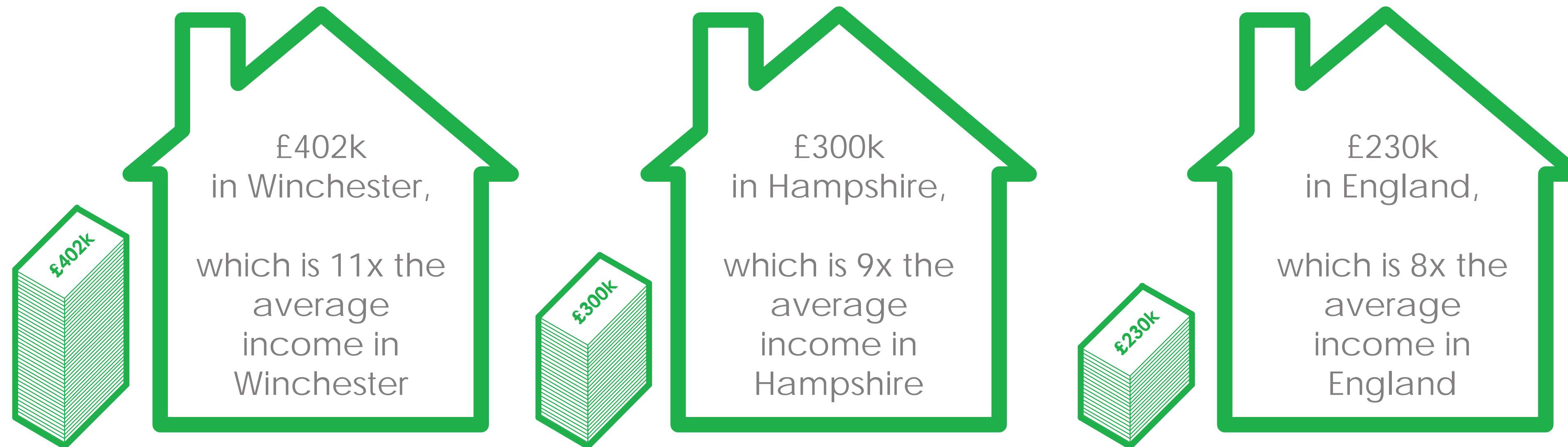


# 1. HOUSING NEED

Winchester is one of the most expensive places to live in England...

On average a home costs...



In Winchester...

you require an income of £60k to buy a home

you require an income of £50k to rent a home

the average income of a young person is £30k

As a result of the high prices in Winchester:

There are 1,670 applicants on the Council register to rent a home.  
There are 1,000 applicants on the Council register to part-buy a home.

