

Sketch 1



Sketch 1
Important new public
open space adjacent to
the refurbished
Woolstaplers Hall

relocated. It is the Council's preference for these uses to be provided for within the new development. If this is not possible, alternative sites should be found within the town centre.

- 2.13.2 The Council will expect Post Office Counters and the Council's Parking Office and CCTV suite to be re-provided as part of the new development, if the option to redevelop the Friarsgate multi-storey car park is taken up.



25 Friarsgate from
Cossack Lane
Car Park

- 2.13.3 The street market must be able to continue trading throughout the construction period. Temporary relocation may be considered if a suitable town centre location can be found, but it should be restored to its current position on completion of the relevant phase of development, unless the developer can offer a more commercially and environmentally attractive solution (see also Para 3.1.3).



26 Street Market

2.14 Public art

- 2.14.1 The Council will expect the developer to incorporate public art as an important component of the scheme. A Public Art Strategy should be produced early in the design of the development, to introduce artistic concepts to the project, enrich the final scheme and enhance the quality of the final development and the public realm.



27 Public art in Winchester

2.14.2 The City Council attaches great importance to public art as a means of reinforcing and representing the importance of Winchester as the County Town of Hampshire, and an historic town of international importance. The commitment to public art in this development should be established at the outset. The Council expects to see an artist appointed as part of the developer's design team. The artists' brief should include temporary works as part of the construction process (including hoardings) and early identification of opportunities to incorporate permanent works of art in buildings and public spaces.

2.14.3 The Council supports a 'percent for art' scheme for such development (Revised Deposit Local Plan Proposal DP.12).

2.15 Community safety

2.15.1 The design and layout of the scheme should promote responsible behaviour and reduce the opportunity for crime. The Council supports Hampshire Police's *Design Against Crime* and *Secured Car Park* initiatives. The town centre is also accredited under the Home Office *Safer Shopping* initiative.

2.15.2 Pedestrian spaces and routes should be overlooked by active ground floor uses and entrances to maximise activity and informal surveillance. Special care must be taken at service vehicle access points and around the bus station.

2.15.3 The Council has an established CCTV network in the town centre. The developer will be expected to extend this to cover the new development and adjacent public realm. The developer should liaise with the Council and the Police at an early stage regarding the design constraints and CCTV requirements. The cost of equipment and installation will be met by the developer. The costs of monitoring and maintenance will be the subject of negotiation between the City Council and the developer.

2.16 Public realm

2.16.1 The Council will require a public realm plan to be submitted as part of the planning application. This should demonstrate that the development has been derived from a series of linked public routes and spaces throughout the site which reflect the historic character of the area, and around which the buildings are arranged. The plan should show how the internal arrangement of public space connects with routes and spaces in the wider area. The plan should also provide details of:

- Hard and soft landscape
- Public art
- Lighting
- Street furniture
- Locations for advertising
- Signs

2.16.2 The Council wishes to see total public accessibility along existing and proposed routes both day and night. These should reflect walking desire lines and provide a coherent walking route network. The public realm plan should identify the location of space for activities, such as informal performance space, and 'spill-out' areas.

2.16.3 The historic pattern of development in the town centre as a whole suggests a series of linked spaces. It is likely that some of these will have greater importance than others. Three key areas have been identified (see Fig 3):

- The junction of Middle Brook Street and Silver Hill;
- Adjacent to the Marks & Spencer warehouse, at the current egress from the existing bus station;
- A green space next to the river opposite the almshouses.

28 Junction of Upper Brook Street and Silver Hill

29 View of Bus Station from the almshouses gardens



- 2.16.4 The spaces should provide a comfortable microclimate that encourages year-round use, with particular attention to maximising direct sunlight while minimising wind turbulence.
- 2.16.5 A management regime will be required to maintain these spaces, and to guide the most appropriate uses to the most appropriate locations. This should be integrated into management of town centre events such as the Hat Fair and Winchester Festival.
- 2.16.6 All trees within the site are protected by virtue of its Conservation Area status. The Council expects those in Friarsgate to be supplemented to strengthen the 'avenue' character of the street. For the proposed open space adjacent to the brook along the eastern boundary of the site, a more natural and softer approach may be appropriate. The developer should consider the species of trees to be used to reinforce both the sense of local identity, and indigenous species. The Council's Landscape Architect and Arboriculturalist will provide specialist advice.



30 Existing trees

2.17 Land contamination

- 2.17.1 The site is not identified as likely to be contaminated, but the historic use as a bus garage may have led to some ground contamination, and there could be residual contamination from some historic uses. A desk and site survey will be required to establish the nature and extent of any contamination. This could be carried out in association with the archaeological investigations. If any remedial works are required these should also be planned and carried out taking account of the archaeological survey results.
- 2.17.2 The developer should contact the Environment Agency for further guidance on survey and remediation.

2.18 Environmental assessment

- 2.18.1 The Council will require a full Environmental Statement for the development. This should follow the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations (DETR 1999). An indication of the scope of an Environmental Statement is provided in *Appendix 2*. The scope will be formally agreed between the Council and the developer in advance of the planning application.



31 Friarsgate multi-storey
from corner of
Middlebrook Street