

2.0 Second Stage / Urban Design + draft masterplan



## 2.1 Revised Site Strategy

Following work in relation to the sports pitches, a new Pre-Application meeting and a Public Consultation process during December 2017, the overall strategy went through a review process to address the emerging relevant issues that informed the team's design response at this stage.

The main change to the current situation is the retention of the bowling green as well as the retention and improvement of the football pitch and associated facilities in its current location to the north east of the site.

The second modification has to do with the access and movement within the site. A new access road will be provided into the site directly from Hamble Lane which will significantly reduce GE Aviation service traffic along Coach Road and Cliffe Avenue and will remove most commercial traffic from Kings Avenue.

Thirdly, it was agreed that all the non-original extensions to Sydney Lodge will be demolished to allow repair work to be carried out and improve the buildings setting. Listed Building Consent will be sought to undertake the required works to Sydney Lodge and ensure its continued use on the site by GE.

Finally, it was understood that the proposals should follow best practice regarding site drainage to ensure that any surface water runoff from the development is managed by attenuation and controlled discharge, either via infiltration to ground, directly to the watercourse to the west, or to the surrounding sewer network, which will ensure flood risk is not increased elsewhere. A variety of Sustainable Drainage Systems (SuDS), will be utilized to control surface water flows from the site.

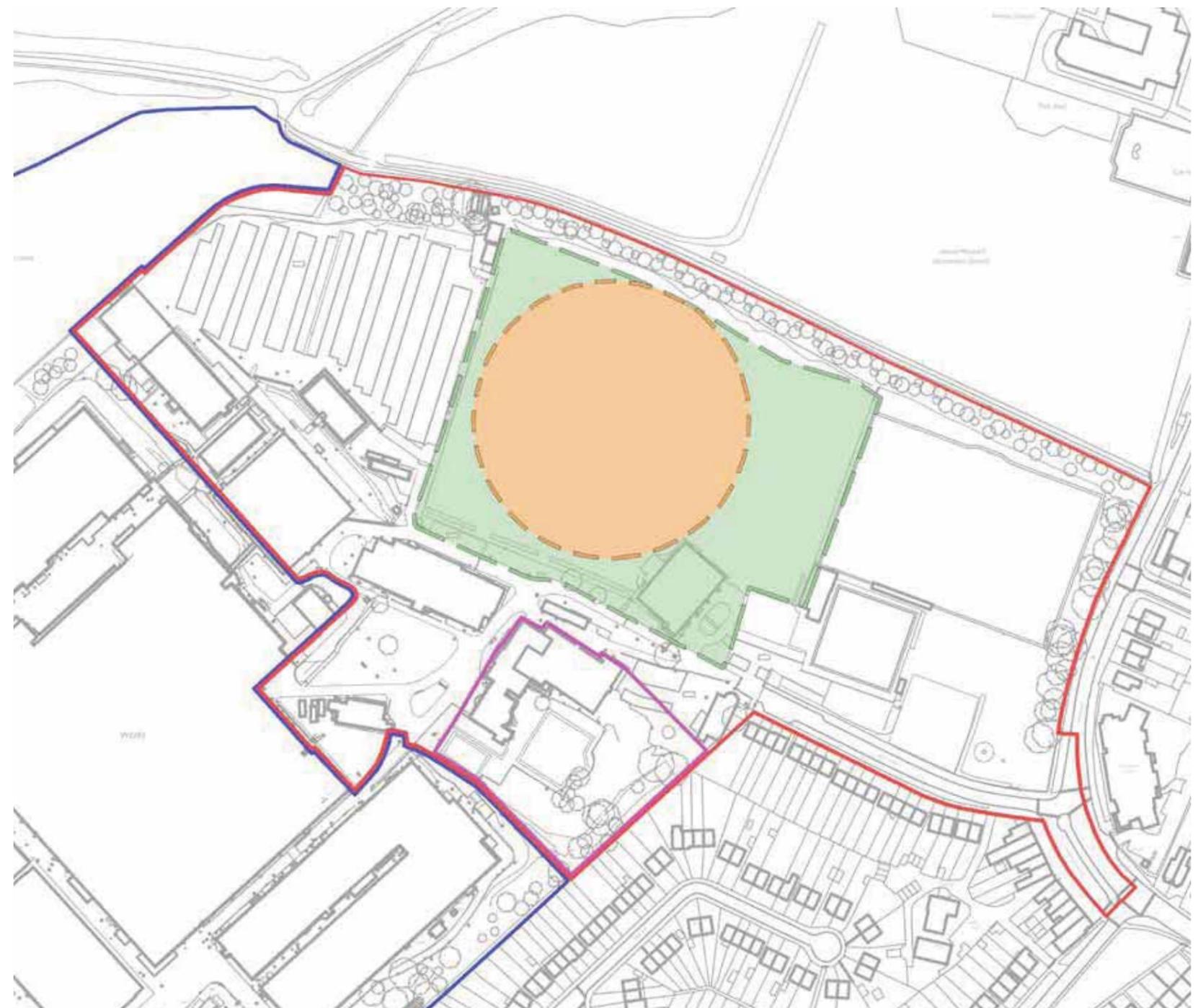


## 2.2 Temporary Retention of the Cricket Ground

The proposal needs to take into consideration the need to keep the cricket ground currently on site for a longer period of time allowing for the replacement ground and facilities to be ready for use.

As illustrated on the diagram to the right, the cricket pitch sits at the heart of the proposed residential site splitting it in two areas and posing extra challenges in terms of vehicular access and the overall deliverance of the proposed scheme on its different phases.

Furthermore, the retention of the cricket pitch for a period of time could pose a direct challenge in delivering a definitive access arrangement considering the viable alternatives for an adequate access point.

