

Winnall Flats Site: Community Event

15th October 2020

This event will go **live at 3pm.**

No Audio will be broadcast until the event is **live.**



WELCOME

WINNALL FLATS COMMUNITY EVENT



WINNALL FLATS EVENT - HOUSEKEEPING

Your videos will be turned off and microphones muted (automatic for online event)

- Hosts and the speakers will not be able to hear or see you.
- You will only be able to see/hear the host and speakers' videos.

Ask questions through the Q&A function (right hand side of your screen)

- Questions will be screened before being published to ensure they are relevant, not offensive or duplicated.
- Questions and comments can be emailed after the event to newhomes@winchester.gov.uk until 22 October 2020.
- Answers to all questions will be published on 30 October 2020 at www.winchester.gov.uk/winnallflats

This session is being recorded and will be available to watch back –
www.winchester.gov.uk/winnallflats

Winchester City Council is adapting to find new ways to communicate with you. We welcome your feedback after the event, so that we can continue to develop and improve the service we provide. A short survey can be found on the event link and we welcome your views...

WHAT ARE OUR OBJECTIVES?

- Provide small homes for a mix of local people particularly younger households.
- Improve the external environment / landscape around Winnall Flats.
- Build high quality homes – materials, construction methods etc.
- Address climate change through building design and construction.
- Integrate new residents with the existing community at Winnall Flats.
- Ensure adequate and fair parking system for residents only.

WHY WE NEED MORE HOMES

We are proposing to build 73 one and two bedroom flats and 3 two bedroom houses – a mix of shared ownership and rent.

Winchester City Council has established there is a **local housing need** for smaller homes, particularly by younger working people:

Over the 2016-36 period, the number of younger households is expected to increase by 27% in Winchester District.

In Winchester, house prices and private rents are out of the price range of many younger households:



842 households on the housing register waiting for one bed homes (over half of those on waiting list).

771 households registered with Help to Buy South (for affordable home ownership).

CONSULTATIONS SO FAR...

July and November 2018 – community consultations to find out residents' thoughts about design of proposed new homes, parking provision, outside space etc.

2019 – newsletter update sent with this sketch and parking badges before drop-in event held in October.

2020 – we have new information and updated proposals to share...
(you said not to consult again until we did!).



AT EARLIER CONSULTATION, YOU SAID, WE WILL...

- ✓ Provide parking in courtyards.
- ✓ Retain trees behind Earle House.
- ✓ Improve green spaces to include quiet sitting areas, meeting areas, small play area, growing spaces.
- ✓ Make sure adequate residents parking is provided during construction period.
- ✓ Improve entrance areas to existing flats.



IMPROVEMENTS TO EXISTING FLATS

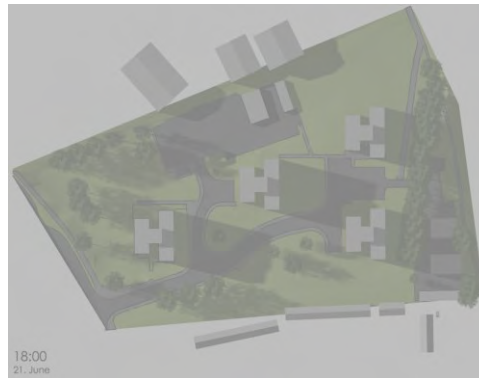
- Not part of this project but equally important to the Council
- Improvements to entrance areas
- Bring forward planned work such as window replacements
- Ensure sufficient capacity for possible future change to electric heating



Design Team Presentation

CONTEXT & SITE ANALYSIS

Solar Studies



Sunshine all
year round

Early solar studies revealed that the current access road resides in the area on site which receives the most sun all year round. This was identified as an area suitable for improving the open space for the existing residents.

This formed the starting point for implementing a series of design decisions which have informed the site layout which we are presenting today.

CONTEXT & SITE ANALYSIS

Diversion of the road



CONTEXT & SITE ANALYSIS

Creating 'The Spine'



