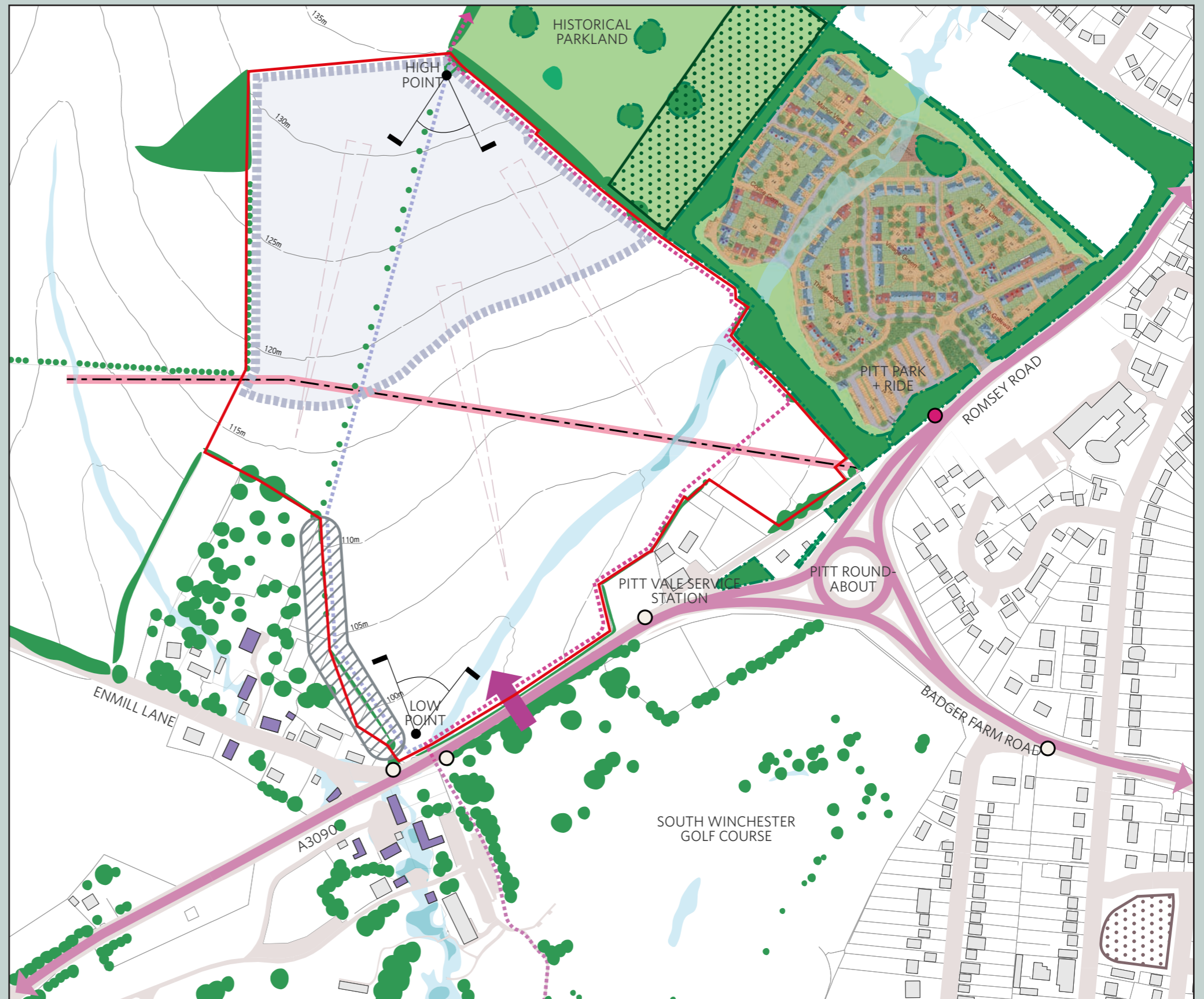


## SUMMARY OF SITE CONSTRAINTS

The plan (right) summarises the site's constraints as they are today. The major features include the sensitivity of the higher parts of the site to middle and long-distance views, a pipeline which crosses the site and permissive rights of way. Other constraints include the listed buildings grouped at Pitt together with the amenity and privacy of adjacent properties, access from Gilbert White Way and SINC and historical parkland to the north. The level changes within the site provide challenges from a design point of view.

