

03 Site Analysis

03.1 Constraints and opportunities

This section of the design brief provides an analysis of the site and identifies both potential constraints to its development as well as opportunities for its improvement and that of its immediate surroundings. The figure below provides a diagrammatic analysis of the site and this should be read in conjunction with the accompanying text.

03.2 Sensitive boundaries

The design brief site shares a number of its boundaries with existing residential development. Some of the existing houses have windows very close to the boundary with private domestic gardens backing onto the site. These sensitive boundaries must be addressed with care to avoid undue overlooking, loss of sunlight and daylight and buildings that would be overbearing.

03.3 Landform and flooding

The landform of the site is generally flat being at the same height as the adjoining land. However, further to the east, within the school grounds, the land is slightly lower and the area is within the extent of the floodplain. The site currently falls outside the area of land known to flood.

03.4 Existing buildings

There are no listed buildings on the site. The majority of existing buildings are of poor quality industrial appearance and are of no historic or architectural importance. The existing buildings are generally of a large scale and form associated with their previous industrial function. Their large footprints and spacing represent a coarse grain of townscape compared to the adjacent fine grained historic streets and do not make a positive contribution to the surrounding

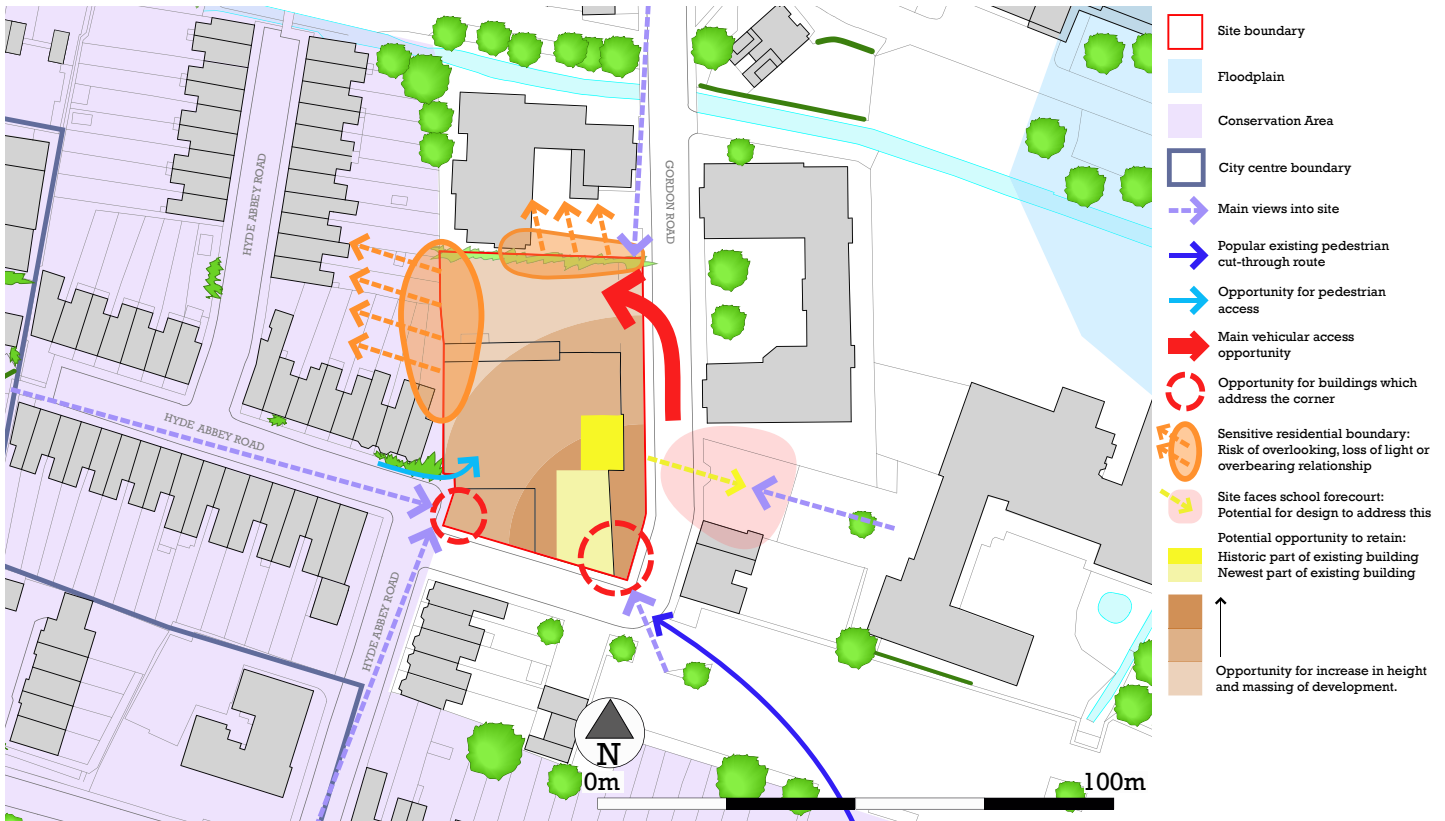


Figure 23: Site constraints plan

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Figure 24: The existing buildings do not make a positive contribution to the townscape

area. The retention of the existing buildings is not therefore a requirement of this brief.

03.5 Access

The site currently has 2 points of access. The main point of access is from Gordon Road directly opposite the sheltered flats.



Figure 25: Main site entrance from Gordon Road

A secondary gated access is also present on Hyde Abbey Road, although this situated at an awkward junction.

An access from Gordon Road is likely to remain the most appropriate location for an entrance having a longer frontage than the southern part of the site and therefore presenting greater opportunities to maximise visibility. Pedestrian entrances could potentially be provided at other



Figure 26: Entrance facing west along Hyde Abbey Road

locations which would assist in creating a more lively active frontage to the site.

03.6 Entrance to St Bede School

The site is located directly opposite the entrance to St Bede C of E Primary School.

It is accepted that the most appropriate location for a vehicular entrance into the site would be at or in the vicinity of the existing entrance on Gordon Road. This will result in traffic accessing the site needing to pass the entrance to the school. However, it is likely that future uses on this site would involve fewer vehicle movements than have occurred historically.

Nevertheless, proposals should ensure that the redevelopment of the site avoids conflicts with this entrance in terms of movement and turning.



Figure 27: Entrance to St Bede Primary School opposite the site

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03.7 Corner Position