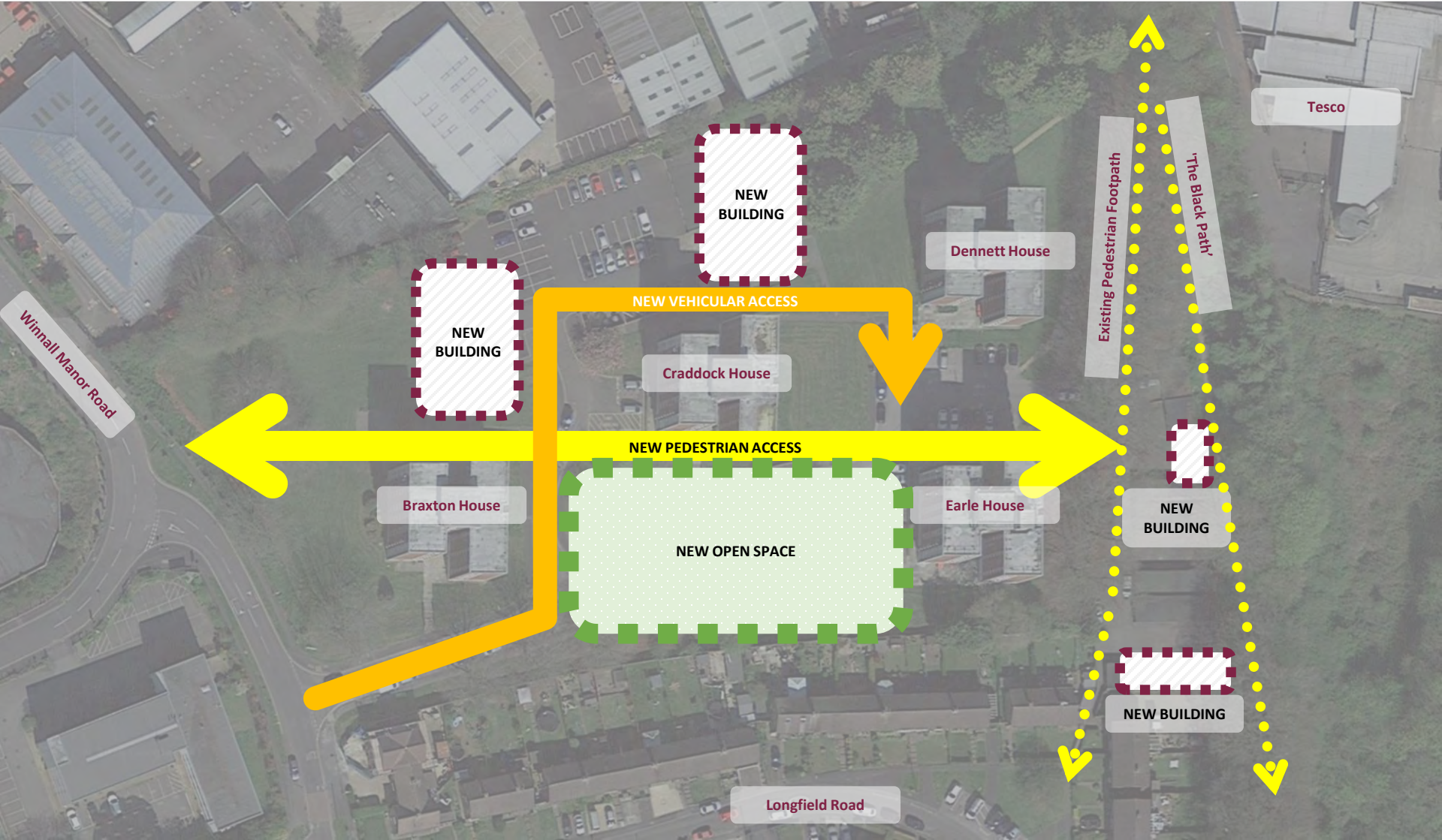
CONTEXT & SITE ANALYSIS

Improved Open Spaces



CONTEXT & SITE ANALYSIS

New Buildings



SITE LAYOUT

- 1. Diversion of the road
- 2. Footpath improvements – The Spine
- 3. The Pocket Park
- 4. New Apartment Blocks
- 5. The Avenue



