


# Appendix

## Summary of public consultation feedback

Public consultation attendees were provided with the following feedback form. The questions were also used to inform the discussion during the workshop session. The responses provided on the forms are analysed in the following pages.



**Response Form**

**Former Winchester Laundry and Cleaning Co. Site Development Brief  
Hyde Abbey Road, Winchester**

Public consultation, Winchester City Council and Matrix Partnership Ltd.,  
7<sup>th</sup> May 2008.

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Thank you attending the presentation and looking at the exhibition material, we welcome your further thoughts.

We have identified a number of questions, listed below; on some of the more important issues that we hope will prompt your response. Please also add comments of your own at the end of the form.

**URBAN CHARACTER**

1. What are the physical characteristics of the area surrounding the former laundry site that make it distinctive and which should be reflected in the redevelopment of the site, e.g., building scale, materials, landscape features, etc?  
.....  
.....

2. What is the maximum number of storeys that you think is acceptable?  
.....  
.....

**LAND USE.**

3. What are the advantages and disadvantages of retaining employment use on the site in total or in part?  
Advantages:.....  
Disadvantages:.....

4. What type of employment should be permitted, office, workshops, warehouses, live-work or a mix?.....

5. What would the advantages and disadvantages of new residential development on the site be?  
Advantages:.....  
Disadvantages:.....

6. What type of residential should be encouraged?  
Sheltered for the elderly?  
Apartments?  
Houses with gardens?  
A mix?  
.....  
.....

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7. Are there any other uses that should be considered, e.g. open space, community uses, leisure and what might their advantages and disadvantages be?

.....

8. Should development be a mix of employment and residential and/or other uses? If so what should the mix be?

.....

### PARKING.

6. What form should the car parking for the new development take, e.g., rear courtyard, on-street, on-plot, underground, or decked?

.....

7. Should reduced or nil parking provision be considered?

For employment uses:

.....

For residential:

.....

For other uses:

.....

### OTHER COMMENTS.

11. PLEASE ADD YOUR OWN ADDITIONAL COMMENTS HERE.

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

Please append an additional sheet if you require further space for comments.

YOUR NAME .....

YOUR ADDRESS .....

We are under considerable time pressure to finalise the development brief and would encourage you to complete this form during the workshop. If you cannot complete the form now please return your comments by 12<sup>th</sup> May 2008 to:

Matrix Partnership Limited, 1 Grand Parade, Poole, Dorset, BH15 1AD

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### Question 1

What are the physical characteristics of the area surrounding the former laundry site that make it distinctive, and which should be reflected in the redevelopment of the site, e.g. building scale, materials, landscape features, etc.?

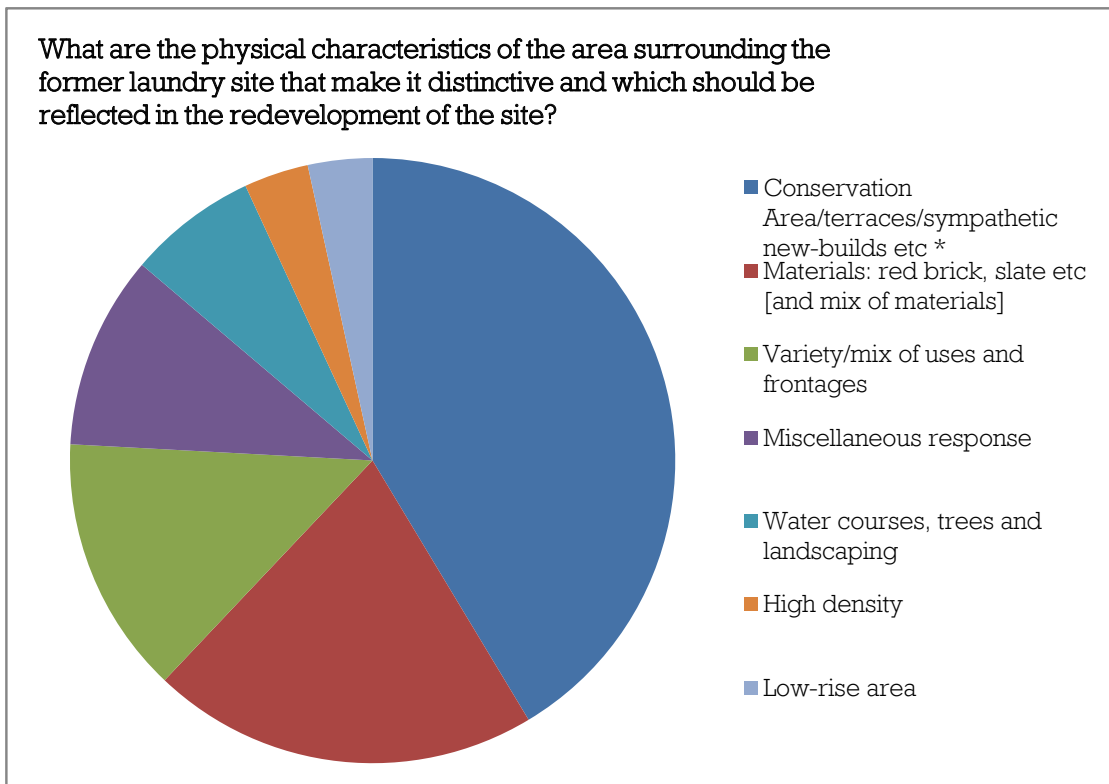
Response	Number of hits
Conservation Area/terraces/sympathetic new-builds etc *	12
Materials: red brick, slate etc [and mix of materials]	6
Variety/mix of uses and frontages	4
Miscellaneous response	3
Water courses, trees and landscaping	2
High density	1
Low-rise area	1