The site has two important corners, addressing the junction of Hyde Abbey Road with Gordon Road and the tight bend on Gordon Road, directly opposite the entrance to the car park. Redevelopment should positively address these corners through appropriate building design or provision of spaces.



Figure 28: Prominent corner on the tight bend on Gordon Road

03.8 Street frontages

The street frontages are generally defined by high brick walls and building edges situated close to or on the back edge of the pavement. This provides a degree of enclosure but comprises essentially dead frontages. Redevelopment should seek to provide positive, active street frontages with ancillary areas and parking located at the rear of the site. Where appropriate, proposals may wish to consider opportunities for planting street trees to enhance the streetscene in this location.



Figure 29: Blank frontage on the southern side of Gordon Road

03.9 Re-use of existing buildings

The retention and re-use of the existing buildings, is not a requirement of, or positively encouraged by this brief, but could be appropriate. The original building, together with the most recent extension would be likely to be the most suitable for improvement, particularly for employment purposes. The retention of these buildings could form part of the wider redevelopment of the site. However, it would be expected that any buildings to be refurbished and improved should be altered in a manner that would ensure that their existing poor, functional appearance is significantly improved and that their retention would result in an enhancement of the existing streetscene.

03.10 Setting of the Conservation Area

The site lies immediately adjacent to the Winchester Conservation Area and remains highly visible from a number of locations. Any proposals for the redevelopment of the site should have regard to the character and appearance of the adjoining Conservation Area and be mindful of the sensitive location of the site, avoiding designs that would impact on its setting.



Figure 30: View looking north towards site from within the conservation area

03.11 Archaeology

The historic location of the site is such that any proposals for its redevelopment will require a strategy for assessing and managing potential archaeology on the site to be agreed with the local planning authority.

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03.12 Views

In addition to views into the site from the immediate surrounding area, there is an important strategic view looking south along Gordon Road towards Winchester Cathedral. The brief site is visible in the middle distance, with the Cathedral in an elevated position and seen as a major landmark. The site appears to sit just below and to the right of the Cathedral.

Proposals for the redevelopment of the site should avoid those where their design, height, scale or massing would unduly impinge on or detract from this view of the Cathedral.



Figure 31: Strategic view looking south along Gordon Road towards Winchester Cathedral (the site is in the centre below the Cathedral)

03.12 Height, scale and massing

The proximity of nearby residential properties and the generally modest two and three storey heights of buildings within the immediate surrounding area is such that proposals for redevelopment should have regard to and respect this context in terms of height, scale and massing.