1. DIVERSION OF ROAD

● ● ● Diversion of the road



2. FOOTPATH IMPROVEMENTS

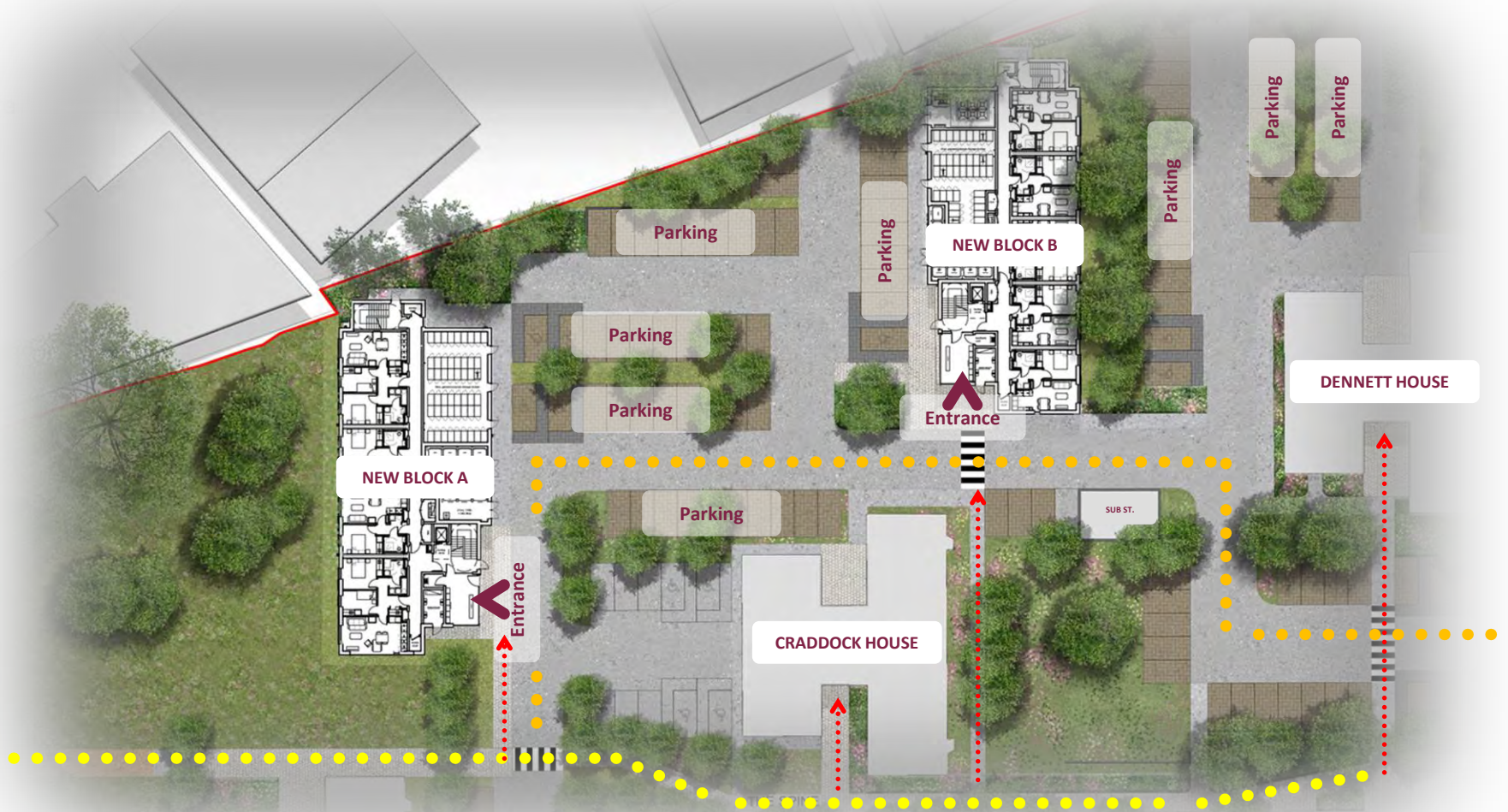
- ● ● Diversion of the road
- ● ● Secondary pedestrian routes
- ● ● Existing pedestrian footpaths