- |   |   |   |   |
|---|---|---|---|
|   | Pitt Vale                                 |   | Access Point with Romsey Road                           |
|  | Existing Tree or Hedgerow                 |  | City Approach Route                                     |
|  | TPO (Areas)                               |  | Local Route   |
|  | Zone of Visual Sensitivity on Higher Land |  | Bus Stop - Pitt Park & Ride                             |
|  | Panoramic View Across Site                |  | Bus Stop  |
|  | Listed Building                           |  | Building  |
|  | Permissive Path                           |  | Slope of Land   |
|  | Permissive Path Clarendon Way             |  | Public Footpath Clarendon Way                           |
|  | Public Footpath Clarendon Way             |  | Contours - 5m Intervals                                 |
|  | Contours - 5m Intervals                   |  | Site of Importance for Nature Conservation              |
|  | Internet Protocol Pipeline (8m Easement)  |  | Buffer to Respect Setting/ Amenity of Pitt Properties   |
|  | Surface Water Flood Risk Medium           |  | Pitt Manor Nearing Completion - 200 homes / Park & Ride |
|  | Surface Water Flood Risk Low              |  | Scheduled Ancient Monument - Oliver Cromwell's Battery  |



6.0

# DESIGN PRINCIPLES & CONCEPT

## PRINCIPLES FOR SUCCESS IN DESIGN

Pitt Vale represents an opportunity to create a valuable addition to the Winchester housing offer through a carefully contained addition which respects the existing settlement pattern. It would be large enough to plan well and provide self-contained infrastructure, but not so large as to unbalance the existing neighbourhood or Winchester's south western boundary.

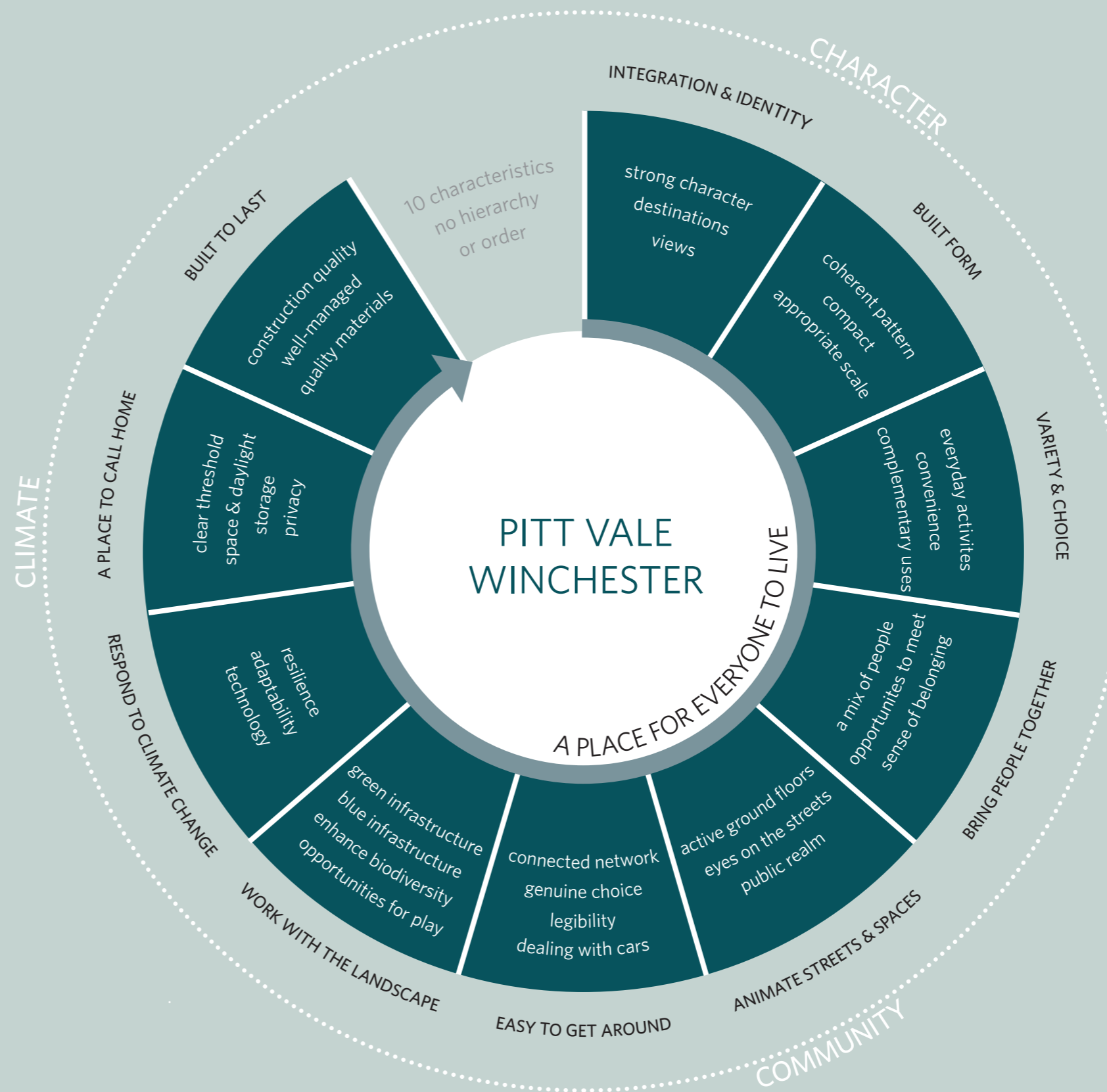
Pitt Vale will be closely integrated with existing development evidenced by the fact that it will be within 15 minutes of many existing local facilities and services. It will be structured around a network of high-quality streets and open spaces, offering a variety of up to 350 new homes.