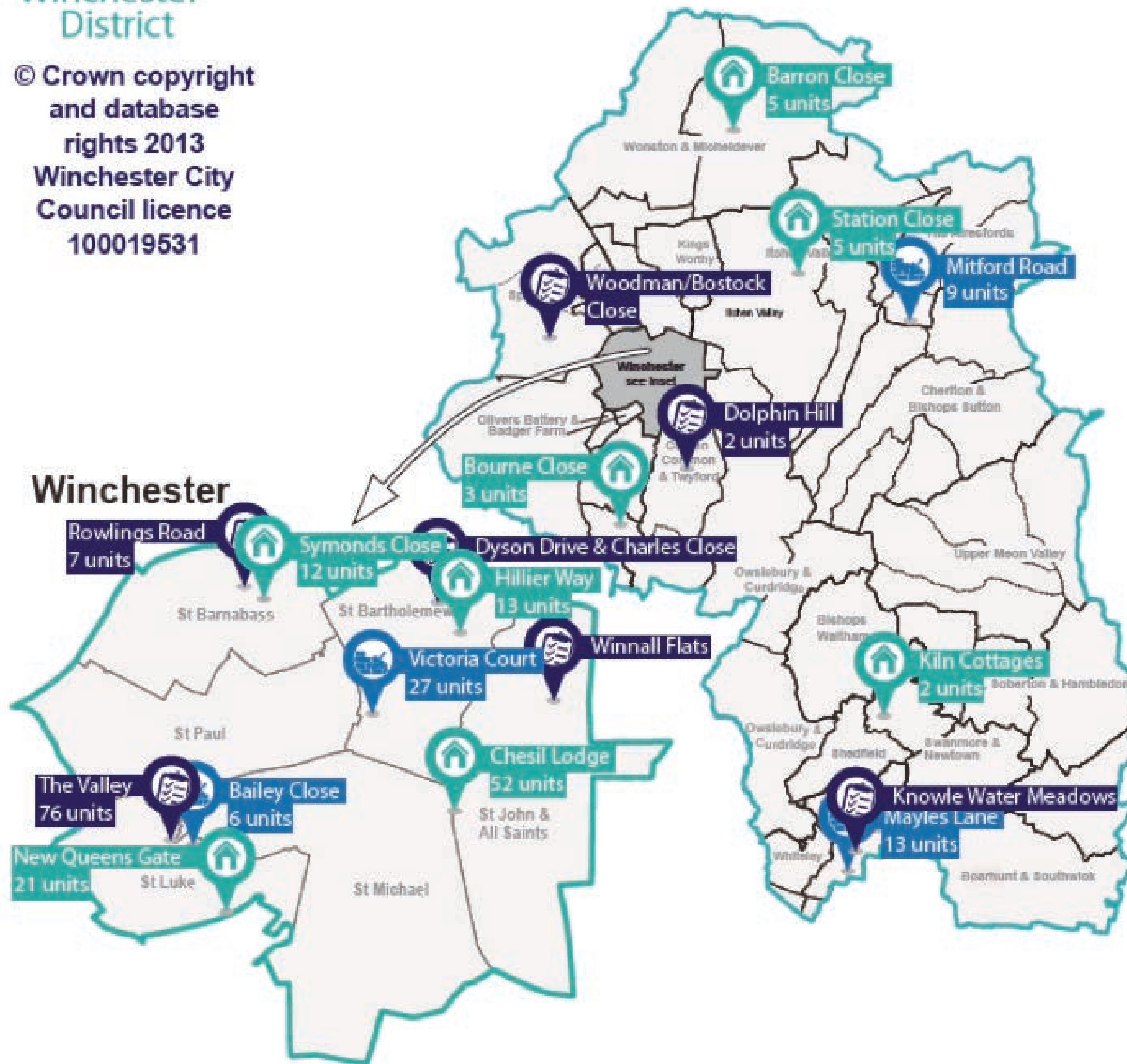
Around 40% of households cannot afford a privately rented home  
Around 50% of households cannot afford to buy a home.



## 2. THE COUNCIL'S NEW HOMES PROGRAMME

### Winchester District

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Council licence  
100019531



- Aim to provide 600 new homes over the next 3 years
- 132 new homes completed
- 93 further homes under construction on four sites
- Various other sites under consideration