3. THE POCKET PARK



4. NEW APARTMENT BLOCKS



5. THE AVENUE



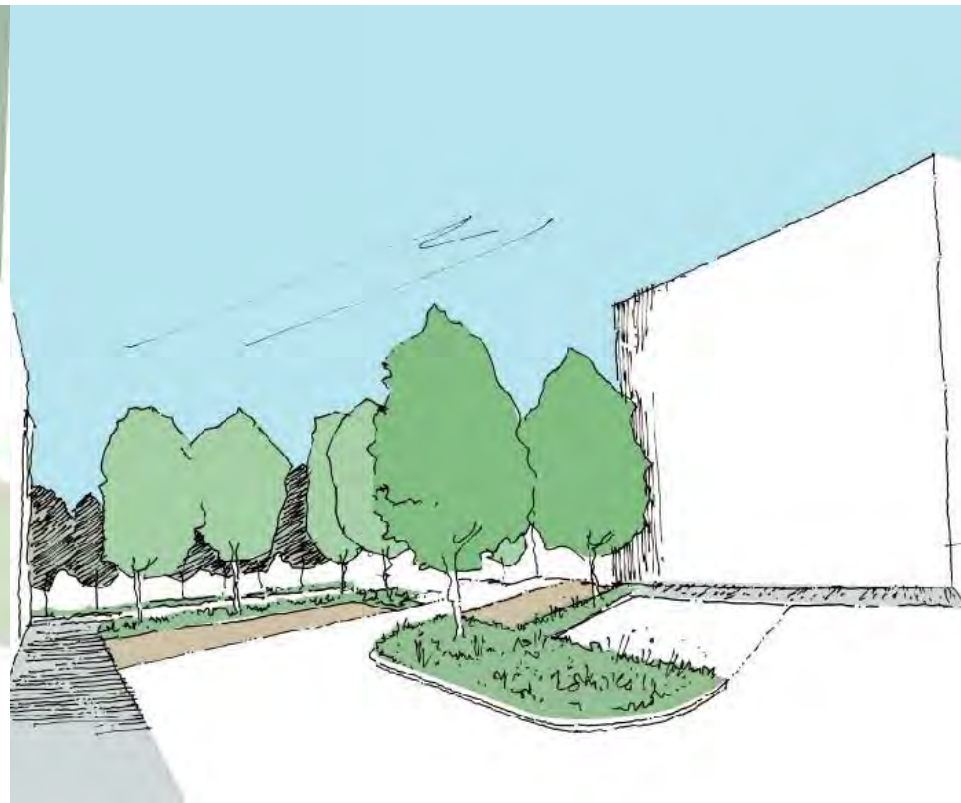
LANDSCAPE IMPROVEMENTS



1. View of entrance from main access road.



2. View of new parking court from main access road.



LANDSCAPE IMPROVEMENTS



1. View from The Spine looking towards Dennett House.

2. View inside the Pocket Park looking towards Earle House.



AERIAL VIEW



New Block A

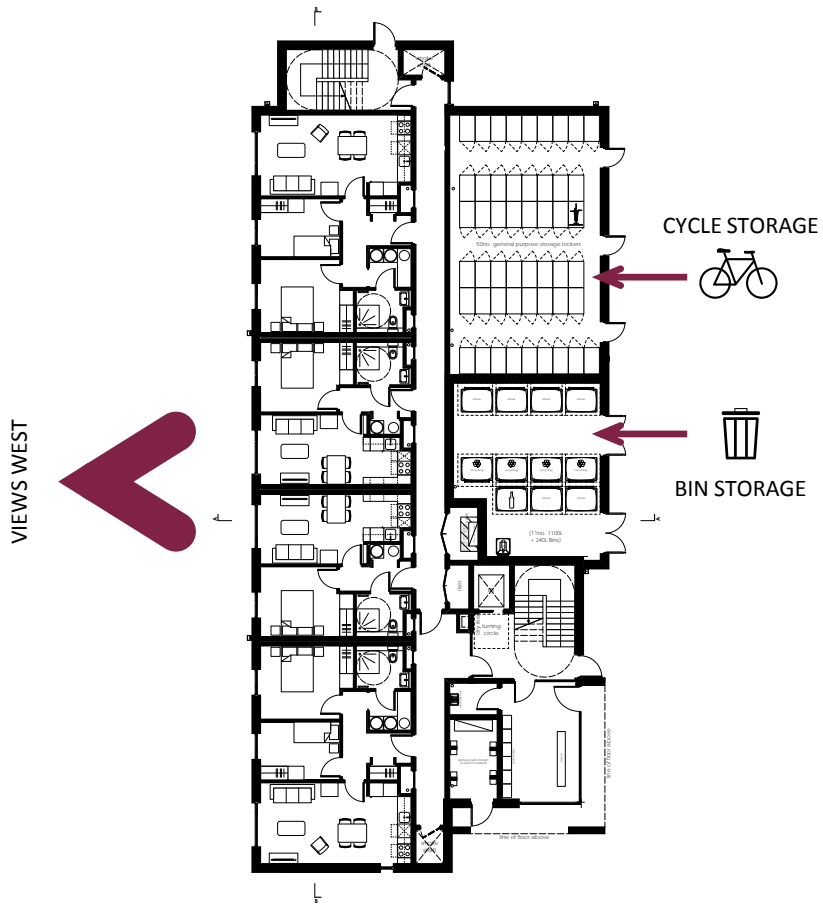
New Block B

New Avenue Lodge

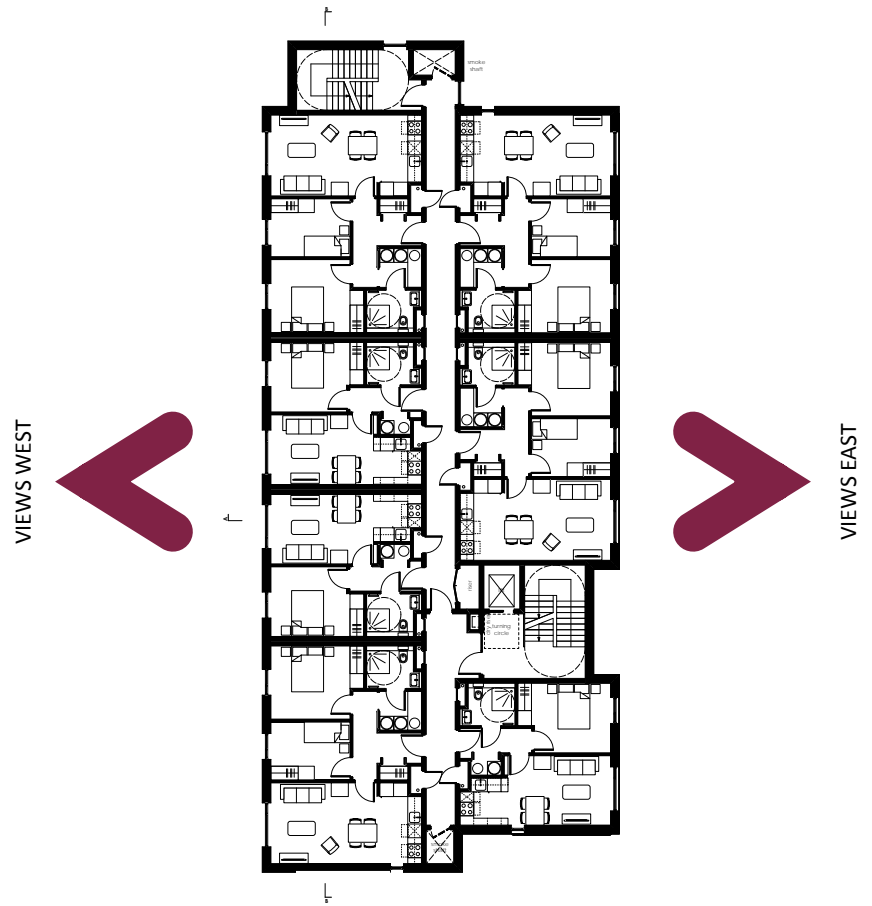
New Pocket Park

New Avenue Houses