New public open space will be provided throughout the sites including on the higher ground where it provides an opportunity to knit into the wider footpath network, including the Clarendon Way and to maintain long distance views over the city and wider landscape.

As the National Design Guide describes well-designed places have individual characteristics which come together to: create character; nurture and sustain a sense of community and address climate change.

We have identified ten key principles which are representative of an overall approach to development which places landscape-led design excellence at the heart of the master-planning process. All will be important; responding to the challenges of meeting housing demand alongside the objective to create a city that is a combination of vibrant, healthy, sustainable, convenient, resilient and attractive neighbourhoods:

- **Integration & Identity**
- **Built Form**
- **Variety & Choice**
- **Bring People Together**
- **Animate Streets & Spaces**
- **Easy to Get Around**
- **Work with The Landscape**
- **Respond to Climate Change**
- **A Place to Call Home**
- **Built to Last**





### **Integration & Identity**

Cities are, by their very nature, in a constant state of renewal and growth. Change is sometimes accelerated by unexpected events, such as the Covid 19 pandemic, and Winchester must be open to new possibilities and new approaches to achieving ‘the good life’ for its residents, and for those from further afield who rely upon it. Good design does not simply restore and retain existing character; it also amplifies and transforms it. Pitt Vale presents an opportunity to go further than the city has gone and experiment with new design principles, and carbon reduction strategies to provide a new benchmark as the city looks to the future.

The choice of form and material has a fundamental impact on character and identity and helps to define different places and neighbourhoods as well as ages of development. We recognise and endorse the city council’s expectations of high-quality materials and design, as set out in its High Quality Places SPD. We would work with the council to select high quality, robust materials which will withstand the climate over the lifespan of the buildings, and which will weather well as they age so that they visually bind with the landscape. Similarly, careful detailing and quality of construction will safeguard the long-term value of buildings.

Materiality must also consider the range of scales. Materials used within a single building must work together but should also fit within the context of the wider street, block and neighbourhood at Pitt Vale.

### **Built Form**

Again, referencing the council’s High Quality Places SPD, new development should investigate and reference its historical context; interpreting materials, styles and detailing in a contemporary context that can reinforce local distinctiveness and a sense of place. Residential design should create new housing that responds to the existing urban fabric, building typologies and the city’s distinctive style while also embracing modern materials and contemporary ideas. Development would be sensitive to the setting of Pitt Vale as the ‘first sight’ of Winchester from the south west approach.

