

Kings Barton - Neighbourhood Centre

Site Photographs



Phase 1B



Barton Farm Primary Academy



Kings Barton - Neighbourhood Centre

Background, Phasing, Delivery



Overall Masterplan

Phasing & Delivery Programme

Kings Barton will be a 21st century sustainable community for Winchester, providing 2000 new homes along with retail and community uses and social and recreational infrastructure.

250 Occupations

Phase 1b - Complete and occupied

Phase 1a - Under construction and partially occupied

423 Occupations

Phase 1b - Complete and occupied

Phase 1a - Complete and occupied

Phase 2a - Construction commenced

550 Occupations

Phase 1b - Complete and occupied

Phase 1a - Complete and occupied

Phase 2a - Under construction and partially occupied

650 Occupations

Phase 1b - Complete and occupied

Phase 1a - Complete and occupied

Phase 2a - Under construction and partially occupied

Phase 2b - Under construction and partially occupied

800 Occupations

Phase 1b - Complete and occupied

Phase 1a - Complete and occupied

Phase 2a - Complete and occupied

Phase 2b - Under construction and partially occupied, NC partially occupied

Phase 3a - Under construction and partially occupied

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Ongoing Engagement and Workshops

2013



Design Code and Regulatory Plan

2015



Community Facilities Workshop 1 (Public Forum)

2016



Team Charrette / Community Facilities Workshop 2 (Public Forum)

2019



Reserved Matters Application Submission

2021-2022



Pre-Application Meeting / Design Review Panel 1

September 2022 (Latest)



Design Review Panel 2



Community Facilities Workshop



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Previously Submitted Reserved Matters Application - 2019



2019 Submitted Masterplan

KEY

- 1 The Park
- 2 The Place
- 3 The Square
- 4 The Avenue
- 5 Public House
- 6 Office / Education Building
- 7 Community Building
- 8 Extra Care
- 9 Nursery
- 10 Retail
- 11 Food store
- 12 Residential
- 13 Events Space
- 14 Primary School
- 15 Pedestrian Access to existing footpath along the Ridge
- 16 Pedestrianised Area
- 17 Access route to the Old Andover Road (and Henry Beaufort School)
- 18 The swale
- 19 Ridgeline



Submitted Visuals: The Place



Submitted Visuals: The Park



Submitted Visuals: The Square

KEY CHANGES SINCE THE RMA SUBMISSION

RMA Submission



September 2022 (Latest)



KEY

- 1 Improved permeability
- 2 Reduced parking areas & visibility of parking
- 3 Enhanced green spaces and public realm
- 4 Mixed uses re-location to ensure viability

Kings Barton - Neighbourhood Centre

Inspired By History

Prehistoric Farmland

- Site on Prehistoric Farmland with features dating back to Iron Age Settlement around 500BC -250AD.
- Farming and productive landscapes present during Celtic, Roman and Saxon periods, and through to the modern day
- Hundreds of years of arable farming field patterns.
- Distinctive field structure and character with glimpsed views of the rolling arable landscape from the Andover Roman road.

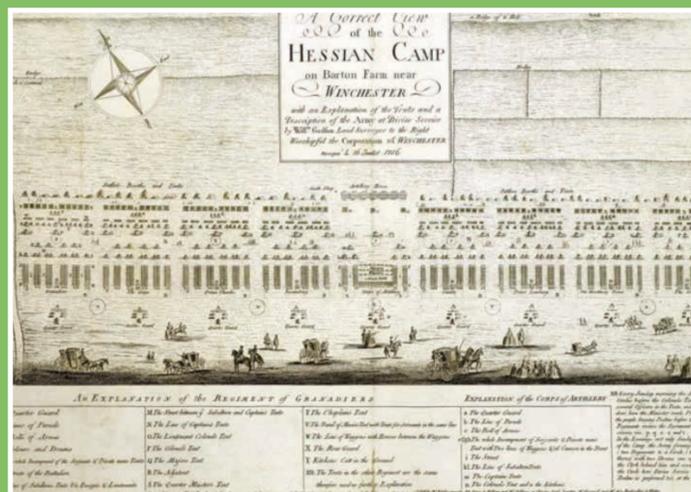


1869 Barton Farm



Military Sites

- 18th Century military camps.
- 1756 Hessian camp - Regiment of the Grenadiers.
- 1761 first Hampshire Regiment.
- Street naming team has reflected the historic use of the area as a Hessian camp in naming the streets in Phase 1A.
- Key features excavated on site during archaeological investigations.
- Square Hessian Regiment field kitchens.
- Sunken round Hessian booths.
- Officer accommodation carved into the chalk.
- Hessian dug outs and pits.