Miscellaneous response details	Number of hits
Proximity to community/leisure facilities	1
Overstretched facilities ie parking/leisure/school/community	1
Unattractive [laundry site]	1

\* Conservation Area/ Victorian and Edwardian terraces/ sympathetic new-builds/ strong street line/ grain and scale of historic terraced housing

Total number of respondents

23/25



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## Summary of public consultation feedback

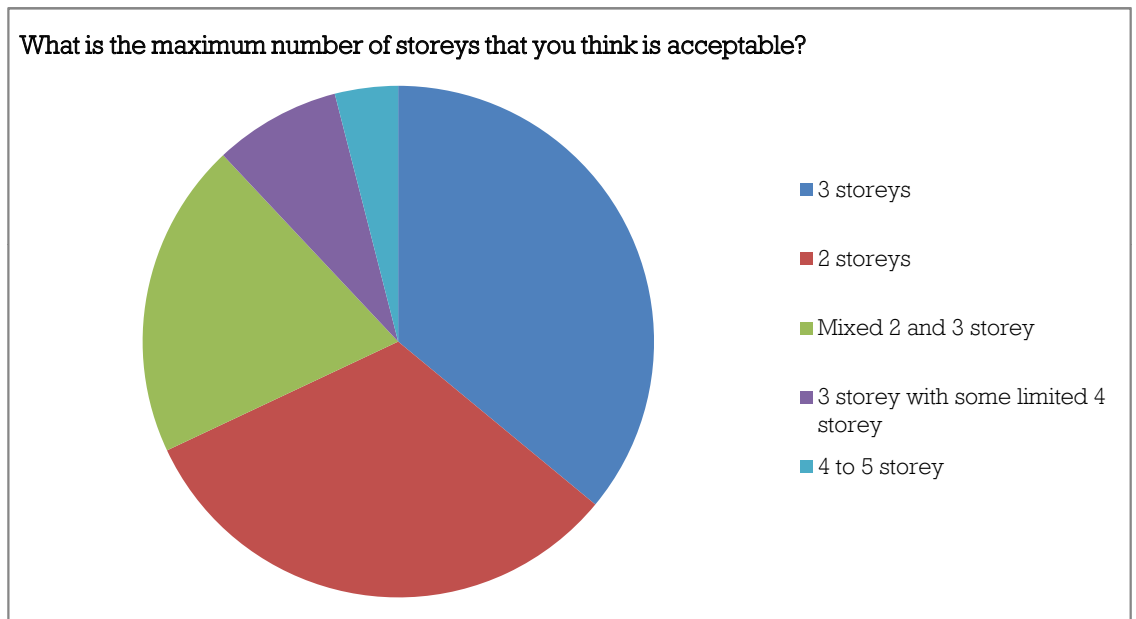
### Question 2

What is the maximum number of storeys that you think is acceptable?

Response	Number of hits
3 storeys	9
2 storeys	8
Mixed 2 and 3 storey	5
3 storey with some limited 4 storey	2
4 to 5 storey	1

Total number of respondents

25/25



## Appendix

### Summary of public consultation feedback

#### Question 3

What are the advantages and disadvantages of retaining employment use on the site in total or in part?

