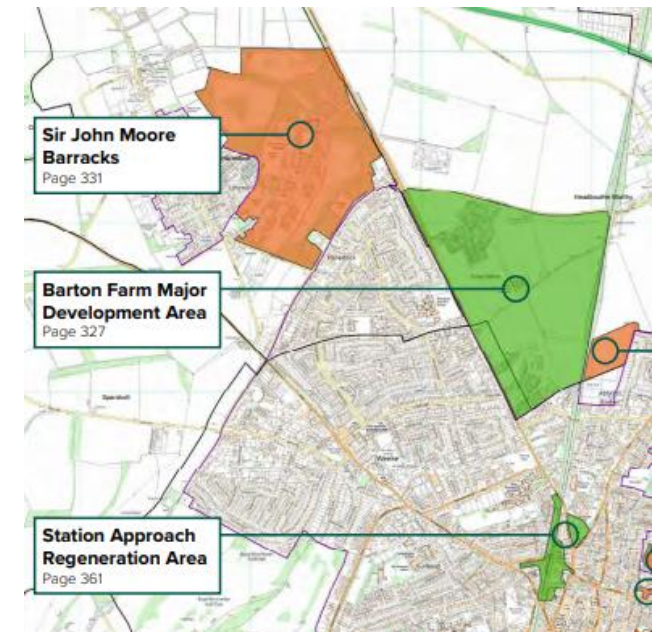
Establish green infrastructure from edge to centre

Coding for successful and managed infill sites

Opportunity for meaningful community engagement

Typical of issues for edge of settlement and infill sites across WCC

Informs coding requirements in a revised High Quality Places SPD



High Quality Places SPD

Coding for key issues and general guidance

Update and add mandatory and advisory requirements

Consultation process for adoption as SPD

EIP may not be required for updates



Winchester CC - Key issues

Context –

- Protecting and conserving heritage assets

Nature –

- Reinforcing green and blue infrastructure
- Strengthen landscape and open spaces in urban areas

Movement –

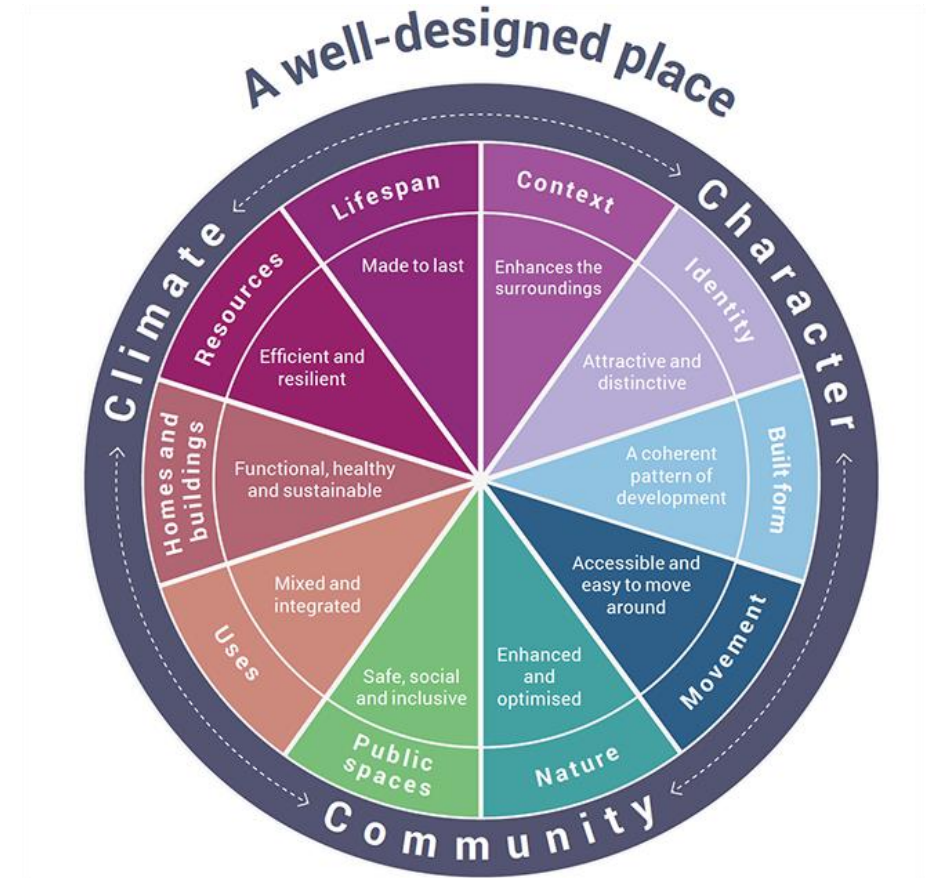
- Reducing car dependence, improving cycling and walking
- Car parking arrangements

Public spaces –

- Improving materials and details in public spaces

Resources –

- Strengthen energy, environment and low carbon for buildings and spaces



Design Parameters

Visual and concise – fewer words and more images

Relevant – according to context, character and scale

Numeric – where possible use precise requirements

Clear language – required, must vs should, could

Allow for creativity – able to be creatively applied

Context	
C.1.i	Character Types
C.1.ii	Site Context
C.1.iii	Site Assessment
C.2.i	Historic Assessment
C.2.ii	Heritage Assets
Movement	
M.1.i	Street Network
M.1.ii	Public Transport
M.1.iii	Street Hierarchy
M.2.i	Walking + Cycling
M.2.ii	Junction+Crossings
M.2.iii	Inclusive Streets
M.3.i	Car Parking
M.3.ii	Cycle Parking
M.3.iii	Services + Utilities
Nature	
N.1.i	Network of Spaces
N.1.ii	OS Provision
N.1.iii	Design
N.2.i	Working with Water
N.2.ii	SUDS
N.2.iii	Flood Risk
N.3.i	Net Gain
N.3.ii	Biodiversity
N.3.iii	Street Trees

Built Form	
B.1.i	Density
B.1.ii	Party Wall
B.1.iii	Types and Forms
B.2.i	Blocks
B.2.ii	Building Line
B.2.iii	Height
Identity	
I.1.i	Local Character
I.1.ii	Legibility
I.1.iii	Masterplanning
I.2.i	Design of buildings
Public Space	
P.1.i	Primary
P.1.ii	Local+Secondary
P.1.iii	Tertiary
P.2.i	Meeting Places
P.2.ii	Multi-functional
P.2.iii	Home Zones
P.3.i	Secured by Design
P.3.ii	Counter Terrorism

Uses	
U.1.i	Efficient Land Use
U.1.ii	Mix
U.1.iii	Active Frontage
U.2.i	Housing for All
U.2.ii	Type
U.3.i	Schools
U.3.ii	Community Facilities
U.3.iii	Local Services
Homes and Buildings	
H.1.i	Space Standards
H.1.ii	Accessibility
H.2.i	Light, aspect, priv.
H.2.ii	Security
H.2.iii	Gardens+Balconies
Resources	
R.1.i	Energy Hierarchy
R.1.ii	Energy Efficiency
R.1.iii	N'hood Energy
R.2.i	Embodied Energy
R.2.ii	Construction
R.2.iii	MMC
R.2.iv	Water
Lifespan	
L.1.i	Management Plan
L.1.ii	Participation
L.1.iii	Community

Architecture and infill sites

Good quality architecture in many areas

Good examples of infill in most areas to be celebrated

Traditional, Transitional, Contemporary, Innovative 'styles'

Code and guidance that encourages not constrains diversity and creativity,