Local Centre Context



Key Design Moves: Landscape Led Masterplan

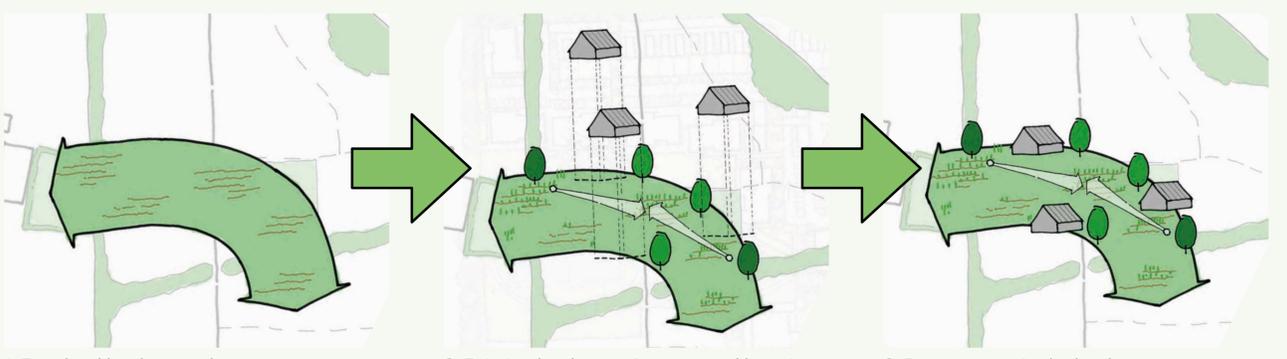
- An overarching character area inspired by Barton Farm's rich agricultural history creates a new landscape framework for the local centre.
- The agrarian landscape character rolls through the heart of the local centre.
- Fields rising to the East and West
- 'The agrarian rise'

Design Opportunities

- Strong farming and cultural heritage.
- Unique topography and existing landscape features create a distinct sense of place.
- A landscape led masterplan approach, influenced by heritage, sustainable movement, biodiversity and community.
- Connecting spaces and reinforcing the East-West landscape and North-South grains.
- Use landmarks and view sequences for intuitive wayfinding.
- Reinforce the strong green framework.
- Enhance biodiversity and build on the Winchester 'Bee Lines'.



A historic farmland character at the heart of a growing community



1. Farmland landscape character.

2. Existing landscape features and key views set the framework.

3. Barns are set in the landscape.

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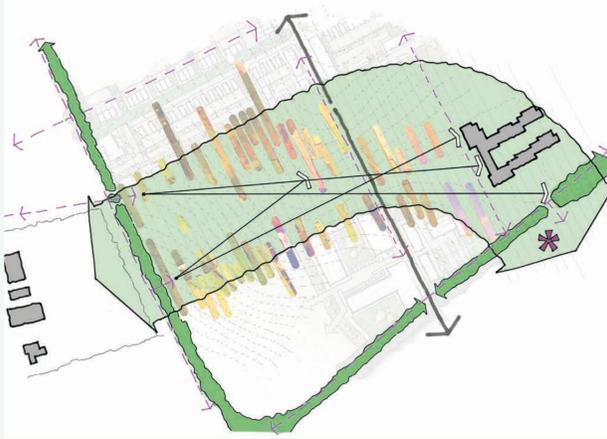
Emerging Design Principles

Landscape Led Masterplan



- Key views towards important landscape features and landmarks structure the space.
- Maintaining inter-visibility with a considered sequence of views aids legibility and wayfinding.

Organic, Naturalistic Character



- The historical field and crop patterns influence the landscape form.
- Rich and diverse planting woven through the spaces.
- Biodiversity links and habitat creation.
- Creating links to Winchester's 'Bee lines'.
- Simple, naturalistic palette mixed with opportunities for productive landscape 'field kitchens'.
- Utilise topography and existing assets.
- Create adaptable, flexible places.