TYPICAL FLOOR PLANS – APARTMENTS



GROUND FLOOR
(LEVEL 0)



UPPER FLOOR
(LEVELS 1-4)

BLOCK A



BLOCK A FROM POCKET PARK



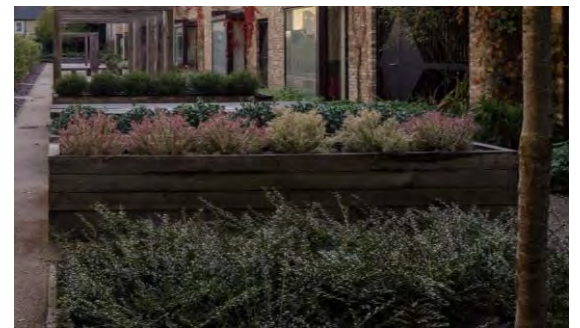
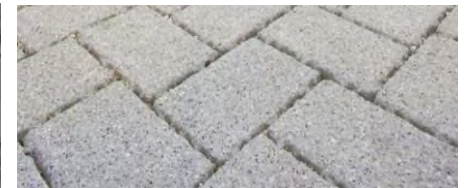
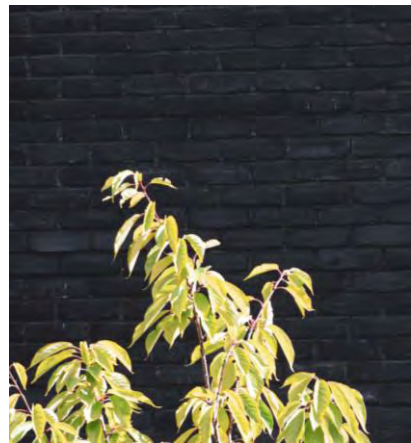
THE AVENUE



BLOCK B AND PARKING COURT



MATERIALS PALETTE



MITIGATING CLIMATE CHANGE

Building to the AECB Standard

Achieving the AECB building standard creates high performance buildings; using widely available technology through considered design and construction.

This results in:

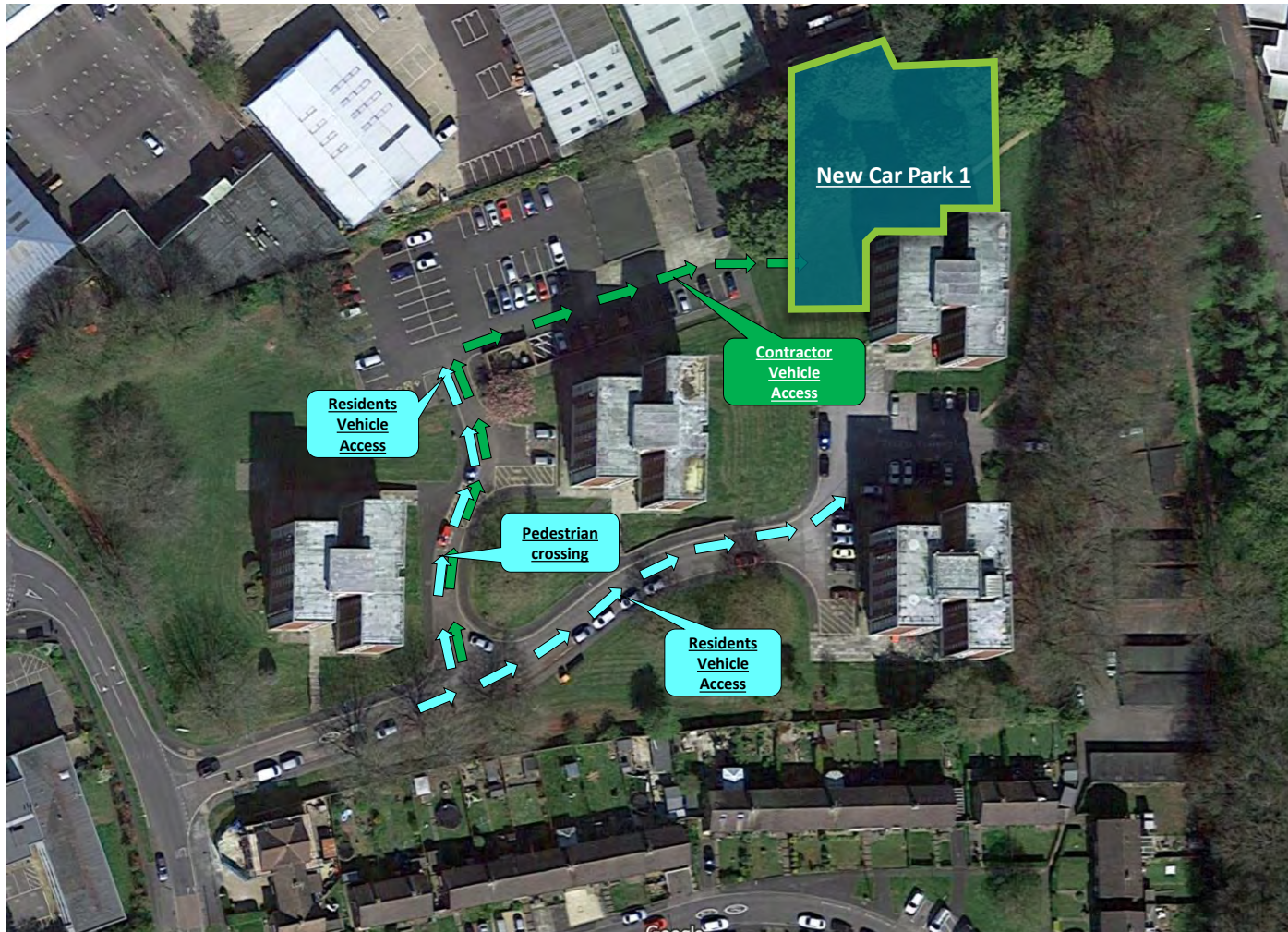
- Low energy use buildings – fuel costs reduced
- Lower carbon emissions
- Improved comfort for residents
 - reduced draughts
 - comfortable temperature
 - no overheating
- Improved ventilation and air quality
- Improved quality in construction



Key principles of achieving

1. Ventilation System with heat recovery provides fresh air to the flats (blue line) whilst exhausting stale warm air and recovering heat (red line).
2. Good levels of insulation and Air tightness (green line) which ensures heat is not lost through leaks or a poor a performing building fabric.
3. External solar shades to prevent overheating in the summer months.

Managing Construction – Phase 1



During the initial stage the priority is to provide new car parking spaces. The area to the rear of Dennett House will be completed first.