Developing at an appropriate density is imperative to shaping Winchester’s future, ensuring alignment with aspirations for the 15 Minute City and more sustainable patterns of development and reducing the need to travel.

### **Variety & Choice**

Pitt Vale must provide a variety and choice of home to suit all needs and ages. Where different tenures are provided, we will ensure that they are well-integrated and designed to the same high quality to create tenure neutral homes and spaces.

Different groups will have specific needs; for younger families it might be the relationship to play space and play facilities; for the older generation it may be more restorative spaces.

Good design at Pitt Vale will promote social inclusion by contributing to creating a balanced and mixed neighbourhood that is suitable and accessible for all.

### **Bringing People Together**

A great new neighbourhood will consist of a broad mix of tenures, with a range of homes, spaces and choice to ensure it is both inclusive and attractive. We would expect residents to be proud to say ‘that’s where we live’, and also to feel an integral part of Winchester.

The community hub building, network of streets and spaces, nature and recreation spaces at Pitt Vale can act as focal points for residents to come together and interact with one another.

### **Animate Streets & Spaces**

The manner in which buildings meet the street, the level and type of uses at ground floor level, the ability to safely cross the street will all have a role in influencing the level of activity in the streets and spaces at Pitt Vale. Careful design will ensure that there are well positioned and frequent doors and windows, as well as appropriate uses that can combine to create a strong and positive interrelationship between passers-by and residents, making for a more active, safer public realm.

### **Easy to Get Around**

Residential development within Pitt Vale will offer true modal choice, prioritising walking and cycling in the first instance as a key component in developing sustainable neighbourhoods and healthy communities.

Pitt Vale’s streets and residential blocks would be well connected, easily walkable and cycle friendly. There will be clear and obvious links to the adjacent Pitt Park and Ride in order to further promote sustainable travel.

Pedestrian routes would be well overlooked by surrounding buildings that have an interrelationship with the street.

A good network at Pitt Vale will provide choice and legibility, each type of street dictating its own particular design response to width, depth of threshold, presence of street trees and parking solution.

### **Work with The Landscape**

The presence of and proximity to landscape is an important element for a healthy and high-quality way of living. The green and blue green infrastructure at Pitt Vale would be enhanced, reinforced and well managed to become an integral part of Winchester’s neighbourhoods, making a healthier, more sustainable and better-quality place to live. Opportunities will be taken that link together elements of green infrastructure to make a more comprehensive network.

Attractive open spaces will be provided in locations that are easy to access, with activities for all to enjoy, such as play, food production, recreation and leisure, so as to encourage physical activity and promote health, well-being and social inclusion.

Biodiversity is important to aid the city’s resilience. It helps the natural environmental balance, moderate temperatures and combats pollution.

Integrating urban drainage into the landscape can also provide destinations for social activities and interaction.

### **Respond to Climate Change**

A compact and walkable neighbourhood at Pitt Vale with a mix of uses and facilities will help to reduce demand for energy and support health and well-being.

Our interest in and commitment to bringing forward development which is a significant improvement on any previous large-scale development in Winchester provides the Council with an opportunity which makes a significant step towards its zero carbon target.

### **A Place to Call Home**

Attention to detail and the basics matters. Pitt Vale will ensure buildings provide good quality internal and external environments; incorporate sufficient car parking in appropriate locations that does not harm pedestrian movement; provide secure cycle parking for residents and visitors, which is safe and convenient and within the envelope of the building; and provide sufficient bin storage.

### **Built to Last**

To be successful and loved, Pitt Vale should have an emphasis on simplicity and quality. It’s places, buildings and spaces should be robust, easy to use and look after. Designed and planned to last and to gradually blend into its landscape setting.

**A Day In The Life At Pitt Vale**

Based on the 15 Minute City and overall Design Concept we provide below 3 examples of how some people who live in Pitt Vale could experience the community on a daily basis



**Younger Working Family**

Up early for family breakfast.

Drop off children at St Peter's Primary School then cycle to work.

Shift at Royal Hampshire County Hospital.

Collect children, quick stop at the playground before heading home for dinner.

Later that evening head to the Community Hub for an exercise class.

**Teenager**

Short walk to Kings' School.

Spend the day at school.