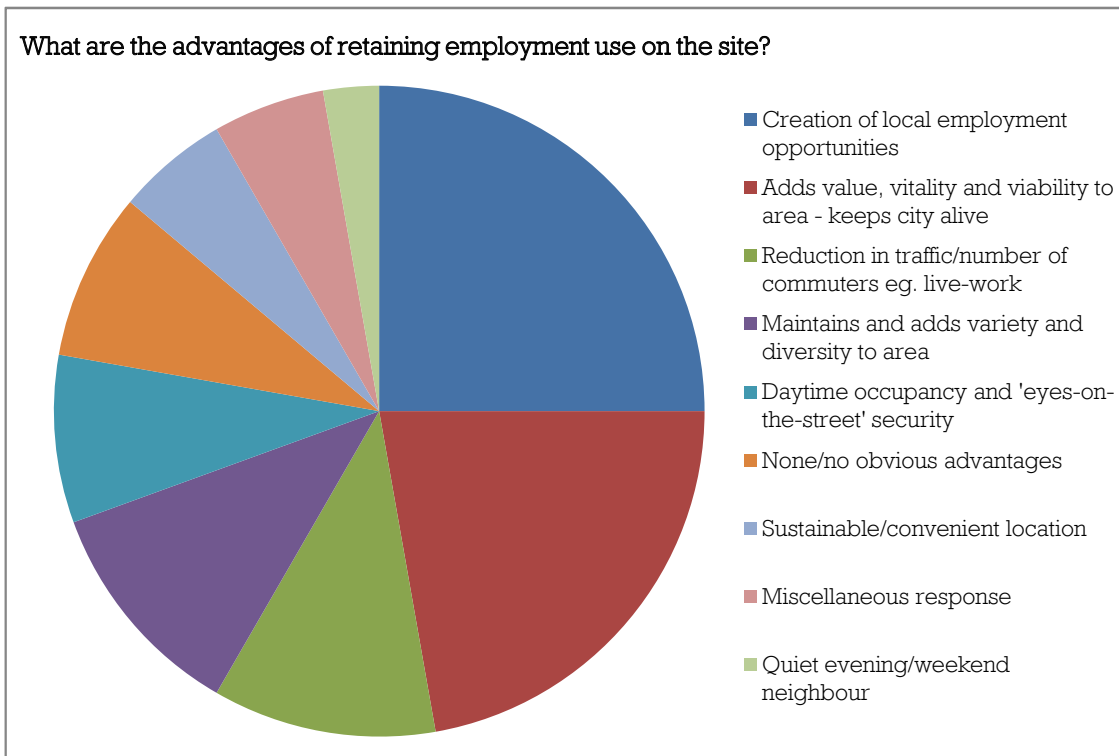
#### ADVANTAGES

Response	Number of hits
Creation of local employment opportunities	9
Adds value, vitality and viability to area - keeps city alive	8
Reduction in traffic/number of commuters eg. live-work	4
Maintains and adds variety and diversity to area	4
Daytime occupancy and 'eyes-on-the-street' security	3
None/no obvious advantages	3
Sustainable/convenient location	2
Miscellaneous response	2
Quiet evening/weekend neighbour	1

Miscellaneous response details	Number of hits
Business rate income for council	1
Only advantageous if employment is community-related	1

Total number of respondents

20/25



# Appendix

## Summary of public consultation feedback

### Question 3 continued

What are the advantages and disadvantages of retaining employment use on the site in total or in part?

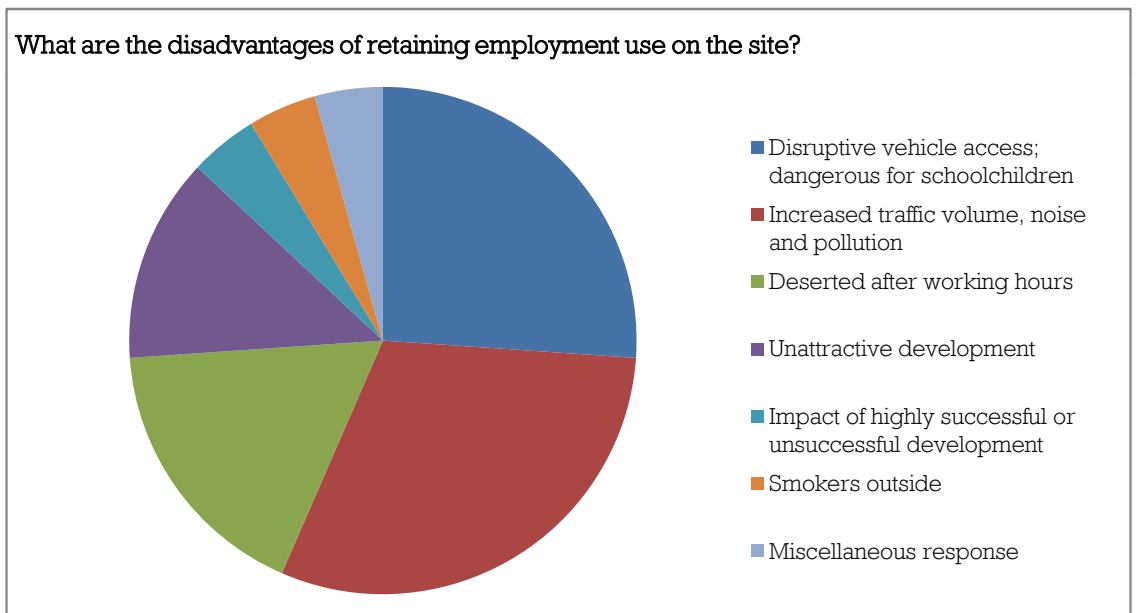
#### DISADVANTAGES

Response	Number of hits
Disruptive vehicle access; dangerous for schoolchildren	6
Increased traffic volume, noise and pollution	7
Deserted after working hours	4
Unattractive development	3
Impact of highly successful or unsuccessful development	1
Smokers outside	1
Miscellaneous response	1

Miscellaneous response details	Number of hits
Do away with heavy traffic and noise	1

Total number of respondents

18/25



## Appendix

### Summary of public consultation feedback

#### Question 4

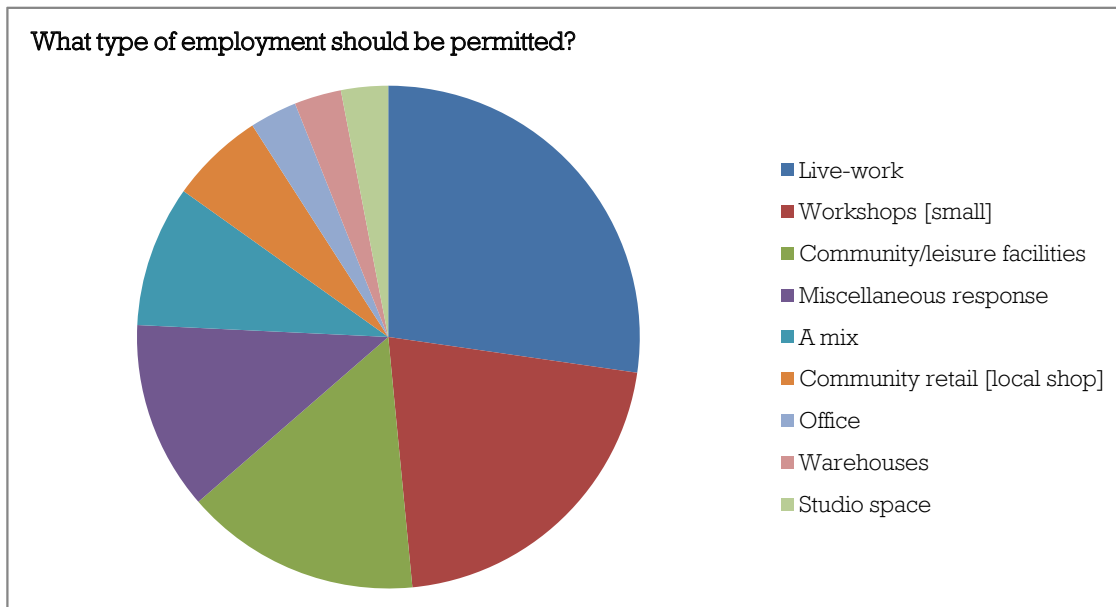
What type of employment should be permitted: Office, workshops, warehouses, live-work or a mix?