# 3. THE COUNCIL'S NEW HOMES PROGRAMME



1



2



3



4



5

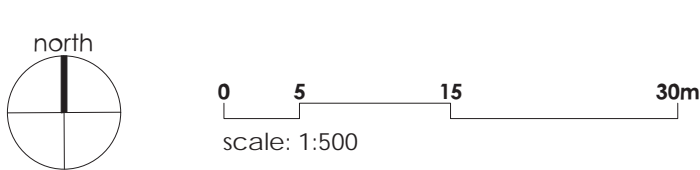


6

1-3: Hillier Way, Winchester  
4-6: Symonds Close, Winchester



# 4. EXISTING SITE PLAN





# 5. EXISTING SITE PHOTOGRAPHS



1



2



3



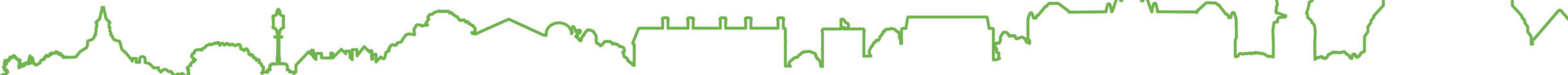
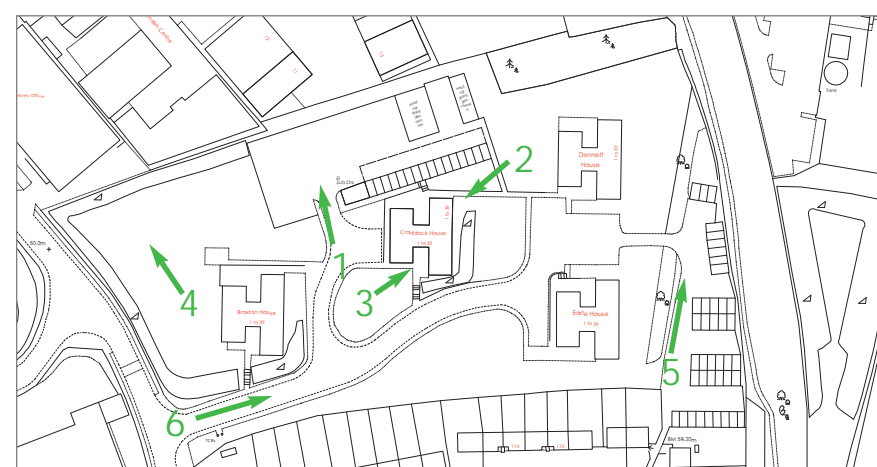
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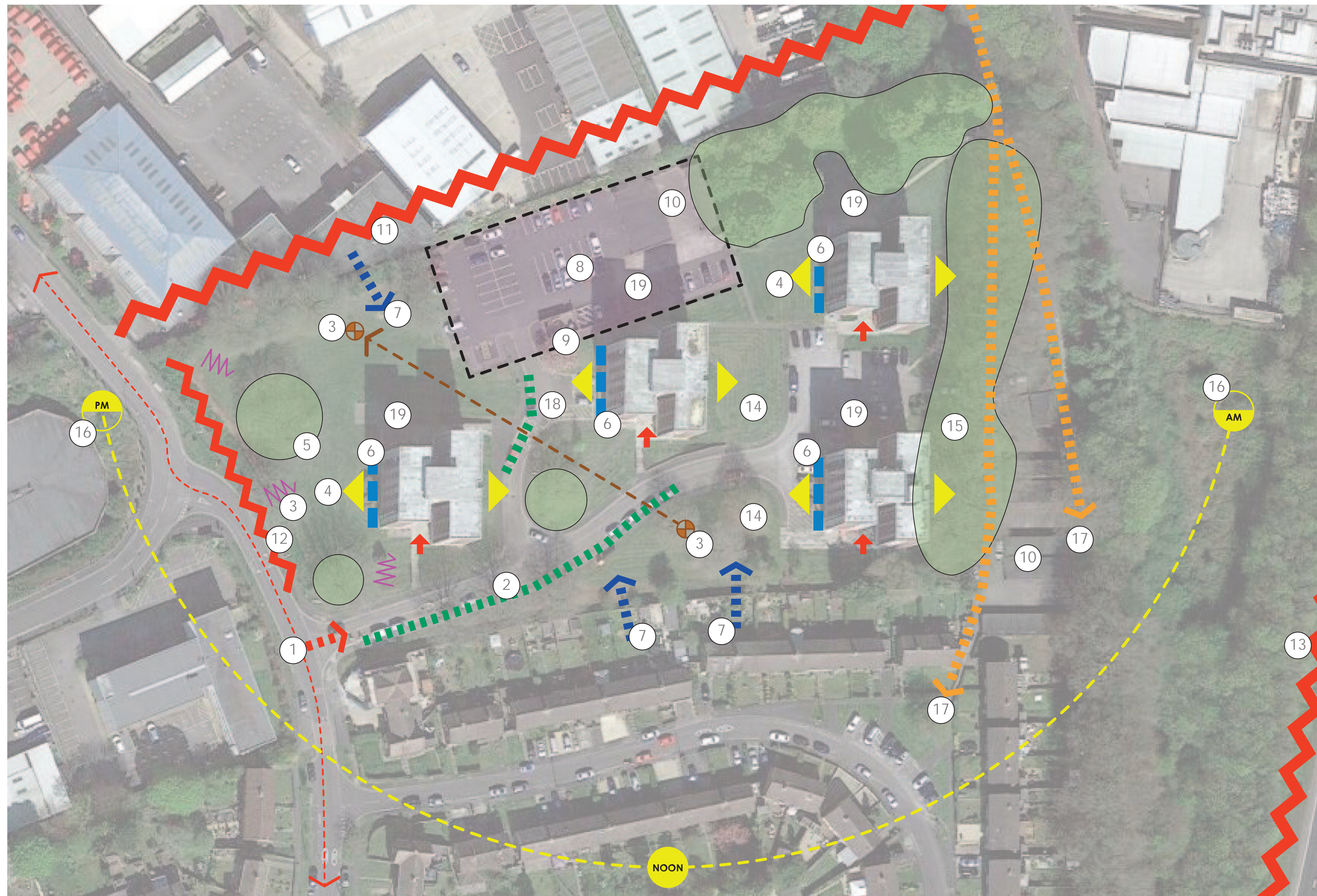


