Public Consultation

May 2021

Winchester City Council
Witherbed Lane
Segensworth

Winchester City Council

PDP Architecture LLP

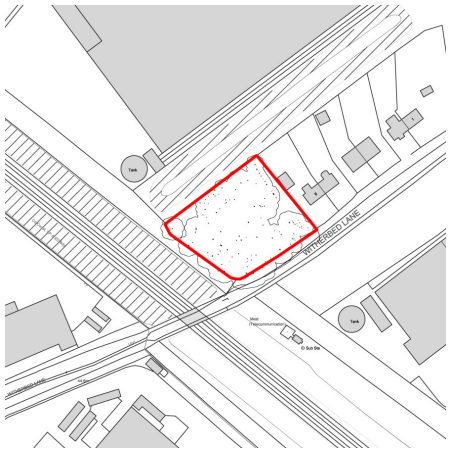
Introduction

The New Homes Team at Winchester City Council have appointed pdp architecture llp to investigate a site located within the Segensworth Industrial Estate, 3.2 miles North West of Fareham, Hampshire with a view of redeveloping the site to provide much needed affordable housing.

The site sits approximately 1 mile South East of Junction 9 of the M27 and next to the railway line which travels between Fareham and Southampton.

The objective of this development is to take advantage of a small pocket of land within the wider industrial estate and provide 4 much needed high quality affordable homes whilst at the same time retain natural screening.

Aerial view of site



Block plan of site

01 - Site Photograph - Looking North East

02 - Site Photograph - Looking South West

03 - Site Photograph - Looking South West from the entrance of Witherbed Lane

Image Key

Proposed Site Plan

Proposed Site Plan - NTS

Context and Surrounding Area

The site sits at the end of Witherbed Lane which is a cul-de-sac cut off by bollards and with a pedestrian / cycle access beyond, with a footbridge over the rail line to the South West of the site which links through to Brunel Way. The surrounding area is generally a mix of modern industrial and office units.

The 6 adjacent semi-detached dwellings (4 houses and 2 bungalows) were constructed approximately 60 years ago and are of traditional masonry construction with red facing brick and red roof tiles. Each property has a substantial garden to the front and rear with off road parking.

The 4 dwellings have been deliberately designed to blend in and compliment the existing rather than making a contrasting contemporary statement.

Proposed Development

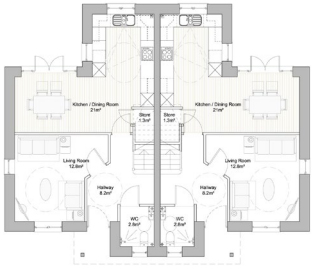
The proposed layout incorporates 4 new dwellings which consist of one pair of 2 bedroom 4 person semi detached houses and one pair of 3 bedroom 5 person semi detached houses. The properties follow the same orientation as the existing dwellings however they sit slightly back from the existing building line to allow retention of the existing Oak with the last two properties (plots 1 and 2) rotated slightly.

The proposed dwellings are all two storey as it is considered that this is in keeping with the adjacent properties in terms of scale.

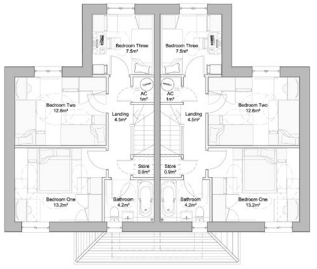
In accordance with Winchesters Parking Standards each dwelling is provided with two parking spaces which are accessed via new turning heads off Witherbed Lane. This will also assist with refuse trucks and emergency vehicles providing them with a turning area negating the need for them to reverse down a long narrow lane.

Each plot has a respectable rear garden with significant screening from the industrial unit to the North. Existing mature trees and shrubs also provides a significant screen to the South West of the site along side the existing railway line.