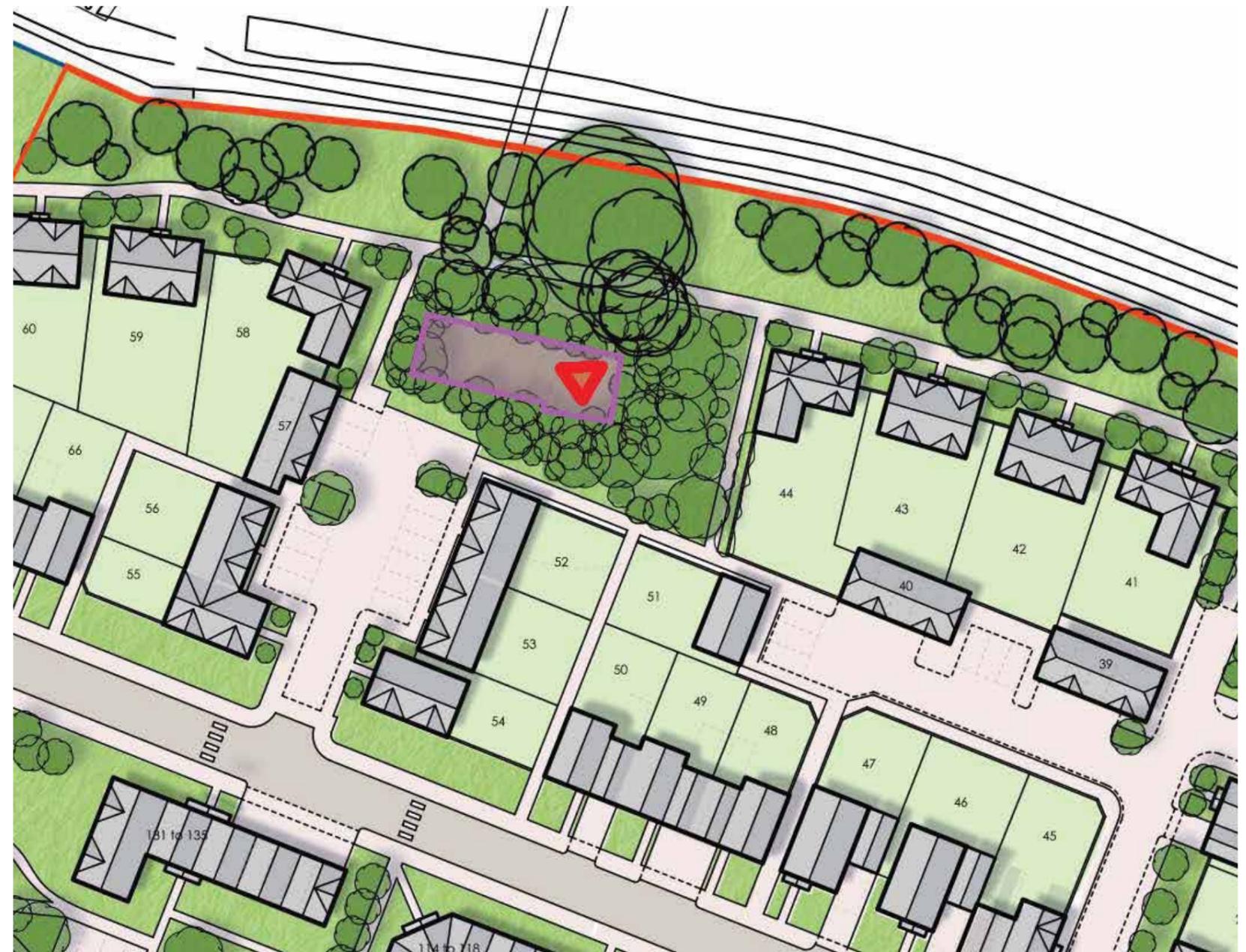


-  Current Cricket Club Location
-  Cricket Pitch area to be temporarily retained

### 2.3 Telecommunications Mast on Site

The telecommunications mast currently installed and operating on site is to remain on site for the foreseeable future. The mast has an approximate height of 30m. and its located close to the northern edge of the site, between the cricket pitch and the current GE employees' car park.

A vegetation buffer around the structure will be put in place to minimize any possible impact on the future residential development. An assessment has been carried out to understand the impact the retention of this structure has against possible further residential development in the area occupied by the mast, as shown on the drawing below. The conclusion is that the site for the current telecommunications mast can provide an 3 extra residential units within the current indicative layout in the event it was removed from site.