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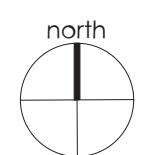




## 6. SITE ANALYSIS



- ① Single Point of Vehicular Access
- ② Casual parking lining access road
- ③ Topography: slopes down from south east to north west. Steep changes in level in some instances
- ④ East / West primary outlook from flats
- ⑤ Mature Trees
- ⑥ Lack of connection with outside space at ground floor
- ⑦ Short range views into the site
- ⑧ Main Parking Court
- ⑨ Electricity Sub Station
- ⑩ Existing Garages
- ⑪ Boundary to Industrial Estate: daytime noise
- ⑫ Boundary to Winnall Manor Road : traffic noise
- ⑬ Noise from Motorway
- ⑭ Segregated green space
- ⑮ Mature tree-lined avenue
- ⑯ Orientation: depicts the sun's path
- ⑰ Pedestrian footpath links to network
- ⑱ Turning head - Emergency vehicles
- ⑲ Areas shaded by buildings





We aim to achieve the following through a development at Winnall Flats:

- New **housing**;
- Sufficient **car parking** to meet the needs of new and existing residents;
- Improved **open space** around the Flats; and
- A cohesive **community**.

We think that all of these can be achieved, as we have done at other sites. However, the amount of improvements we are able to make to the area around the flats will be dependent on the amount of new housing we are able to provide here.