Response	Number of hits
Live-work	9
Workshops [small]	7
Community/leisure facilities	5
Miscellaneous response	4
A mix	3
Community retail [local shop]	2
Office	1
Warehouses	1
Studio space	1

Miscellaneous response details	Number of hits
Type compatible with residential context [non-specific]	3
No warehouses	1

Total number of respondents

22/25



N/B It was explained during the presentation preceding the workshop that office development was likely to be allowed on the site due to current planning policy. This may have influence the low number of respondents stipulating office use.

## Appendix

### Summary of public consultation feedback

#### Question 5

What would the advantages and disadvantages of new residential development on the site be?

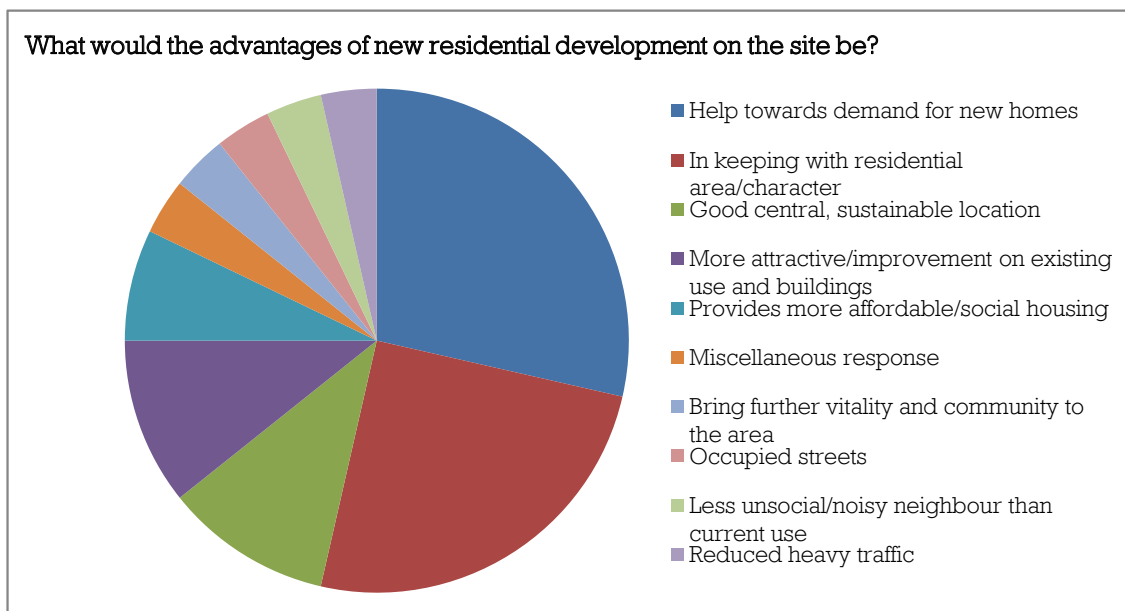
#### ADVANTAGES

Response	Number of hits
Help towards demand for new homes	8
In keeping with residential area/character	7
Good central, sustainable location	3
More attractive/improvement on existing use and buildings	3
Provides more affordable/social housing	2
Miscellaneous response	1
Bring further vitality and community to the area	1
Occupied streets	1
Less unsocial/noisy neighbour than current use	1
Reduced heavy traffic	1

Miscellaneous response details	Number of hits
Development could ease danger posed by sharp corner	1

Total number of respondents

21/25





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## Summary of public consultation feedback

### Question 5 continued

What would the advantages and disadvantages of new residential development on the site be?