Create Connections



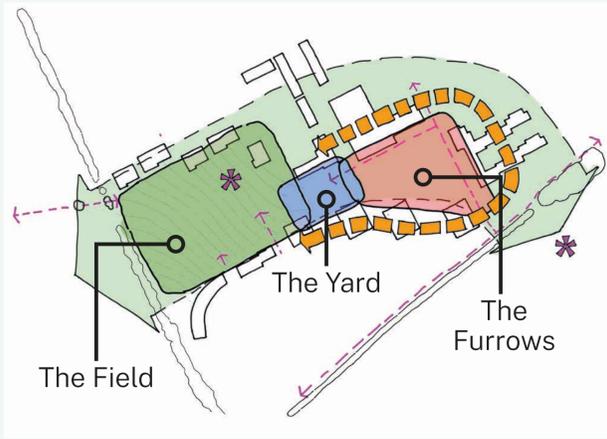
- Clarity of movement through natural wayfinding.
- Incorporate biodiverse connections and ecological routes.
- Encourage a close interaction between built form and green space.
- Barn style built form set within the landscape.
- Community uses and pedestrian movement network.

Pedestrian Movement



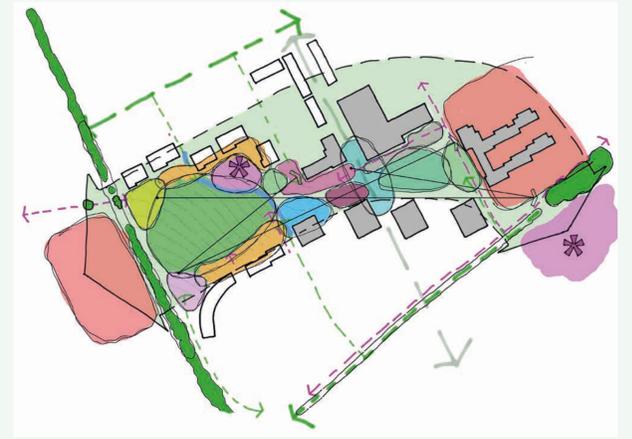
- Primary, secondary and tertiary pedestrian routes connect to the wider movement network.
- Primary E-W movement through the fields reflects the farm tracks moving up the hill through fields on and adjacent to the site.

Landscape Character



- The overarching character area redefines each space through the Agrarian rise.
- The field, the yard and the furrows are wrapped by built form 'barns'.

Functions



- Recreation, amenity, spill out, play, parking, exercise stations, orchards, field kitchen 'rooms' and edible planting, SuDs, foraging and biodiversity corridors sit within the farmland 'Agrarian rise'.

The Field



The Yard



The Furrows



Concept Masterplan

Building Uses

Barton Farm Primary Academy

- The school responds to the site history through agricultural-like forms and a simple material palette. Garden space is also naturalistic in design.

The Foodstore & Retail

- Addresses the Furrows on the north side and is one of the larger Pavilions/Barns.

Extra Care

- Addresses the Furrows to the south as well as the Avenue. The building is positioned along the 'diagonal' axis and view points.

The Pub

- Addresses the Yard on the north side.
- Southern aspect with 'spill out' space onto the public realm.

The Nursery & Community Buildings

- The Community building addresses The Yard on the south side. Spill out space onto public realm possible for community events.
- Nursery can 'co-exist' with the Community building. Garden spaces can be naturalistic as seen at the Barton Farm Academy. Natural play spaces and community spaces embedded in the landscape strategy as a 'whole'.



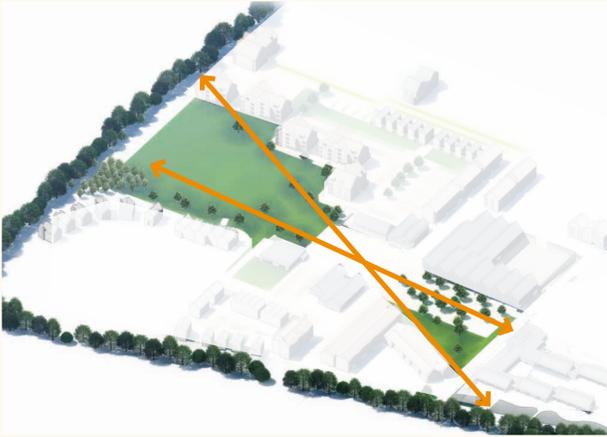
KEY

- 1 The Field
- 2 The Yard
- 3 The Furrows
- 4 The Ridge
- 5 Barton Farm Primary Academy
- 6 The Avenue
- 7 The Foodstore and Retail
- 8 Extra Care
- 9 The Pub
- 10 Nursery and Community