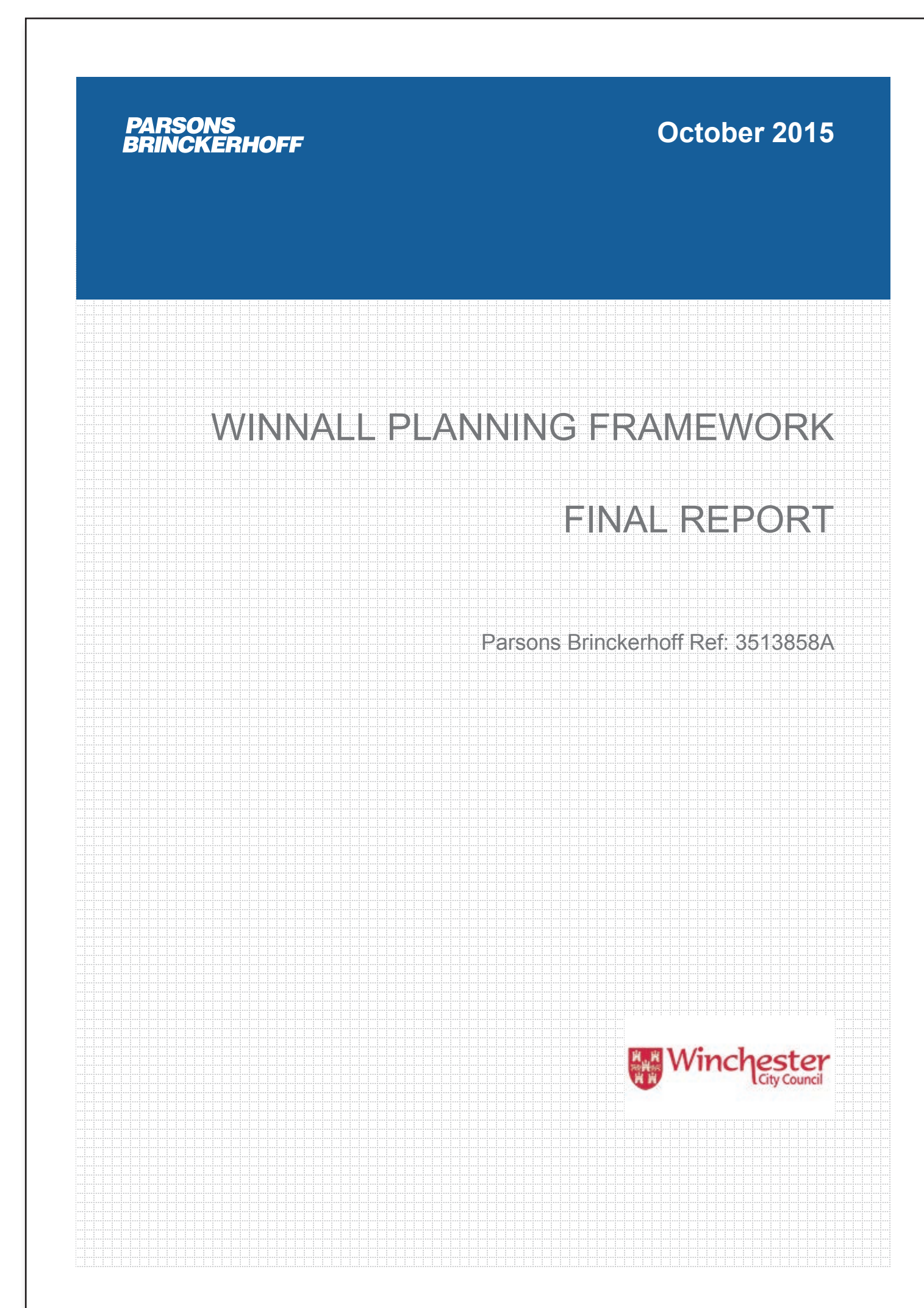




## 8. WHAT IS IMPORTANT TO THE RESIDENTS OF WINNALL FLATS?

We have already asked for your opinions a few times:

- Winnall Planning Framework (2015)
- Estate improvement consultation (2013)
- Winnall Community Plan (2012)





# 9.YOU SAID...

# WE DID...

What you have already told us:

- Provide opportunities for allotment or growing space.
- Increase and improve sports, play and recreation spaces without loss of green space.