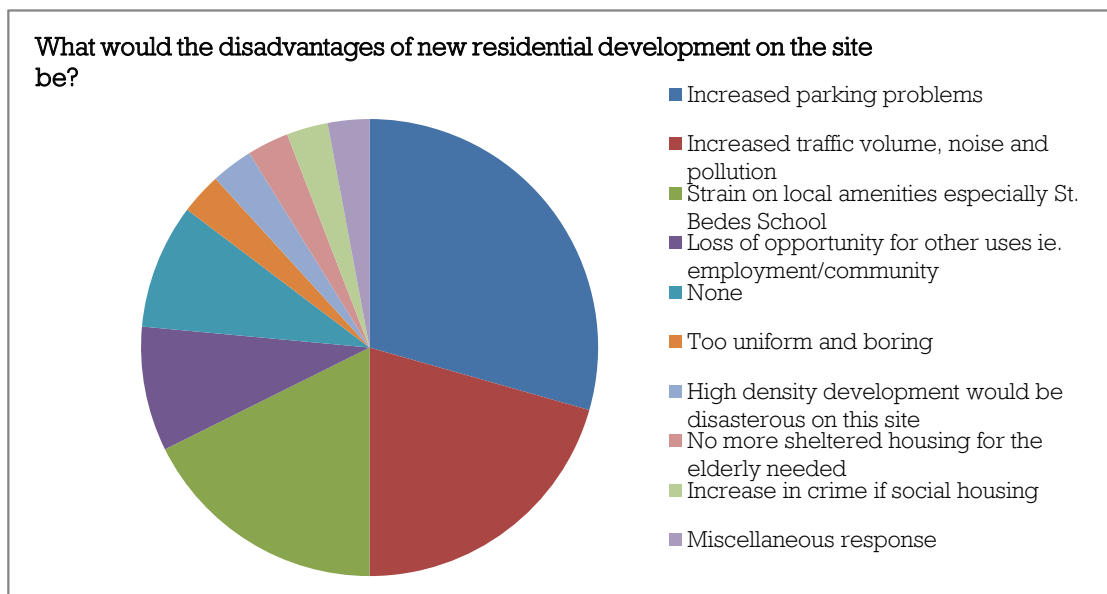
#### DISADVANTAGES

Response	Number of hits
Increased parking problems	10
Increased traffic volume, noise and pollution	7
Strain on local amenities especially St. Bedes School	6
Loss of opportunity for other uses ie. employment/community	3
None	3
Too uniform and boring	1
High density development would be disasterous on this site	1
No more sheltered housing for the elderly needed	1
Increase in crime if social housing	1
Miscellaneous response	1

Miscellaneous response details	Number of hits
Site currently becoming derelict	1

Total number of respondents

21/25



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## Summary of public consultation feedback

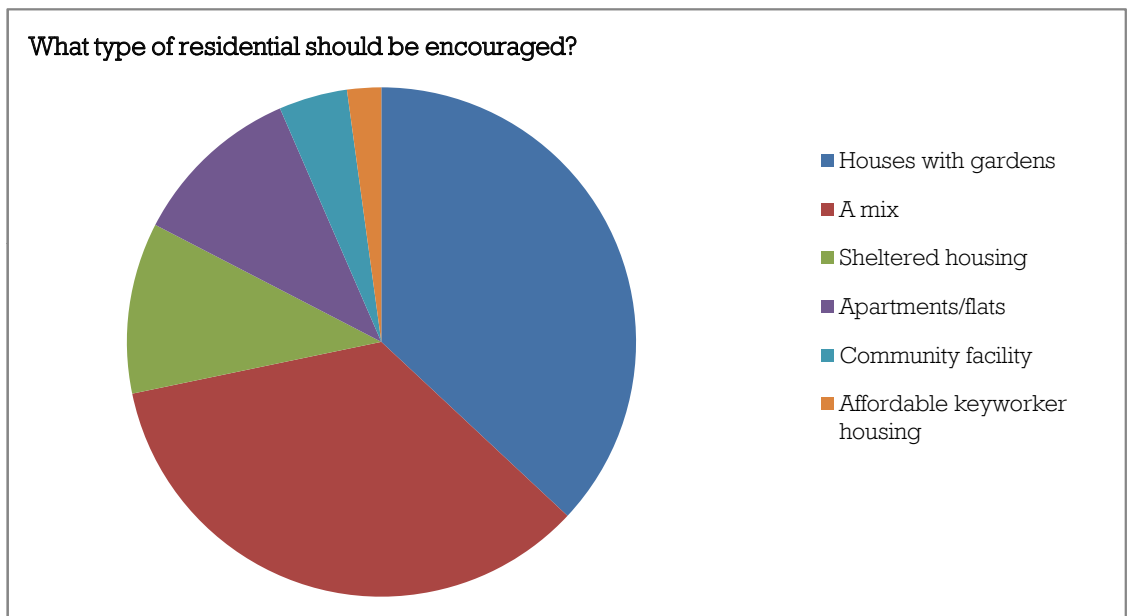
### Question 6

What type of residential should be encouraged?  
Sheltered for the elderly? Apartments? Houses with gardens? A mix?

Response	Number of hits
Houses with gardens	17
A mix	16
Sheltered housing	5
Apartments/flats	5
Community facility	2
Affordable keyworker housing	1

Total number of respondents

23/25



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### Summary of public consultation feedback

