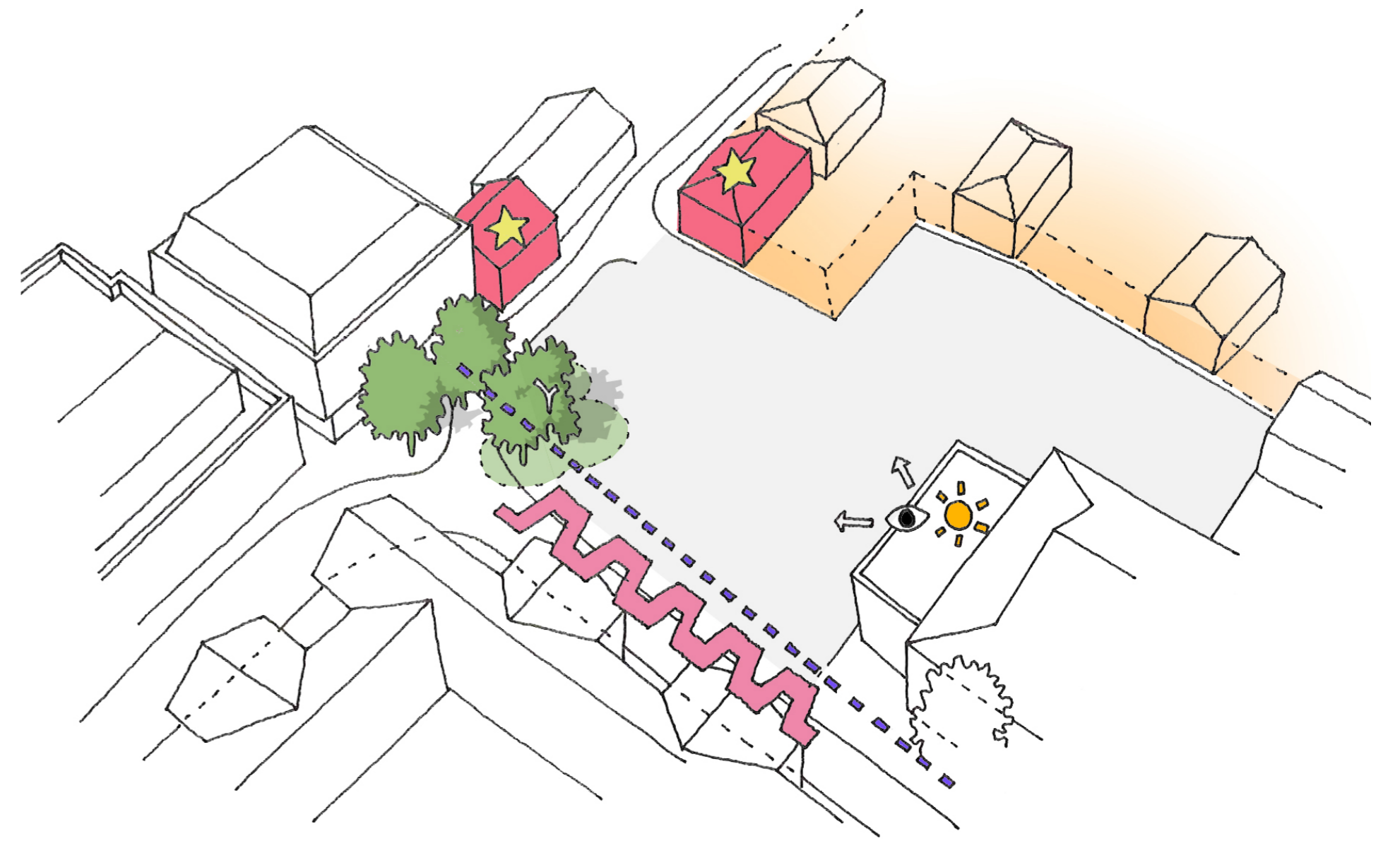## 01 Vehicular Movements Study

Currently, the site is accessed from Upper Brook Street, and exits onto Friarsgate. Current vehicular movements restrict development by cutting the site in half. This would push the proposed building either into the south-western corner of the site, and require a taller building, or to the rear of the site, which is bordered by small Victorian residential buildings.