- Improve the relationship of development with park and play space.
- Reduce the tree canopy against Earle House.
- Get rid of the pigeons.
- Enhance quality and safety of the Black Path.
- Reduce litter and dog fouling.
- Improve roadways through the flats area.
- Safe cycling parking area.
- Take action on illegal and inconsiderate parking.
- Investigate extension of the Controlled Parking Zone.

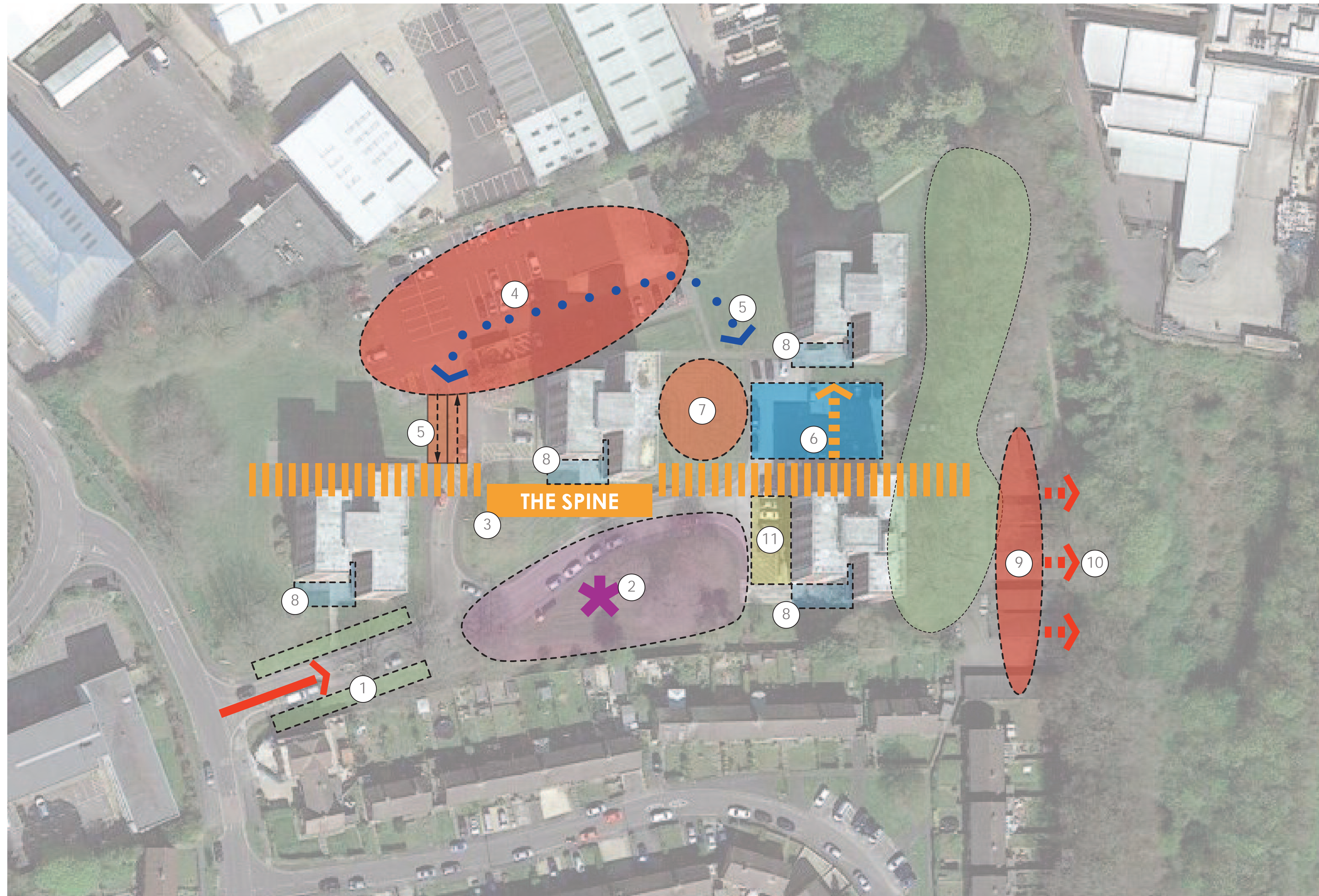
As a result we have:

- Created allotments at Firmstone Road.
- Installed an outdoor gym at Imber Road.
- Installed picnic benches at Winnall Flats.
- Installed pigeon proofing to one block.
- Installed lighting at the Black Path.
- Created a link from Dennett House to the Black Path.
- Provided a litter/dog bin at the Spitfire End of the Black Path.
- Organised 'Love where you live' spring clean events.
- Created additional parking at Winnall Flats.
- Extended the Controlled Parking Zone to include the flats.





# 10. SITE FRAMEWORK

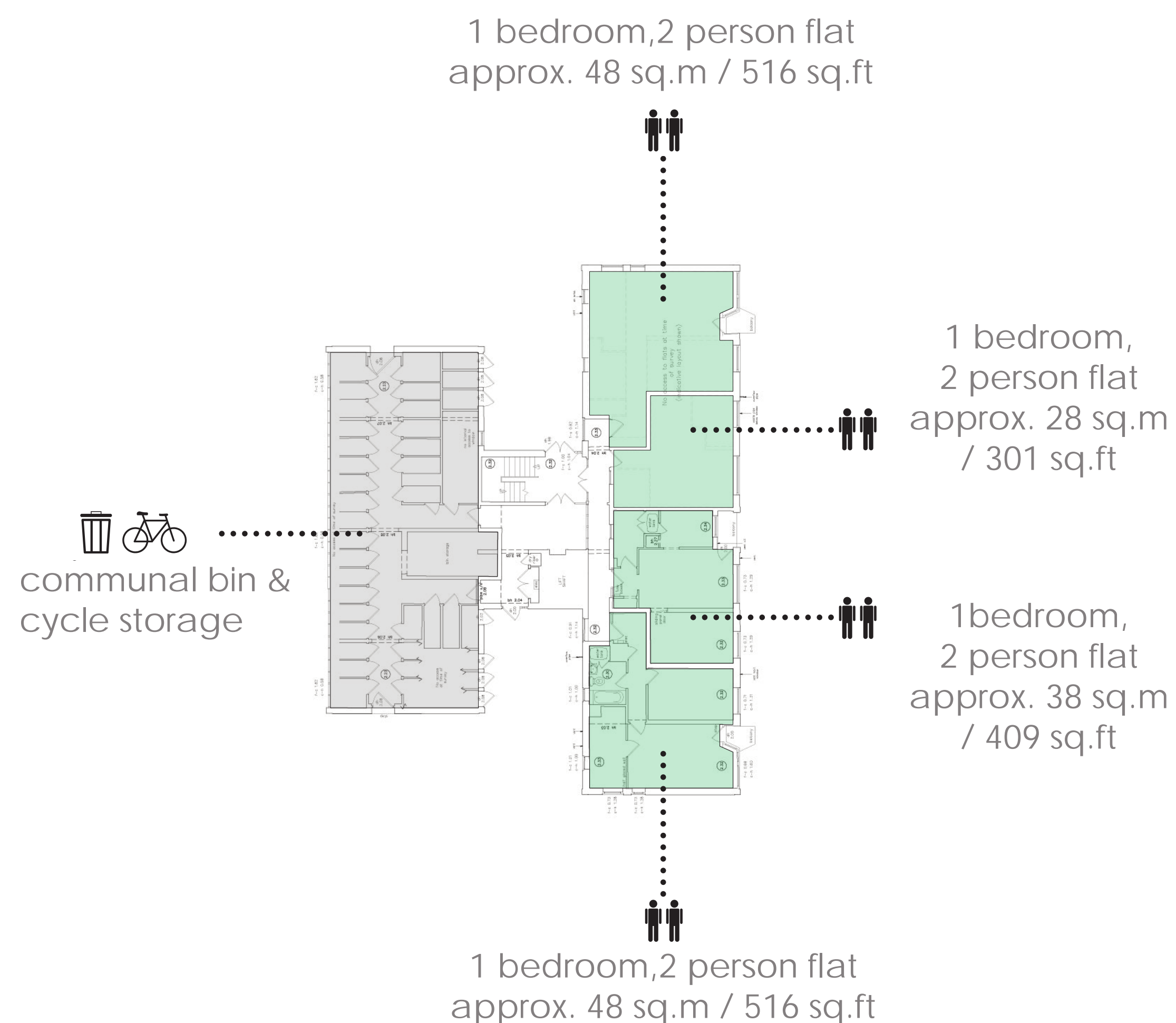


- ① Attractive landscaped entrance
- ② Primary area for open space improvements
- ③ The 'Spine' - connecting path
- ④ Primary development area & concealed parking
- ⑤ Ramped access to parking decks and re-routing of main vehicle access through site
- ⑥ Hard-scape shared space with parking
- ⑦ Community Space
- ⑧ Possible entrance improvements
- ⑨ Secondary development area and concealed parking
- ⑩ Surveillance of footpath from new development
- ⑪ Potential to extend - communal facilities at ground floor level