#### Question 7

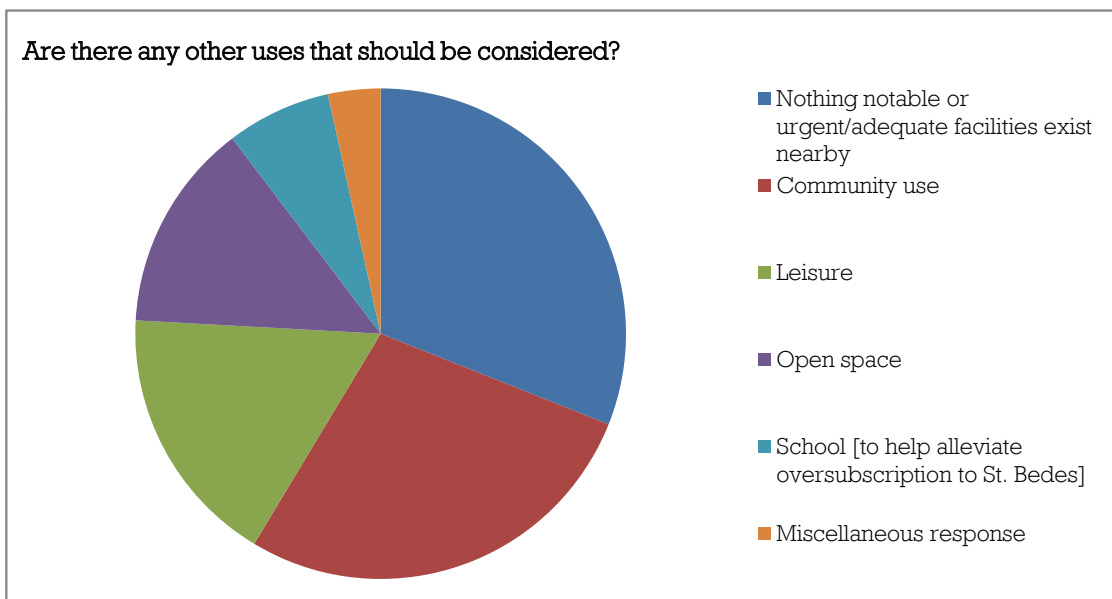
Are there any other uses that should be considered e.g. open space, community uses, leisure?...

Response	Number of hits
Nothing notable or urgent/adequate facilities exist nearby	9
Community use	8
Leisure	5
Open space	4
School [to help alleviate oversubscription to St. Bedes]	2
Miscellaneous response	1

Miscellaneous response details	Number of hits
River could be enhanced	1

Total number of respondents

21/25



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## Summary of public consultation feedback

### Question 7 continued

...what might their advantages and disadvantages be?

Many of the attendees thought that alternative uses were already well catered for, with adequate open space/leisure facilities nearby. Some others did not specify advantages or disadvantages related to any other uses they had suggested.

Below are the advantages and disadvantages that were raised on the feedback forms:

#### **Advantages**

1. Very accessible location for extra community/leisure facilities etc.
2. Extra infant school facilities would help the oversubscription issue at St. Bedes, and fulfill employment concerns.
3. Community/leisure facility on the site would help ease the strain on the existing facilities which are not adequate for the increased population.

#### **Disadvantages**

1. Concern that more leisure/community facilities would lead to increased traffic volume and parking problems.

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#### Question 8

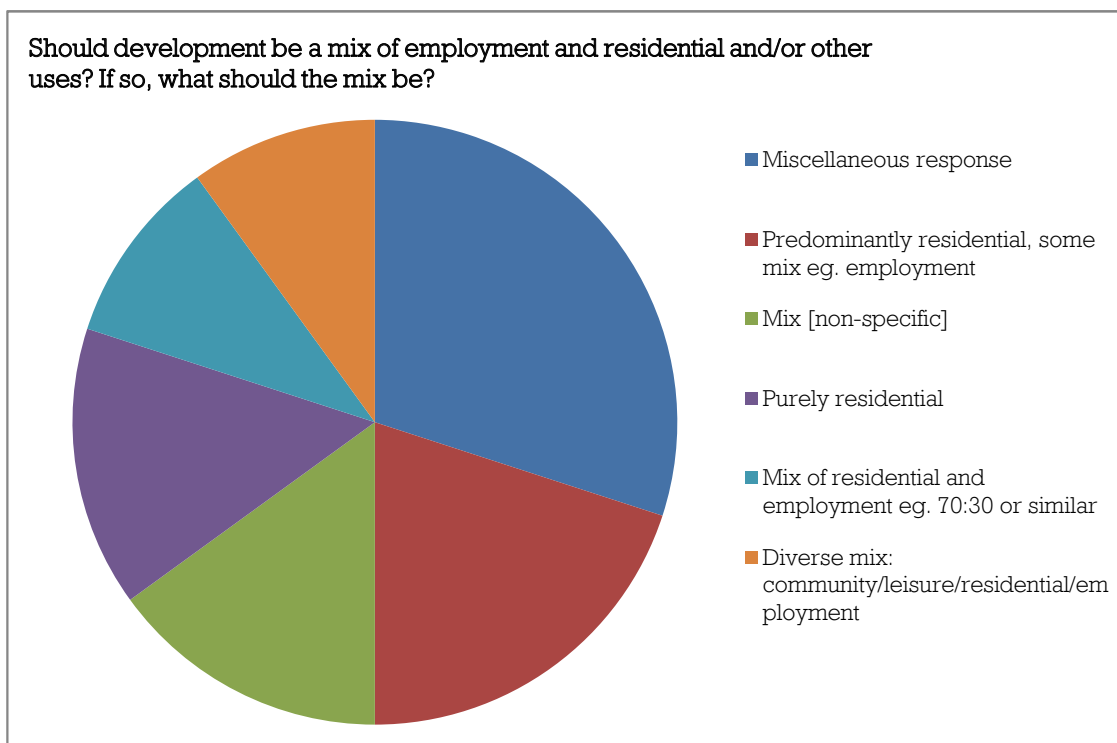
Should development be a mix of employment and residential and/or other uses? If so, what should the mix be?