It is therefore proposed that the site is entered from and exited onto Upper Brook Street, thus reducing vehicular movements along the residential street.

In addition, an ambulance pull-in is proposed on Friarsgate, allowing paramedics to avoid the speed humps of Upper Brook Street. This would also serve as a disabled drop-off and on-call parking for doctors.
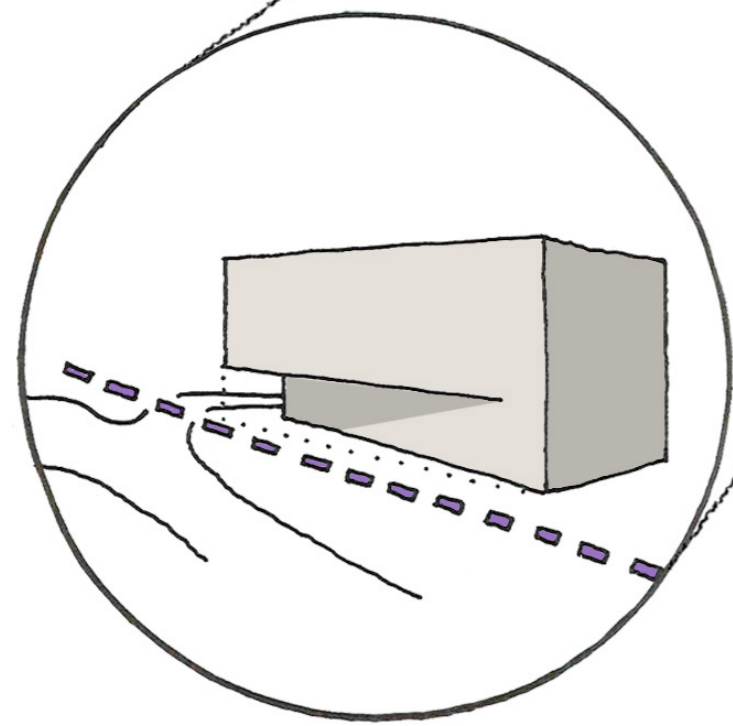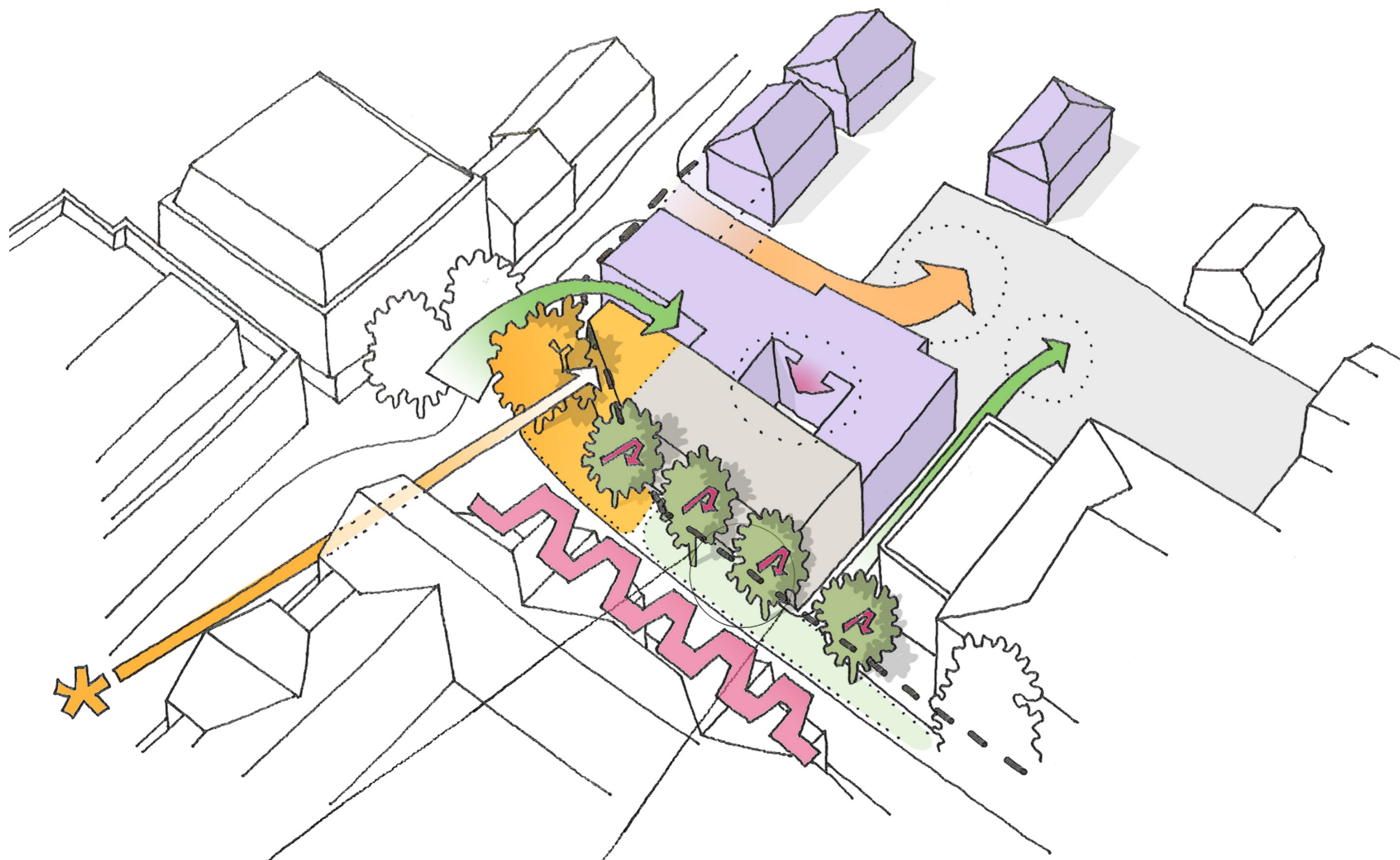
## 02 Site Constraints