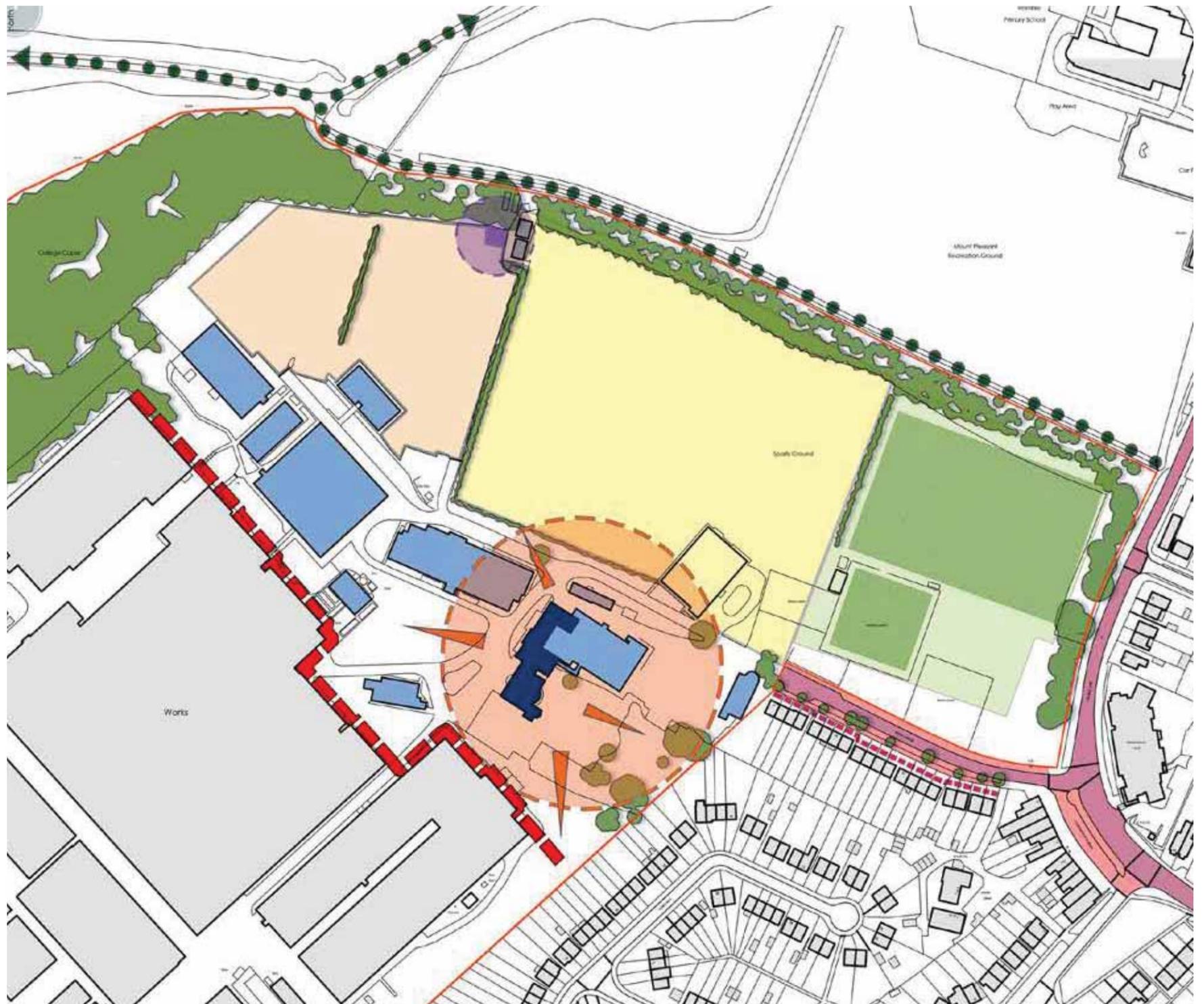


-  Telecommunications mast location
-  Telecommunications mast enclosure area

## 2.4 Emerging Constraints Plan

A new constraints plan has been prepared to match the changes in the brief and the development strategy.

- KEY**
-  Site Boundary
  -  Traffic issues on Hamble Lane and Kings Avenue
  -  Parking issues on Kings Avenue
  -  Buildings to be demolished
  -  Sydney Lodge / Grade II\* Listed
  -  Restricted views to Sydney Lodge
  -  Sydney Lodge Setting improvement area
  -  GE Campus Revised Frontage
  -  GE current Car Park to be relocated
  -  Telecommunications Mast to be retained
  -  Exclusion Area for Telecommunications Mast
  -  Cricket Pitch to be relocated in the future
  -  Sports Pitches and Facilities to be retained
  -  Existing Trees and Vegetation
  -  Existing Footpaths