Response	Number of hits
Miscellaneous response	6
Predominantly residential, some mix eg. employment	4
Mix [non-specific]	3
Purely residential	3
Mix of residential and employment eg. 70:30 or similar	2
Diverse mix: community/leisure/residential/employment	2

Miscellaneous response details	Number of hits
Any mix, except un-neighbourly	1
Community use, low density residential	1
Minimum [non-specific]	1
No mix [non-specific]	1
Not sure	1
Shouldn't be employment for tokenistic reasons - outdated	1

Total number of respondents

20/25



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## Summary of public consultation feedback

### Question 9

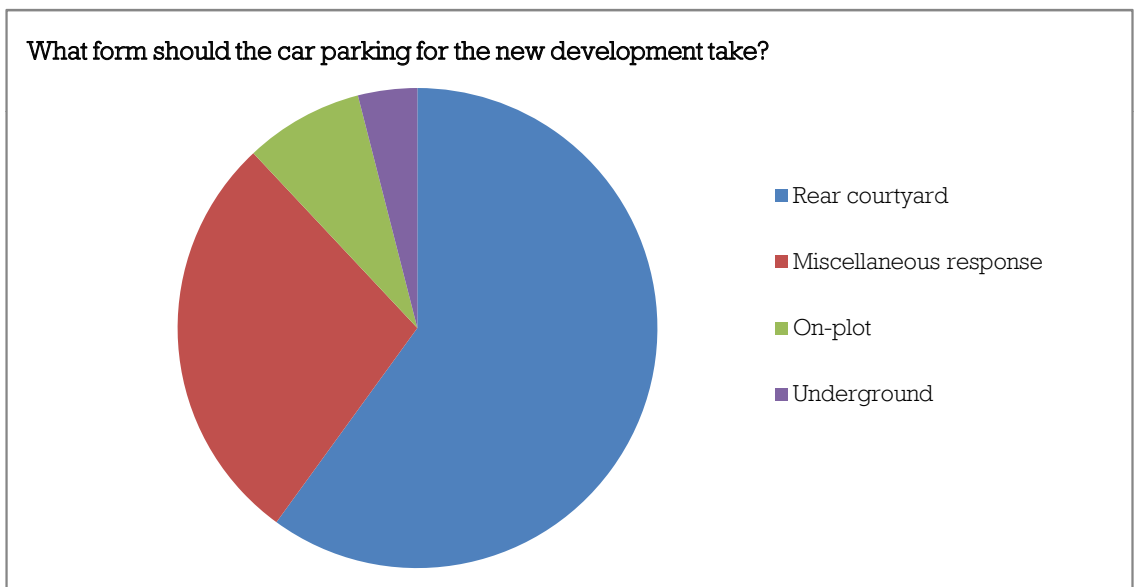
What form should the car parking for the new development take e.g. rear courtyard, on-street, on-plot, underground or decked?

Response	Number of hits
Rear courtyard	15
Miscellaneous response	7
On-plot	2
Underground	1

Miscellaneous response details	Number of hits
Sufficient parking fully contained on-site	4
Off-street but not underground	2
Anything but on-street	1

Total number of respondents

23/25



# Appendix

## Summary of public consultation feedback

### Question 10

Should reduced or nil parking provision be considered - for employment uses; for residential; for other uses?

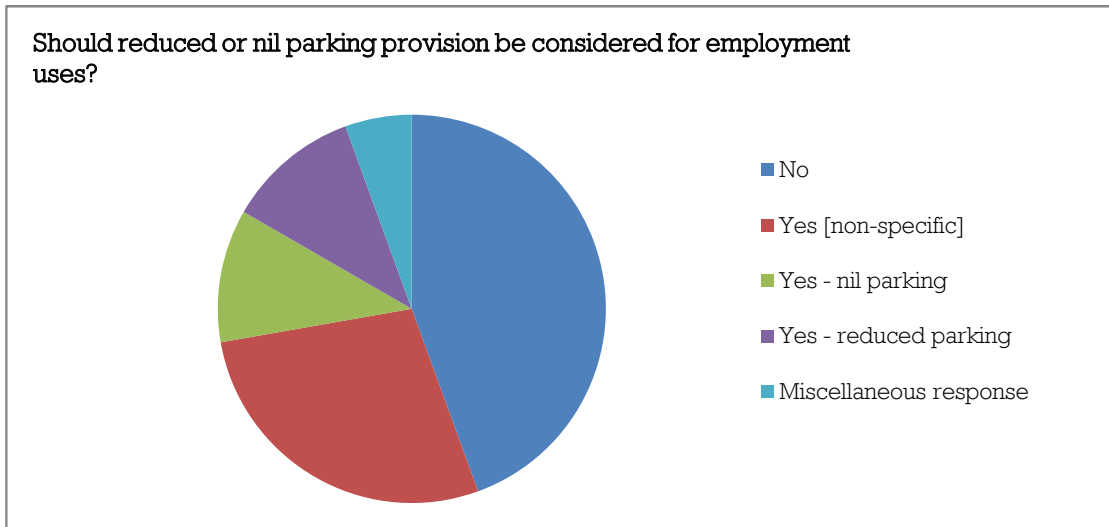
**FOR EMPLOYMENT**

Response	Number of hits
No	8
Yes [non-specific]	5
Yes - nil parking	2
Yes - reduced parking	2
Miscellaneous response	1

Miscellaneous response details	Number of hits
Parking provision [not specified]	1

Total number of respondents

17/25



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### Summary of public consultation feedback