Proposed Elevations of Plots 1 and 2 - NTS

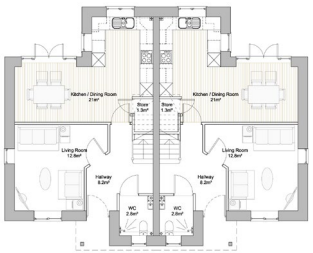


Proposed Ground Floor of Plots 1 and 2 - NTS

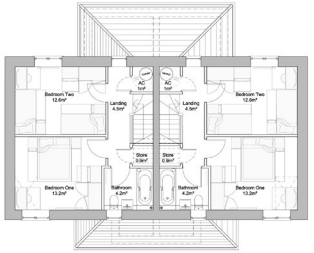


Proposed First Floor of Plots 1 and 2 - NTS

Proposed Elevations of Plots 3 and 4 - NTS



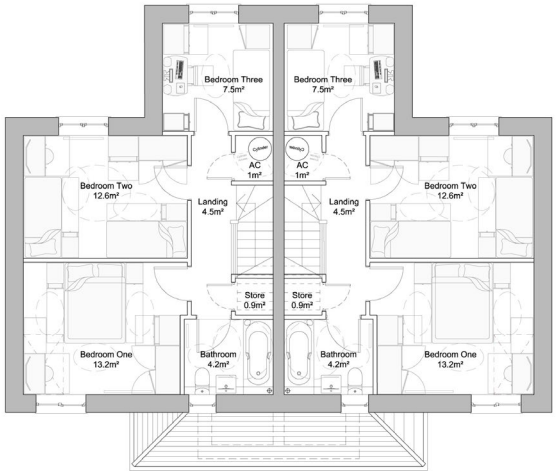
Proposed Ground Floor of Plots 3 and 4 - NTS



Proposed First Floor of Plots 3 and 4 - NTS

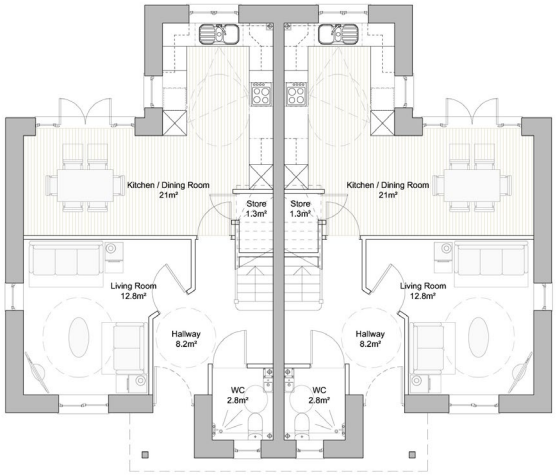
Plots 1 and 2

Proposed Elevations of Plots 1 and 2 - NTS



Proposed First Floor of Plots 1 and 2 - NTS

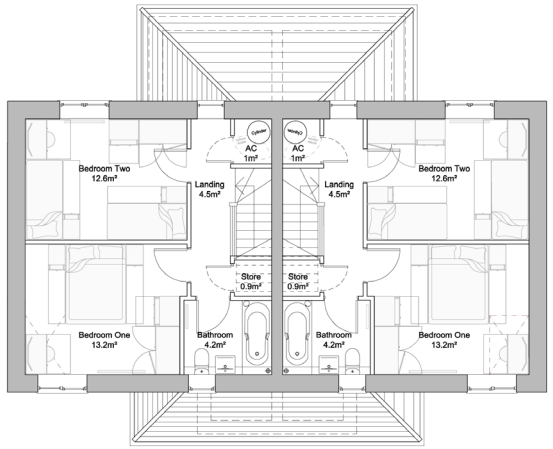
Proposed Elevations of Plots 1 and 2 - NTS