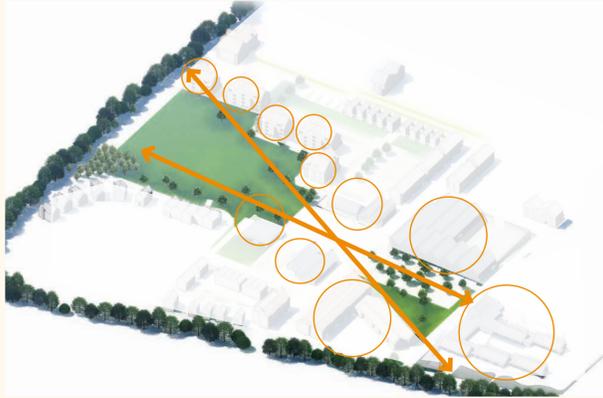
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Emerging Proposal

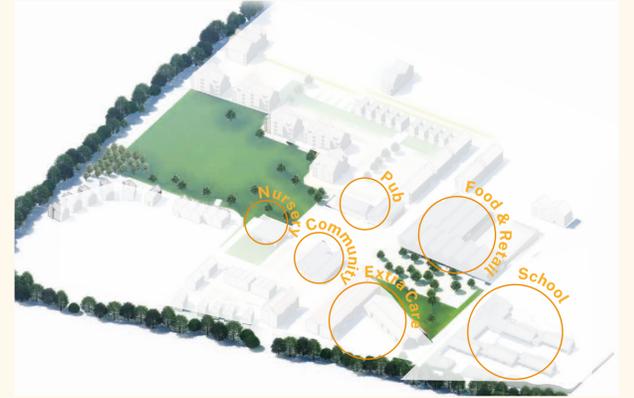
Connected Spaces & Views



'Tracks and Barns' Set Along Spaces and Views



Mixed Uses Along the Field, Yard & Furrows



Architectural Language

As like the Barton Farm Primary Academy, the buildings will respond to the sites history agricultural-like forms and a simple material palette.



Kings Barton - Neighbourhood Centre

Community Centre



Community Building Floor Plan - Reserved Matters Application 2019



Visualisation within the Park illustrating the Community Building - Reserved Matters Application 2019



Community Building Front Elevation - Reserved Matters Application 2019

Potential core users

The community building will act as a flexible and functional space. Its flexibility will ensure the overall success of a community 'hub' within Kings Barton by attracting a diverse group of core users.

Functional spaces can ensure that users continually use the facilities resulting in a well-used building throughout the week and weekends.

The core users envisaged are:

- Fitness classes (aerobics, yoga etc.)
- Pre-school / play groups
- After school activities
- Community groups
- Social events
- Weddings and private functions
- Adult education
- Short courses (Day courses)
- Drop-in surgeries (midwives, health clinic, GP's)
- Local resident associations
- Civic services including polling stations, public meetings, talks and exhibitions



Site visits

CALA and project team members visited a number of community centres in Winchester and surrounding areas.

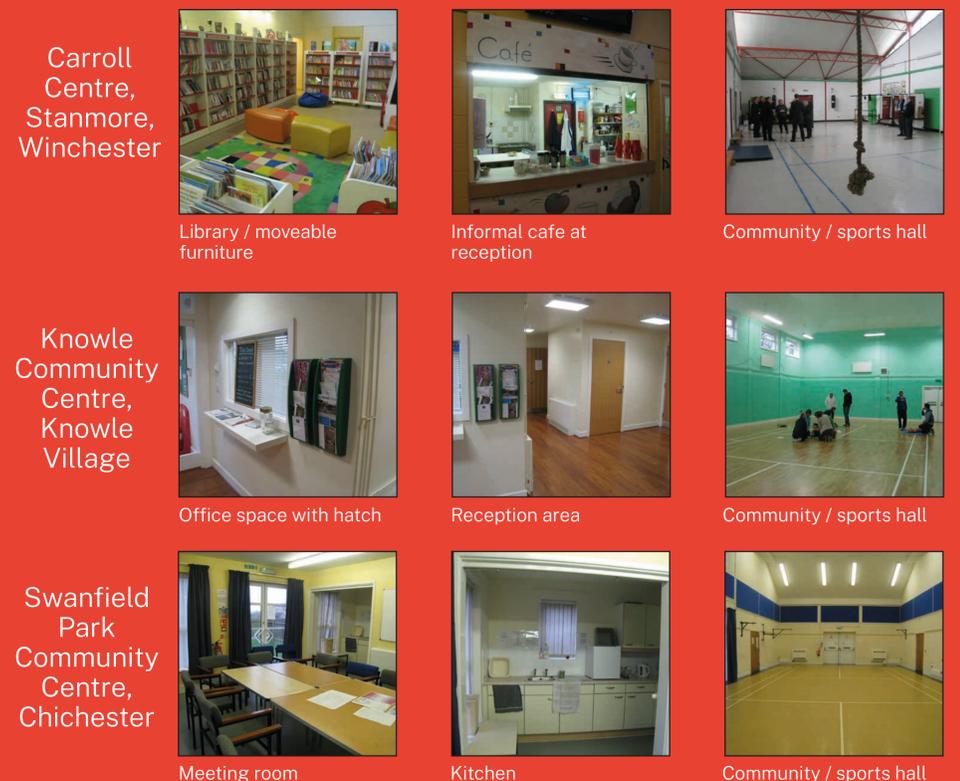
Key themes emerged from all three visits:

- Flexibility of space to ensure the building's longevity;
- Storage to ensure facilities are flexible enough for a diverse number of interest groups;
- Revenue when there is a lack of funding and therefore self-sustaining measures should be in place.

Locations

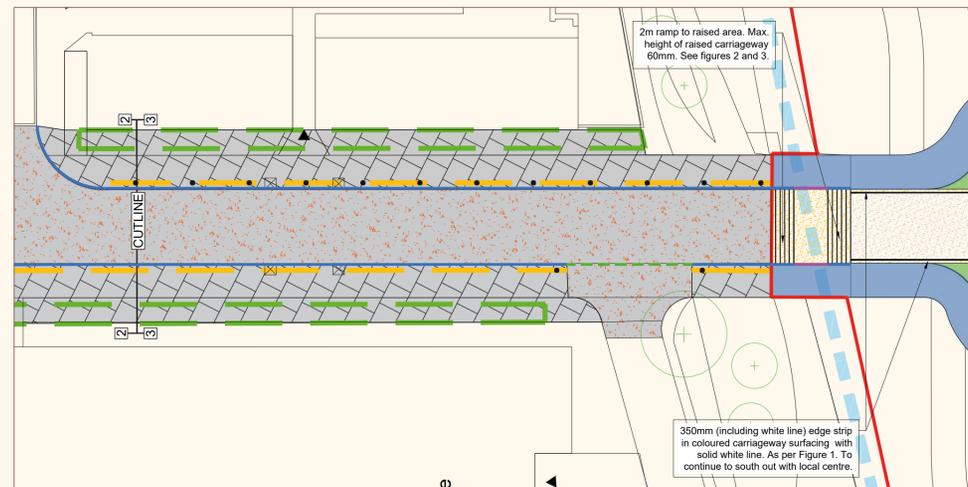
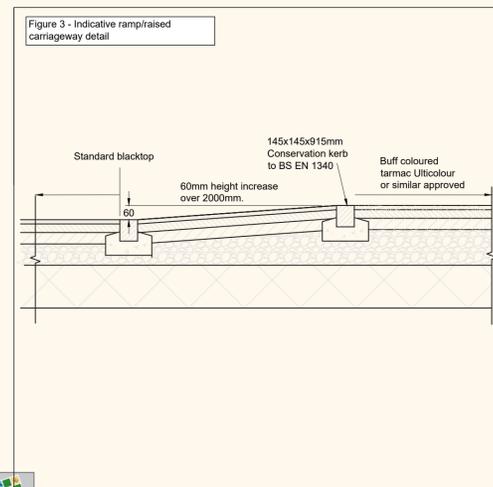
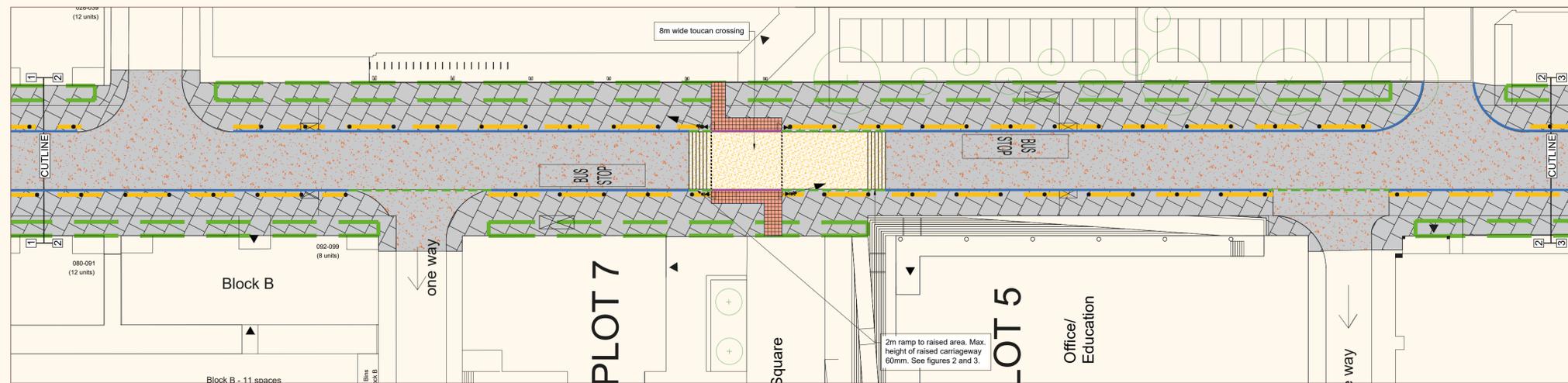
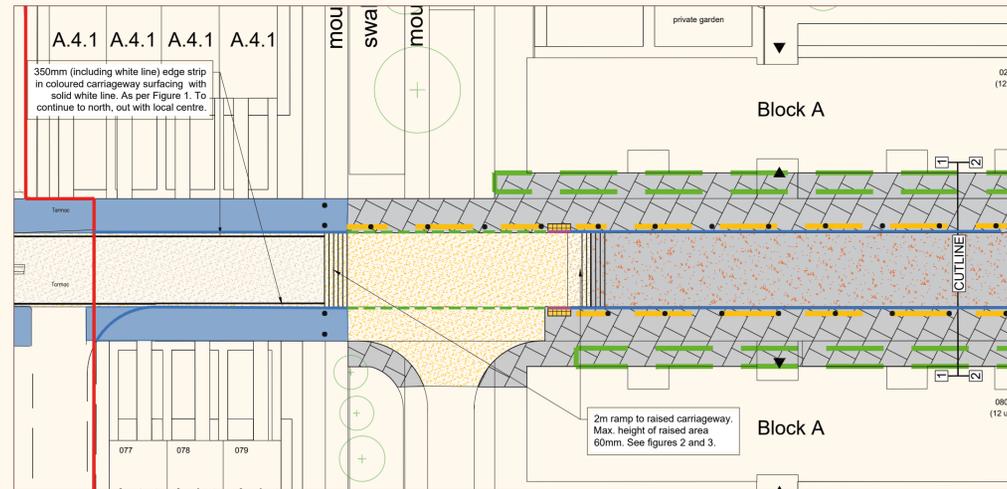
Carroll Centre, Stanmore, Winchester
 Knowle Community Centre, Knowle Village
 Swanfield Park Community Centre, Chichester