#### Question 10 continued

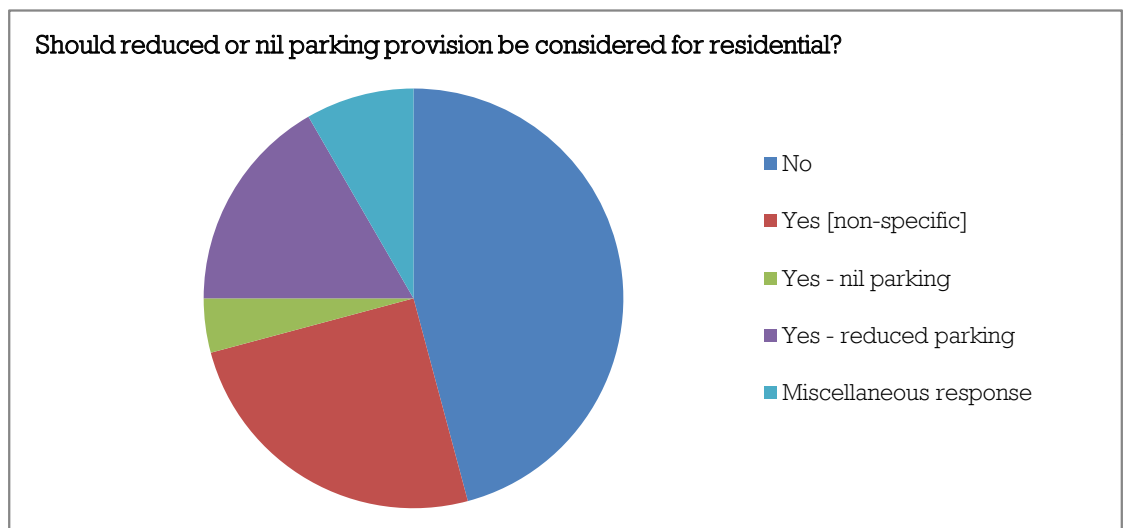
Should reduced or nil parking provision be considered - for employment uses; for residential; for other uses?  
**FOR RESIDENTIAL**

Response	Number of hits
No	11
Yes [non-specific]	6
Yes - nil parking	1
Yes - reduced parking	4
Miscellaneous response	2

Miscellaneous response details	Number of hits
Parking provision [not specified]	1
Limit to one space per household	1

Total number of respondents

23/25





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### Summary of public consultation feedback

#### Question 10 continued

Should reduced or nil parking provision be considered - for employment uses; for residential; for other uses?

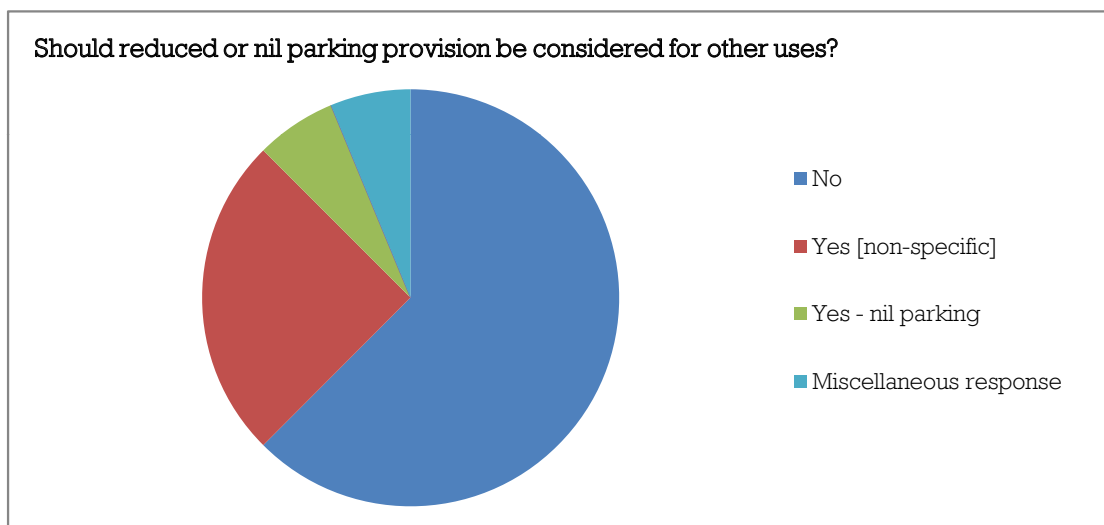
**FOR OTHER USES**

Response	Number of hits
No	10
Yes [non-specific]	4
Yes - nil parking	1
Yes - reduced parking	0
Miscellaneous response	1

Miscellaneous response details	Number of hits
Parking provision [not specified]	1

Total number of respondents

16/25



# Appendix

## Summary of public consultation feedback

### Question 11

Other comments

Comment	Number of hits
Underground parking not possible due to flooding/expense etc	11
Take care not to increase parking/congestion issues	7
Dangerous road bend must be addressed:	5
Footpath access through site	4
Round off/set back building on corner to improve sight line	4
Consult school/nursery, will be affected by development	4
Keep density low	3
Frontages on street to maintain building line	3
New development should be high quality in design/materials	3
New development should be sympathetic to existing area	3
Remove all existing buildings	2
Other comment	9

Other comment details	Number of hits
Reconsider one-way flow on Parchment Street	2
Plant trees along pavement	1
Self-contained scheme linked to community with local shop etc	1
Consult locals to find out demand for extra community/leisure	1
Consult elderly residents who could not come to the event	1
Level access would be needed with the care home option	1
Design should interpret existing forms in contemporary way	1
Increased pedestrians through Marston Gate - increased litter	1

Total number of respondents

19/25