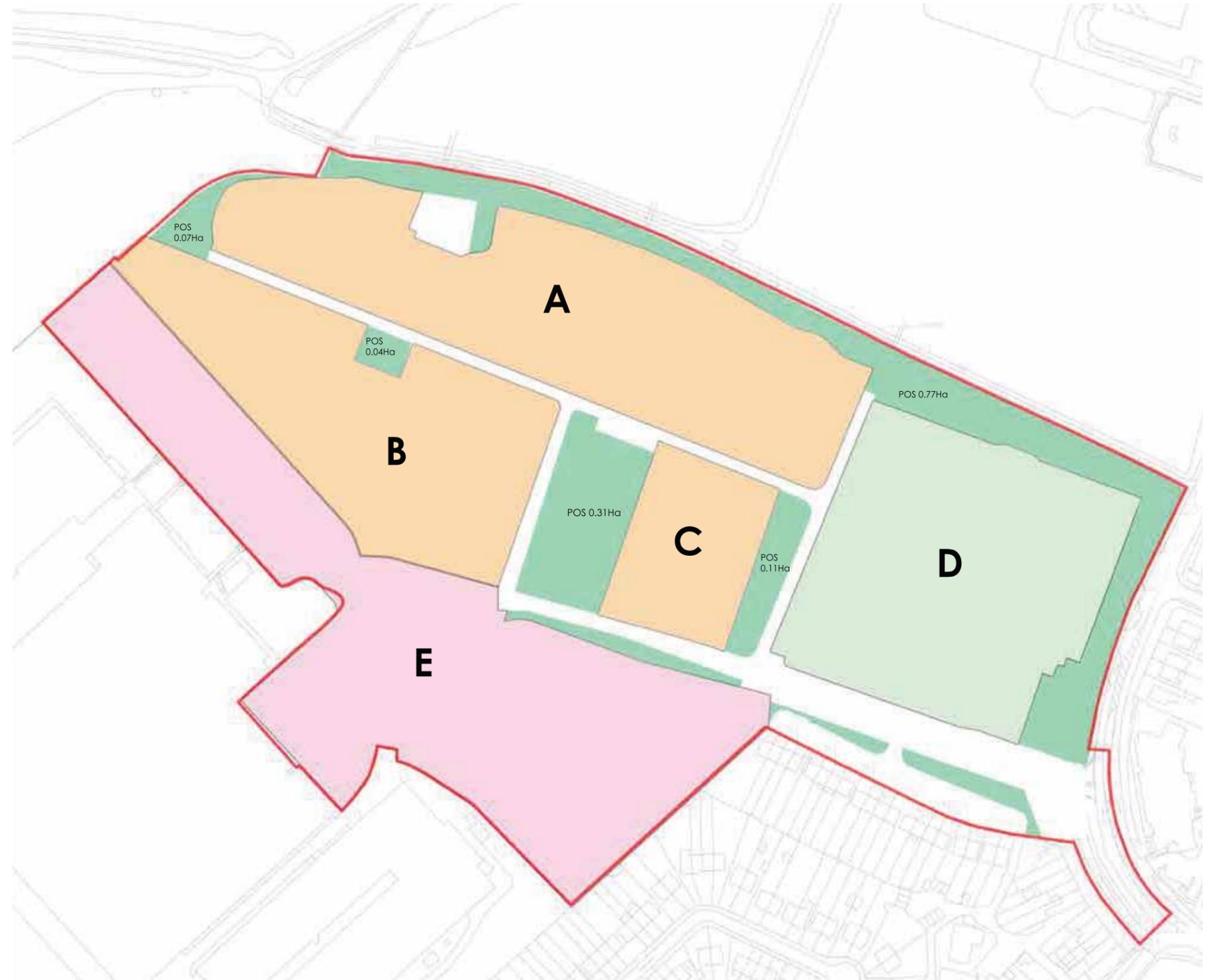


## 2.5 Emerging Development Areas

The emerging constraints and revised design brief and site opportunities have provided a new overall area for development that takes into consideration all issues relevant to the future sustainable development of the proposed site.

### Development Areas

	Proposed Boundary Area	8.83 Ha
	Listed Building Boundary Area	2.39 Ha
	Residential Area	
	A	1.65 Ha
	B	1.26 Ha
	C	0.44 Ha
	<b>Total</b>	<b>3.35 Ha</b>
	Sports Pitches Area	
	D	1.46 Ha
	GE Retained Area	
	E	2.39 Ha
	Open Space Provision Outside of GE Retained Area	
		1.30 Ha



## 2.6 Emerging Development Principles

A new set of development principles and the consolidation of those ones already in place have emerged to inform the next stage of design.