Head to Winchester Skatepark after school with some friends.

Jump on the bus back to Pitt Park & Ride.

End the day with a jog or personal fitness session on the Clarendon Way.

**Older Retired People**

Take the dog out for a short walk in the surrounding countryside.

Head to the Community Hub for a mid morning dance class.

Collect the grandchildren from nursery then head to the allotment.

Jump on the bus at Pitt Park & Ride to Winchester City centre.

Enjoy an early evening concert at the Cathedral and dinner with friends.



## DESIGN CONCEPT

The Design Concept for Pitt Vale has been informed by a thorough understanding of the site as set out in the earlier sections of this document and summarised in the Constraints Plan. The Design Concept is shown opposite.

Pitt Vale will be a gentle residential-led extension of the city that will offer a variety and mix of different homes. Closely linked to the existing neighbourhood, a location for a local community hub building will be incorporated centrally within the development with cafe and flexible workspace. Parkland, woodland and open spaces, incorporating children's and young people's play space, will offer residents and visitors places to relax as well as linking into the wider footpath and Clarendon Way Trail. The structure of high-quality streets and open spaces will provide a new, but appropriately defined urban edge.

Development proposals for Pitt Vale include a robust site-wide strategy for landscape and public open space.

In particular, the Design Concept makes provision to:

- Retain the more visually sensitive upper slopes of the site free from development as an area of open space
- Concentrate built form on the lower, southern, central and eastern part of the site where it would be associated with existing development at Pitt Manor and the garage and properties on Romsey Road
- Set development back from Romsey Road to the south of the service station and locate the new access close to existing development on Romsey Road
- Retain the majority of the existing hedgerows on Romsey Road and set development back from the site frontage in order to respect the landscape setting of the approach to Winchester
- Retain existing permissive and designated rights of way along their existing alignments and within the proposed open space framework
- Retain key views from the higher parts of the site towards the south western edge of Winchester and the higher ground at Yew Hill
- Retain a generous buffer to existing housing in Pitt.

In addition, the development can deliver many landscape and ecological enhancements:

- New woodland and parkland tree planting within open space in the western and northern parts of the site
- Opportunity to reinstate former field boundaries / acknowledge former field pattern
- Create new areas of species rich grassland
- New native shrub and tree planting to reinforce existing boundary vegetation and increase species diversity and age structure
- Sustainable drainage features to form an integral part of landscaped open spaces and provide areas of marginal habitat
- Provide formal areas for play, community allotments and recreational walking routes.

Pages 36 and 37 show some precedent images for housing design and open space at Pitt Vale.

### Land Uses & Capacity

The land uses proposed are predominantly housing, with a community hub building located towards the centre of the development.

The capacity of Pitt Vale is based upon the Design Concept which shows a net developable area of approximately 8.4ha and up to 350 new dwellings.

### Open Space, Sport & Recreation Standards

The Design Concept exceeds the City Council's Open Space, Sport and Recreation requirements (Policy CP7, WDLPP1). The Design Concept, based on delivering up to 350 new dwellings would generate the following:

New Homes	350
Average Household Size	2.4 people/household
Local Population	840

The City Council's Open Space, Sport and Recreation standards require:

Policy Provision	Standard Per 1,000 People
Parks, Sports & Recreation Grounds	1.5ha
Natural Green Space	1.0ha
Informal	0.8ha
Equipped Children's & Young People's Space	0.5ha
Allotments	0.2ha
<b>Total</b>	<b>4ha</b>

The site's overall requirements are, therefore:

Site Provision	Standard
Parks, Sports & Recreation Grounds	1.26ha
Natural Green Space	0.84ha
Informal	0.67ha
Equipped Children's & Young People's Space	0.42ha
Allotments	0.17ha
<b>Total</b>	<b>3.36ha</b>

The Design Concept indicates two equipped children's and young people's play spaces (NEAP/LEAPs), with one included as part of the net residential area towards the centre of the development, and the other to the west.

A proposed area for allotments is shown to the west of the residential area.