A number of constraints affect proposals on the Upper Brook Street site, most notably the difference in scale of the surrounding buildings. The site sits on a boundary between large commercial buildings of the city centre and the small residential Upper Brook Street. Two of these smaller buildings are listed (The City of Winchester Trust and the Dyslexia Centre).

The site sits on one of the busiest sections of the one-way system. The proposals will therefore need to manage the potential of sound and air pollution.

A number of trees sit on the south-west corner of the site, which will require root protection zones. The proposals could step back to provide breathing space on the corner, around the trees.
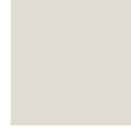
An underground telecommunications cable passes east to west, along the southern end of the site, and cannot be moved. With a three metre no-build zone either side of the cable, the ground floor footprint is restricted.

Finally, following alterations to the Winchester Family Church, a number of windows were added to the west elevation. With developable area on the site restricted, there is a need to build close to the boundary. Efforts have been taken to limit overlooking to these rooms, and the building offset from the boundary to restrict light loss here.



The building will oversail the BT cable, allowing the proposals to provide all consulting spaces on ground and first floor, while not requiring the cable moved.

The south-west corner of the site is visible the High Street approach, and should act as a focal point, including an open public space in front of the surgery.

The proposals are of massive and solid construction, to deaden sound from the busy Friarsgate.

Trees could possibly add to this 'buffer', and continue the run of trees along Friarsgate.

The proposals reduce in scale on the north end of the site.

An internal light-well allows light into the waiting spaces, while allowing consulting rooms external wall, and thus ample daylight.

Pedestrian access for the staff to the staff car parking.

Solid contruction to deaden traffic noise inside the building.

The proposals will continue the building line, and knit the larger commercial and the smaller residential buildings together.

Vehicular Site Entrance

Pedestrian Site Entrance