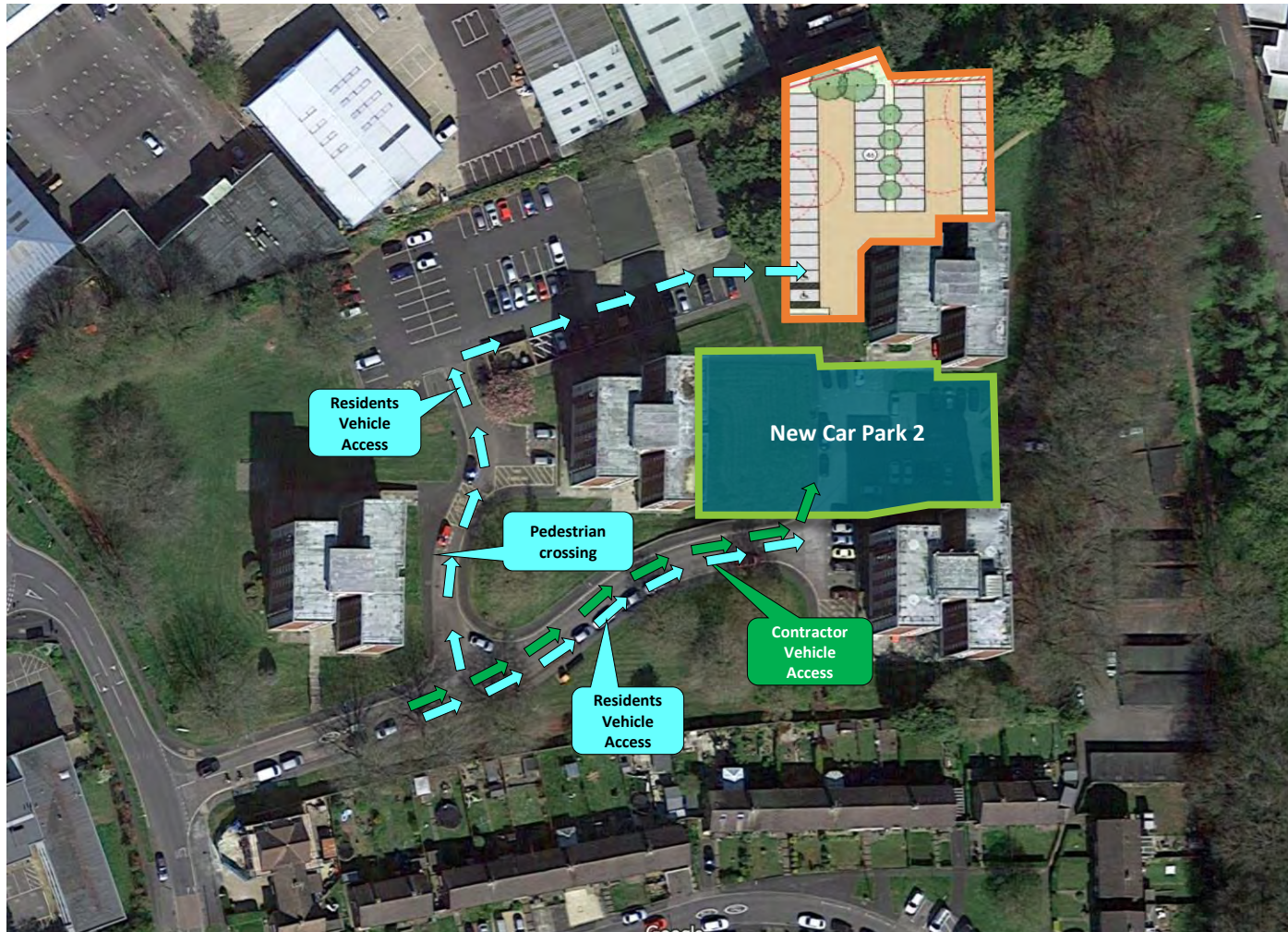
Resident Access

- Residents Vehicle Access - Use the estate roads as normal.
- Pedestrian Access - Footpaths will remain open and temporarily closed only if required with prior notice given.
- Car Parking – Largely unchanged.

Wates

- Wates delivery vehicles will be escorted to the New Car Park area and when leaving, to the main road to ensure the safety of Residents.
- Priority will always be given to Resident vehicles where a shared access is in place.

Managing Construction – Phase 2



The second area to be completed is the car park to the right of Craddock House. This again will add new parking spaces