The central axis that marks the view towards Netley Chapel structures the site and merges all the main open spaces to consolidate the environmental function of the central corridor with the incorporation of SUDS running along its length.

Sydney Lodge can now be fully appreciated by incorporating long views toward the building from the newly created public open spaces and green corridors.



-  Site Boundary
-  Central Axis / View to Netley Chapel
-  Positive Residential Frontages
-  Sydney Lodge /Grade II\* Listed Building
-  Listed Building associated gardens
-  Open Space
-  Sports Pitches
-  Trees and Vegetation
-  GE Car parking areas

## 2.7 Landscape Principles - 2nd Stage layout

A central green corridor runs through the centre of the site incorporating the vista towards Netley Chapel.

Secondary green corridors are provided running north to south to link the proposed green open spaces with the recreational ground to the north of the site.

Landscape features are used to incorporate and enhance views from different areas of the site towards Sydney Lodge.

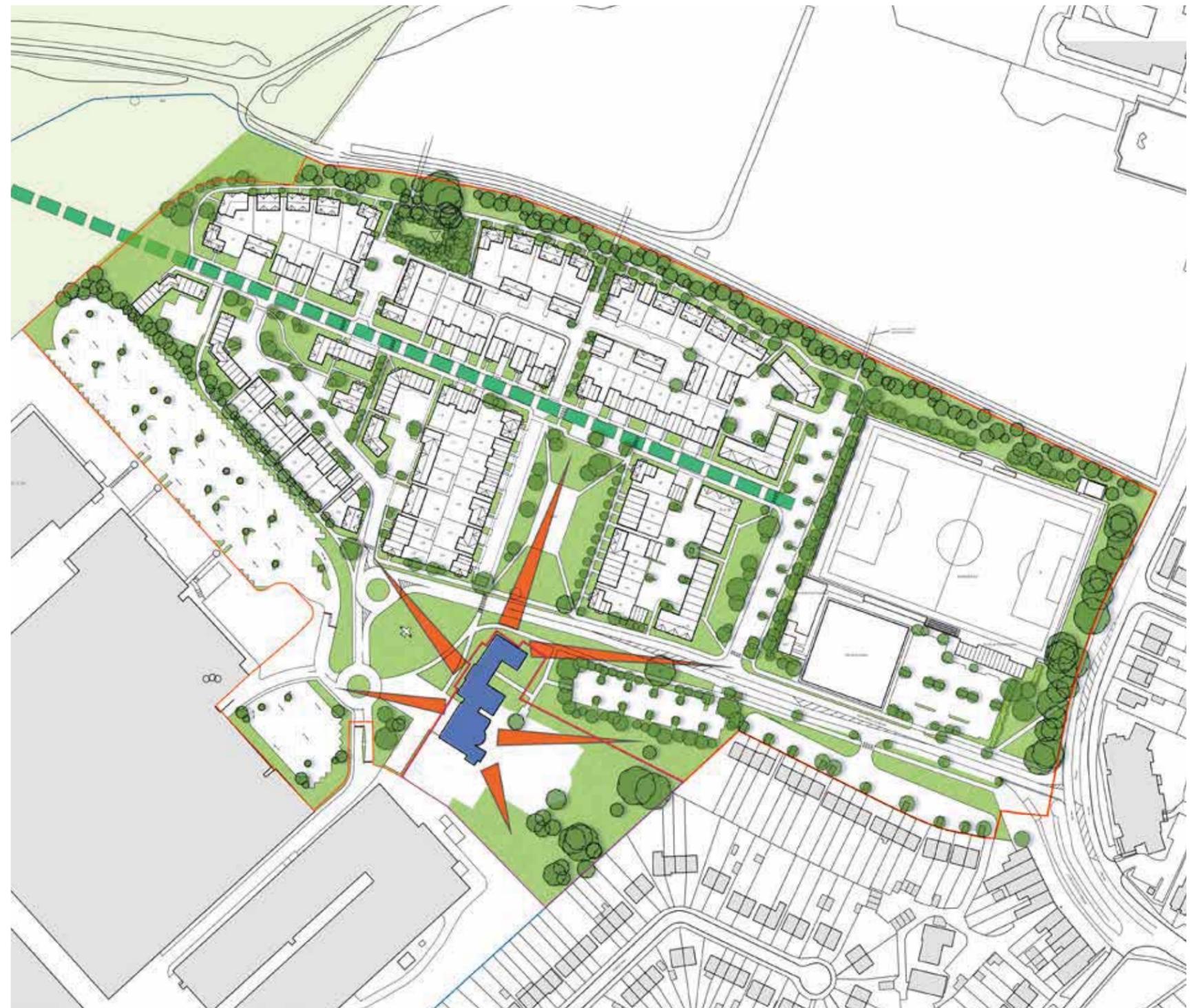


- Site Boundary
- Central Axis / View to Netley Chapel
- Green Corridors
- Sydney Lodge /Grade II\* Listed Building
- Open Space
- Sports Pitches
- Trees and Vegetation

## 2.8 Listed Building Setting and Views - 2nd Stage layout

The setting for Sydney Lodge will be improved considerably by creating areas of open space around it so the building can be appreciated from a range of areas within the site.

The poor quality buildings that are currently attached to the listed building will be removed returning the Lodge to a more original state.