Proposed Ground Floor of Plots 1 and 2 - NTS

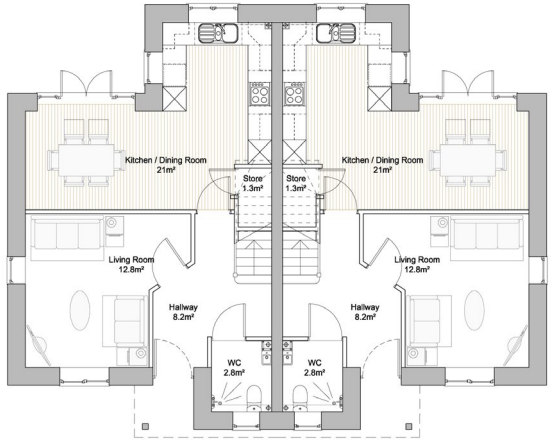
Plots 3 and 4

Proposed Elevations of Plots 3 and 4 - NTS



Proposed First Floor of Plots 3 and 4 - NTS

Proposed Elevations of Plots 3 and 4 - NTS



Proposed Ground Floor of Plots 3 and 4 - NTS

Sustainability

Winchester City Council declared a climate emergency in June 2019 and is now committing to becoming a carbon neutral council by 2024 with a larger ambition for the wider district to become carbon neutral by 2030.

This decision requires all new housing built on behalf of Winchester City Council to be as energy efficient as possible.

The project will be constructed utilising a fabric first approach incorporating aiming to achieve Passivhaus standards, meaning all energy required will be generated on site without the need for energy from the national grid.

Incorporating high standards of detailing during the construction process will vastly improve the energy efficiency of the dwellings by reducing the amount of energy lost through the building's fabric such as the walls, floor and roof, thus helping to reduce the energy required to provide internal comfort for the occupants.

In line with the central governments decision to ban gas boilers from being installed into new dwellings by 2023, the proposed dwellings will utilise air source heat pumps to provide hot water and any additional heating required.

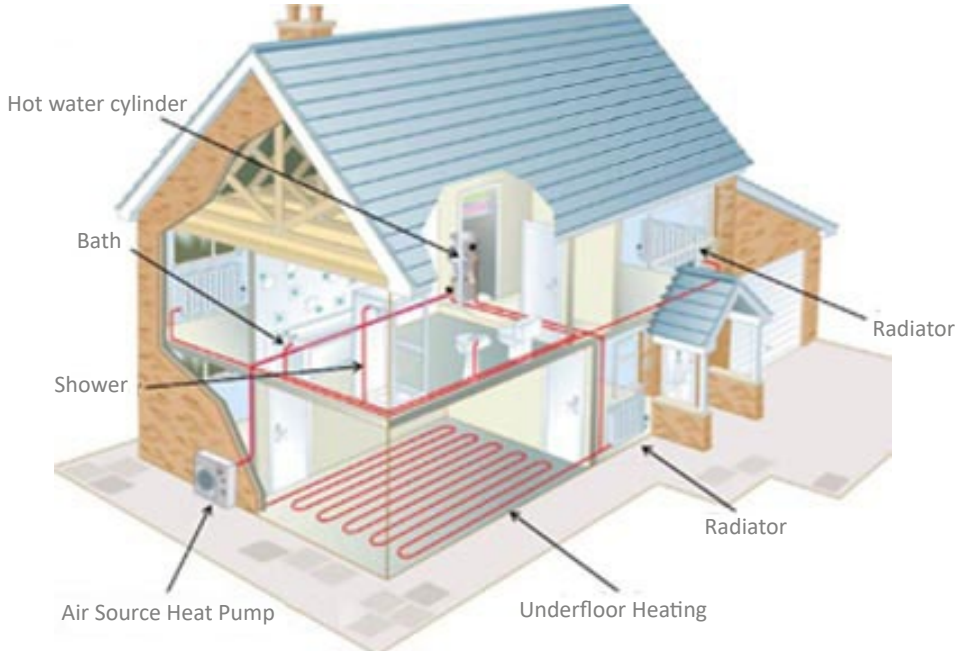


Fig 18- Air Source Heat Pump Diagram

Summary

Considerable care has been taken in preparing the scheme to take account of the natural ecology in the area. Reports have been prepared covering Trees, Ecology, Bats and Dormouse investigations. Existing vegetation is to be retained on both the South West and North West boundaries to provide a natural corridor linking the adjacent railway embankment with the existing rear gardens.

The dwellings proposed have been designed to carefully blend in with the area by addressing the current frontage but at the same time retaining the rural setting.