Areas of informal green space/natural green space/parks and gardens can be largely provided on the upper slopes and to the west of the site. The areas closer to the development are expected to have more of an informal amenity value, with short mown grassland. The wider areas in contrast to this can have a more natural character. This will be largely open grassland with small woodland blocks and some parkland tree planting. We also envisage restoring some sections of hedgerow and areas of thicket, particularly to the edges of the site to provide buffers that contribute towards biodiversity net gain.

## DESIGN CONCEPT

- |   |   |   |  |
|---|---|---|--|
|    | Pitt Vale   |    | Main Access Around Pitt Vale                   |
|    | Woodland / Copse                                  |    | City Approach Route                            |
|   | Trees   |   | Local Route                                    |
|  | Proposed Developable Area - 8.4ha                 |  | Pedestrian & Cycle Link onto Romsey Road       |
|  | Amenity Green Space Within Developable Area       |  | Pitt Park & Ride                               |
|  | Proposed Parkland & Informal Green Space          |  | Bus Stop                                       |
|  | Clarendon Way Trail                               |  | Built Up Area / Building                       |
|  | Sustainable Drainage Feature (Basin)              |  | Footpath Network                               |
|  | Bus Stop Including Pitt Park & Ride               |  | Indicative Allotments                          |
|  | Proposed Community Hub: Cafe                      |  | Cycle Route                                    |
|  | Proposed Community Hub: Workspace                 |  | Children's & Young People's Equipped Playspace |
|  | Opportunity for Outdoor Fitness                   |  | Opportunity for Dog Walking                    |
|  | Opportunity for Community Orchard                 |  | Opportunity for Jogging                        |
|  | Opportunity for Viewing Point With Art Sculptures |  | Opportunity for Walking                        |







Community orchard provides for social interaction



Community cafe provides activities, supports volunteers & promotes health and wellbeing



Quality housing thresholds and routes



Naturalistic play in the landscape for children



Secure bicycle parking with rich biodiverse growing roofs



Playspace within the residential area that is well-overlooked by housing



Housing design responds sensitively to its mature landscaped context





Mown paths through meadows and informal parkland



A well-defined street with pedestrian and cycle priority



Pedestrian routes that are well-overlooked



High specification eco-homes



Encourage wildlife and enhance biodiversity value



Sustainable drainage feature (basin)



Rainwater garden as an integral part of street design



Eco-friendly housing design and car-free landscape



# 7.0

# COMMITMENT TO FUTURE ENGAGEMENT & DISCUSSION



## NEXT STAGE

Drew Smith and the consultant team are passionate about the potential of Land at Pitt Vale to meet the priorities set out in the Local Plan consultation document. As set out throughout this Vision Document, Land at Pitt Vale provides an opportunity for a development which supports Winchester City Council's targets.

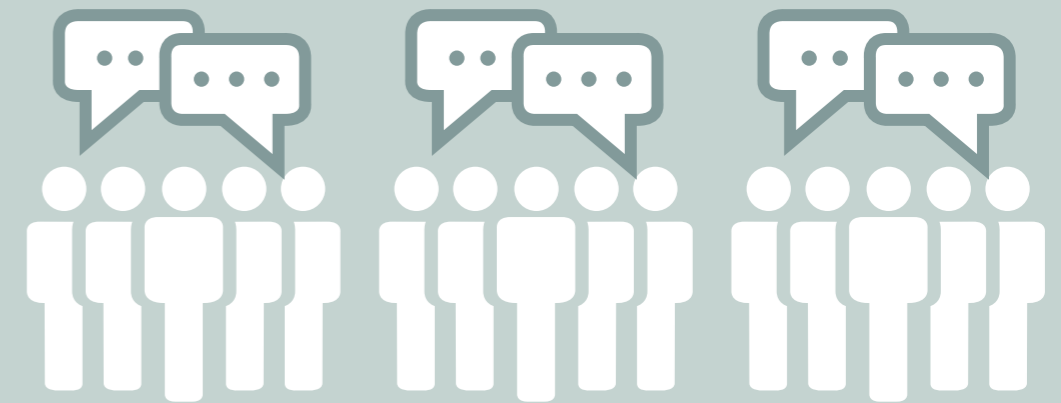
Drew Smith look forward to future engagement with Winchester City Council, stakeholders and local residents and to refining the proposals in line with engagement.



Stakeholder design workshops



Consultation with early learners



## Document Check

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