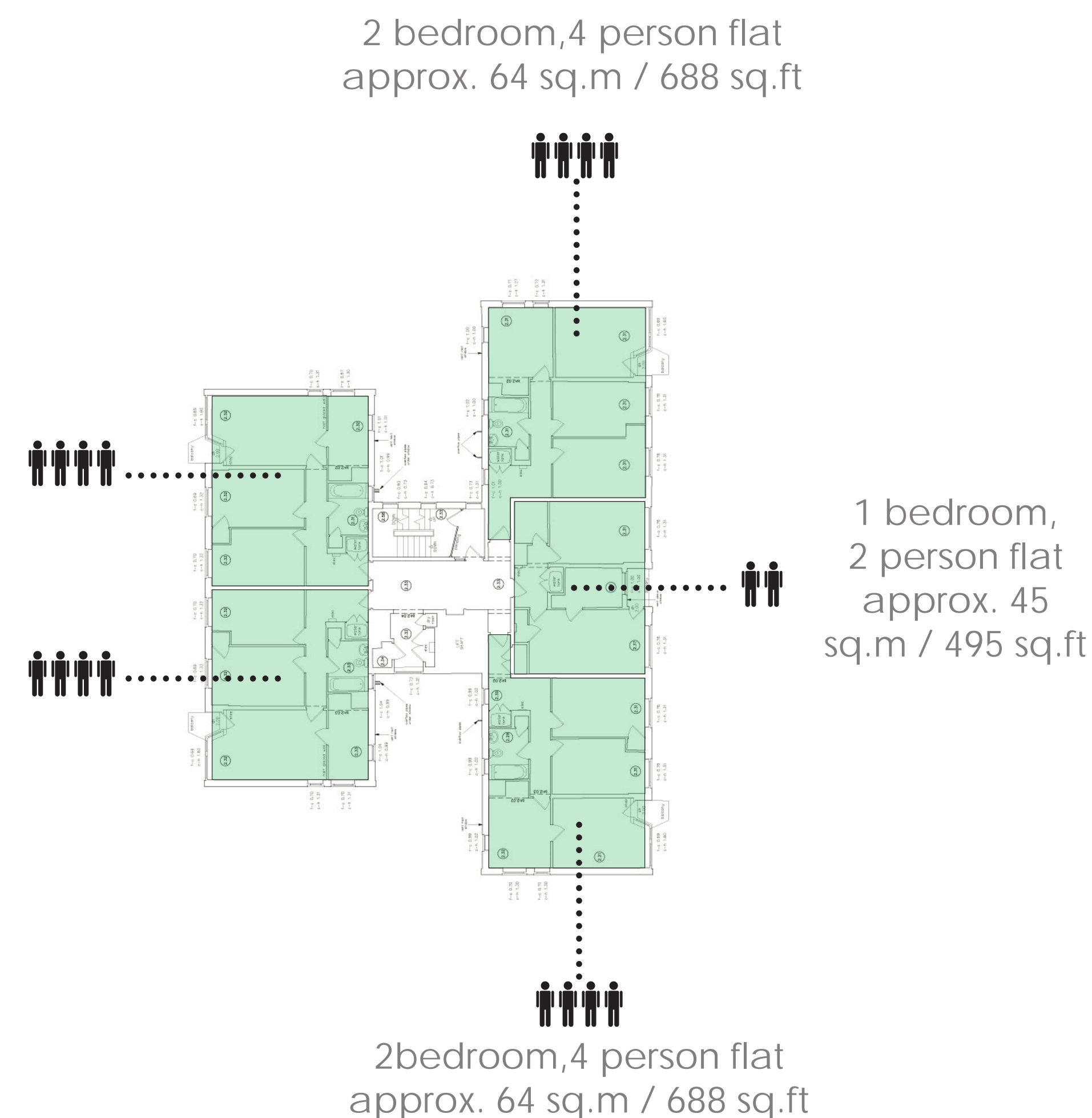


# 11. QUANTUM OF DEVELOPMENT




typical ground floor of existing block  
level 0



typical upper floors of existing block  
levels 1-7



range of suggested unit sizes  
and approximate distribution  
of units for proposed new  
development

-  type A  
25 sq.m / 269 sq.ft  
X% of the development  
(approximately)
-  type B  
37 sq.m / 398 sq.ft  
x% of the development  
(approximately)
-  type C  
55 sq.m / 592 sq.ft  
x% of the development  
(approximately)

Typical Block  
11 no. 1 bedroom, 2 person flats  
28 no. 2 bedroom, 4 person flats  
Total: 39 flats



# 12. IMPROVING THE OPEN SPACE AROUND THE FLATS

We have compiled a list of ways in which we might improve the open space around the flats.

Use the green and red dots provided to tell us your thoughts.

Green = good idea  
Red = bad idea

Please note: 1 dot per person per image



Create wildflower meadow areas to reflect surrounding landscape?

VOTE HERE



Barbecue areas?

VOTE HERE



Allotment areas / growing space?

VOTE HERE



Large sculptural play areas?

VOTE HERE



Smaller, localised play areas?

VOTE HERE



# 13. IMPROVING THE OPEN SPACE AROUND THE FLATS



VOTE HERE

Quiet seating areas?



VOTE HERE

Formal walking and cycling connection to other local routes?



VOTE HERE

Informal open space - dog walking?



VOTE HERE

Meeting or activity space?



VOTE HERE

Storage (small scale)?



VOTE HERE

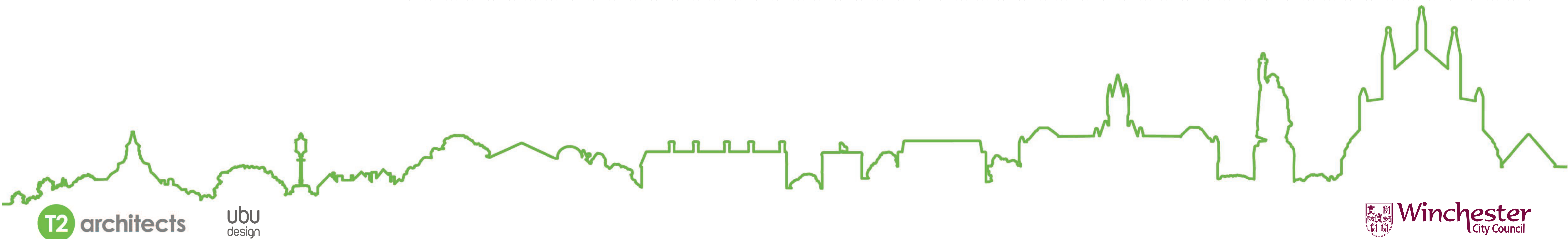
Parking courts?



How can we ensure that the new residents fit in and become part of the community at Winnall Flats? Give us your ideas...

- Consider the previous pictures and other things such as...
- What will people from the existing flats and new homes have in common?
- What might cause friction between new and old?
- What works well at the flats that we should replicate with the new homes?
- Where will you and your neighbours meet?

POST YOUR NOTES HERE





## 15. NEXT STEPS

After today's consultation event, the Council will consider the comments and these will be used to help shape more detailed proposals at a second consultation event in the autumn of 2018.