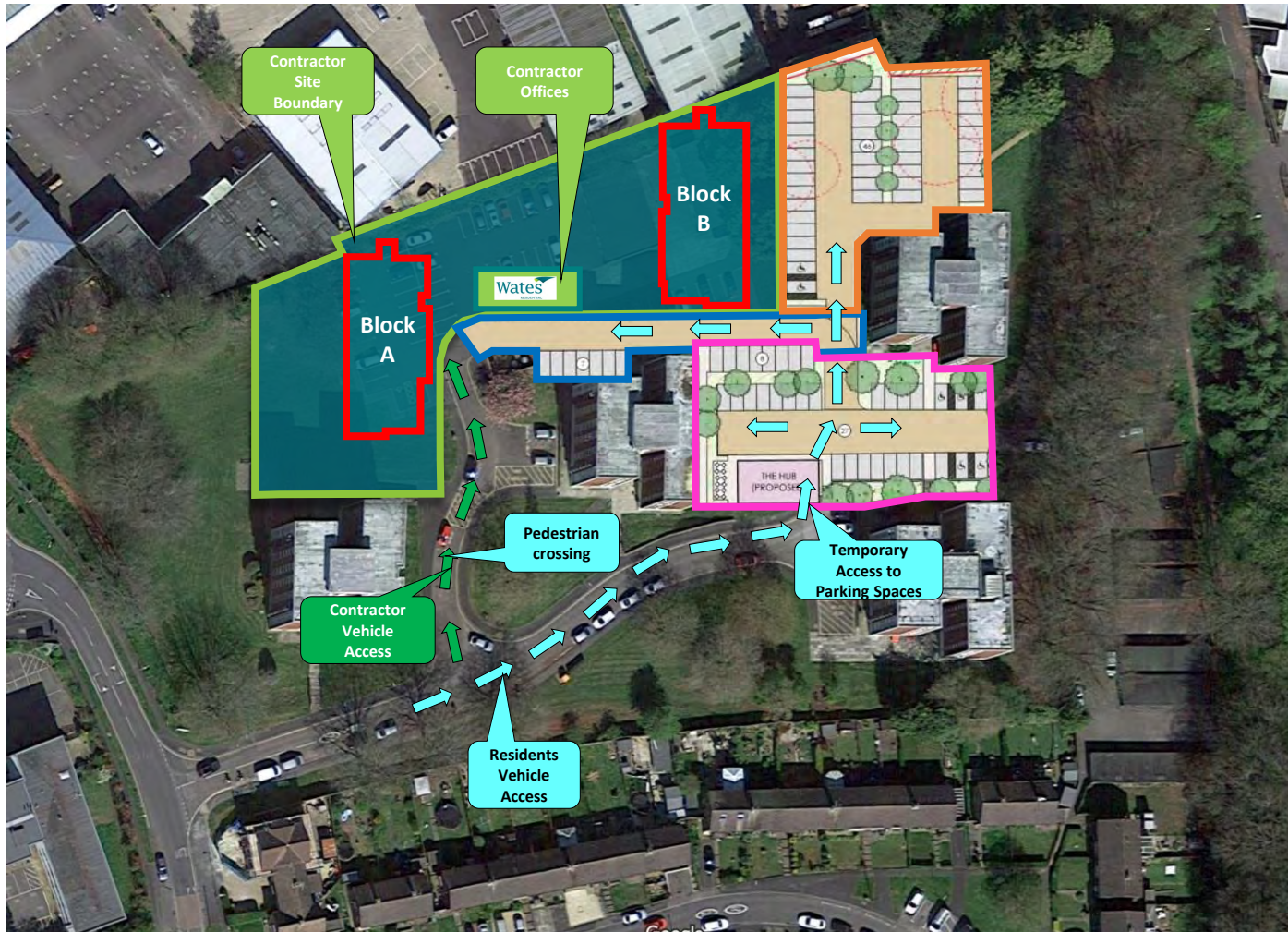
Resident Access

- Residents Vehicle Access - Use the estate roads as normal.
- Pedestrian Access - Footpaths will remain open and temporarily closed only if required with prior notice given.
- Car Parking – Extra Spaces provided in completed New Car Park.

Wates

- Wates delivery vehicles will be escorted to the New Car Park area and when leaving, to the main road to ensure the safety of Residents.
- Priority will always be given to Resident vehicles where a shared access is in place.

Managing Construction – Phase 3



This layout is how the estate will be accessed for the duration of the new blocks being built

Resident Access

- Residents Vehicle Access - Use the upper main road and new roads as shown.
- Pedestrian Access - Footpaths will remain open and temporarily closed only if required with prior notice given. A crossing will in place across the site access road.
- Car Parking – Extra Spaces provided in completed New Car Park.

Wates



- Large Wates delivery vehicles will be escorted to the Site Compound area and when leaving, to the main road to ensure the safety of Residents.

PARKING

- Provide sufficient spaces for existing and new residents
- Parking surveys undertaken to understand demand over day/week
- More smaller parking courts proposed (closer to flats)
- Carports replacing garages behind the beech trees
- Look at how to prevent non-residents from parking at Winnall Flats
- Options include controlled ANPR (number plate recognition) parking system / residents' permits



key

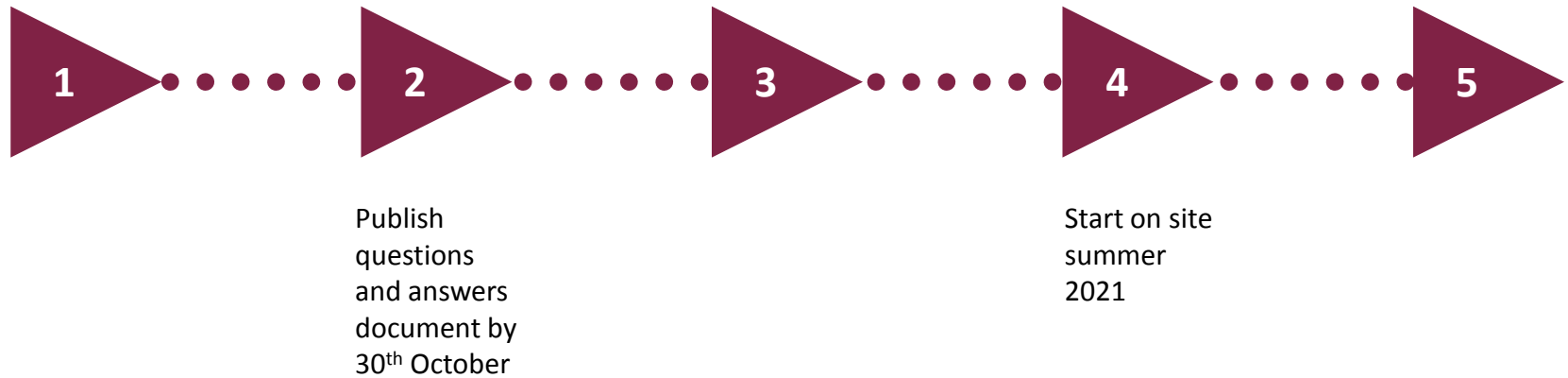
-  Denotes surface parking
-  Parking under carports

Next Steps

All further questions and comments submitted by email to: newhomes@winchester.gov.uk by 22nd October

Submit planning application by first week of December

Completion by spring 2023



Thank you

We will now answer any questions you may have.