COMMUNITY BUILDING VISITS



Kings Barton - Neighbourhood Centre

The Avenue - Technical Detail



Notes:

1. Do not scale from this drawing. All dimensions are in metres, unless stated otherwise.
2. Drawing to be read in conjunction with all other drawings. Any discrepancies are to be reported to the engineer 5 working days in advance of undertaking any work.
3. Ordnance Survey, (c) Crown Copyright 2020. All rights reserved. Licence number 100022432.

- Shared footway/cycleway in standard 'blacktop'
- Shared footway/cycleway in concrete block paved surface.
- Carriageway edging strip and raised carriageway in buff coloured surfacing, Tarmac Ultracolor, DuraTherm by Ennis Flint or similar approved. See figures 1 and 2 for detail.
- Standard 'blacktop' carriageway
- Carriageway within local centre to be finished in Ayton Colourchip, colour Norfolk Gravel.
- Ramp to raised carriageway - max. 60mm height. See figure 3 for detail.
- Indicative location of a 'Street Furniture Zone' at rear of footway. Street furniture to be of consistent colour and type. 3m footway width to be retained where possible. See figure 4.
- Indicative location of kerbside 'Street Furniture Zone' containing slender bollards and lighting columns. 3m footway width to be retained where possible. See figure 4.
- Indicative location of bollards or street lighting columns within kerbside 'Street Furniture Zone'. Colour and type to be consistent with other street furniture. Positioned 0.5m from kerb.
- Indicative position of controlled pedestrian crossing signal pole.
- Tactile blister paving at uncontrolled crossing, colour buff
- Tactile blister paving at controlled crossing, colour red
- Conservation kerb with 60mm upstand
- Conservation kerb with 0-6mm upstand at pedestrian crossing
- Conservation kerb with 25mm upstand at vehicle accesses and raised carriageways
- Existing footpath to be retained