The site offers the potential for a range of building heights of between two and three storeys in response to the setting of the adjoining properties and uses. The site context is such that the building heights should be lower where they adjoin sensitive residential boundaries or lower scale buildings and could potentially increase alongside less sensitive sides of the site or where the adjacent buildings are greater in height and scale (subject to detailed design and amenity

considerations). Scale and massing should also be sensitive to the site context and large scale, monolithic designs should be avoided. Proposals should respect the fine grain plot divisions of the adjacent traditional streets.



Figure 32: The local area exhibits a modest range of building heights, mostly between 2-3 storeys and displaying a human scale and massing

03.13 Vegetation

In common with much of the area, the brief area is substantially devoid of trees. Very narrow front gardens along Hyde Abbey Road contribute a limited amount of greenery. The majority of vegetation is contained within rear gardens. Significant trees and vegetation are present to the northeast of the site around the leisure centre and beyond. Proposals should look for opportunities to provide of soft planting, street trees or methods of greening the development that would contribute positively to the appearance of the development.



Figure 33: The site contains no vegetation and the surrounding roads display little greenery.

04

Initial options

04.1 Formulation of initial options

Following the analysis of the site context and the constraints and opportunities presented by the site, a series of options were designed to explore a possible range of uses and test how the site might be developed.

These initial design options are summarised in the following pages and they formed the basis of the public consultation workshop which explored the merits of the options and issues associated with the development of the site.

04 Initial Options



Figure 34

OPTION 1

- Employment
- 2 storey
- Parking and servicing

- Employment
- Parking
- Trees and other vegetation



Figure 35

OPTION 2

- Mix of houses and flats
- 2 to 3 storey
- Retained building as employment space
- Retained perimeter wall
- Full parking

- Houses
- Flats
- Employment in existing building
- Existing perimeter wall maintained
- Parking
- Trees and other vegetation

04 Initial options



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Figure 36

OPTION 3

- Flats with small-scale employment at ground floor
- 3 storey
- Full parking

- Flats
- Amenity space
- Employment [flats above]
- Parking
- Trees and other vegetation



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Figure 37

OPTION 4

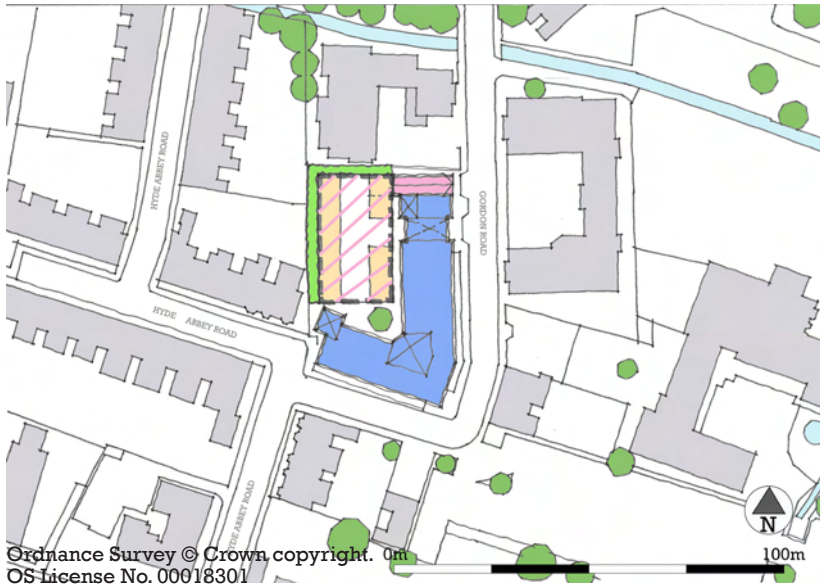
- Mix of live-work units and flats
- 2 to 3 storey
- Full parking

- Live-work units
- Private gardens
- Flats
- Parking
- Trees and other vegetation

04 Initial Options



04 Initial options



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Figure 40

OPTION 7

- High density flats
- 3 storey
- Full parking
(part in basement)
- Flats
- Parking
- Ramp to basement parking level
- Basement parking area
- Trees and other vegetation



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Figure 41

OPTION 8

- Mix of houses and flats
- 2 to 3 storey
- Full parking
- Houses
- Private gardens
- Flats
- Parking
- Trees and other vegetation