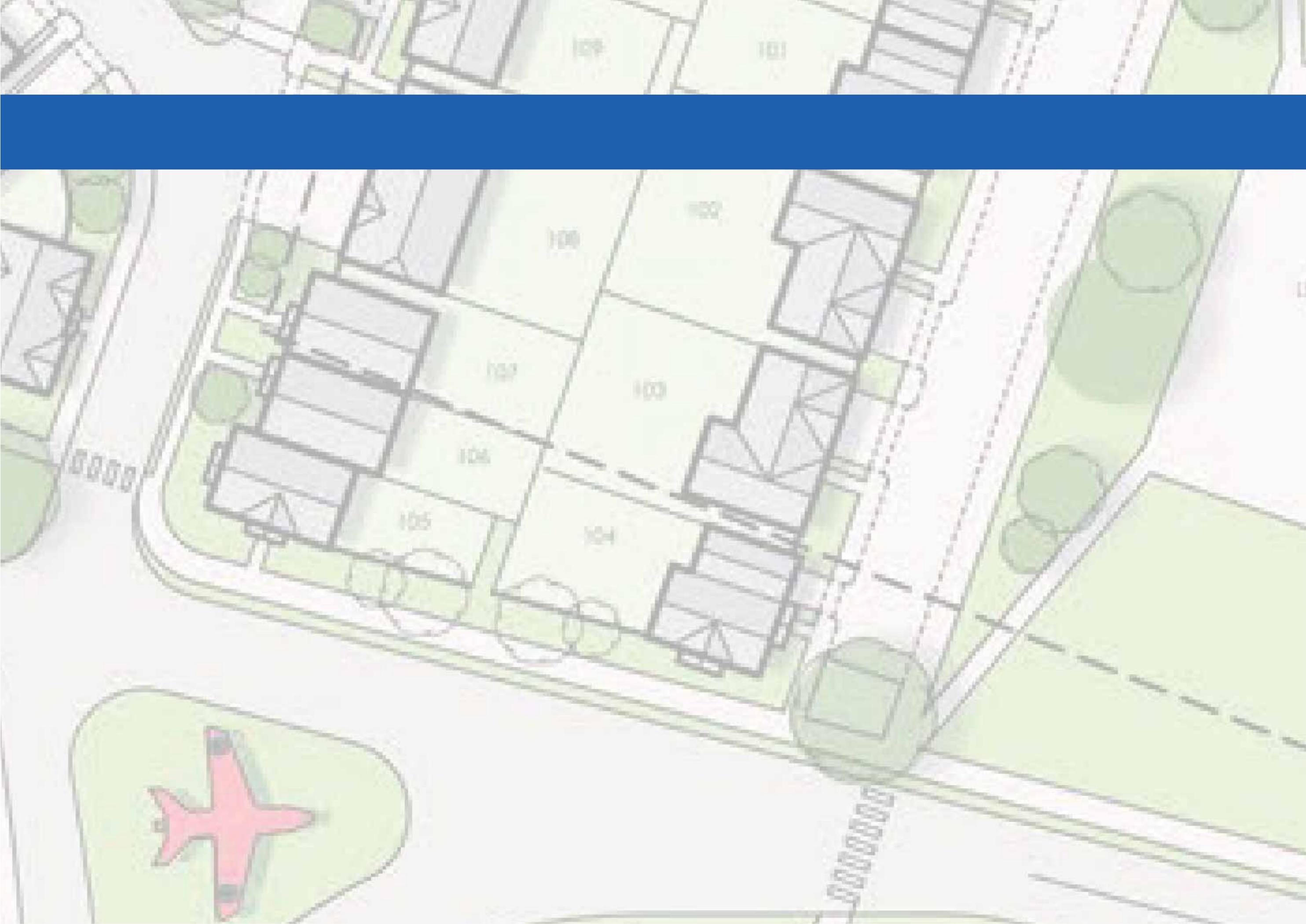


-  Site Boundary
-  Sydney Lodge /Grade II\* Listed Building
-  Views to Sydney Lodge

2.9 Layout presented to the Winchester and Eastleigh Design Review Panel







### 3.0 Third Stage / Final proposal



The proposal, consolidated during the previous stage, was presented to the Winchester and Eastleigh Design Review Panel on the 10th of April 2018. A number of comments were raised that would benefit the overall scheme.

The relevant issues were:

- Lack of clarity on the entrance to the residential aspect of the development. Going through the sports facilities car parking area was considered not desirable. It was suggested that entrance to the residential area should be through the main open space facing Sydney Lodge.
- The creation of a central corridor was considered to be a good solution to allowing views to Netley Chapel, although a disadvantage was that as the main central spine of the scheme it was significantly shortened by the retention on the sports facilities.
- Vehicular access to the properties on the northern edge of the site was asked to be reviewed to remove rear parking and entrances to properties when possible.
- Roads, turnings and access were in general considered over-engineered and the team was asked to look at the viability of reducing the size of such roads to the minimum possible.
- The importance of the setting of Sydney Lodge was highlighted. The improvements being made were welcomed, but overall further consideration of the impact of the new roads adjacent and rear car parking would be appreciated and may benefit from some minor refinement

The team has positively responded to the above comments by introducing amendments to the layout as shown in the final indicative design.

### 3.1 A shared vision

Our design process was informed and shaped cooperatively with Eastleigh BC and the community through a series of pre-application meetings and community participation events.

The response to be revised indicative layout from both community and local authority was very positive and many compromises were made to make this a successful and exiting place that can add and improve the quality of life of the current and new residents. The retention of the football and bowls pitches with improvement to their facilities and the relocation of the cricket pitch near by; improvements to the access and reduction of HGVs traffic, the refurbishment and improvement to the setting for Sydney Lodge, plus new car parking allocated for existing residents and sports facilities are some of the benefits offered by the proposed scheme.

The main aspects developed to create this vision are shown on the diagram to the right.



The diagram above shows a number of design and planning decisions that have emerged to consolidate the current proposal. The key for each element shown will be explained in the following individual diagrams.

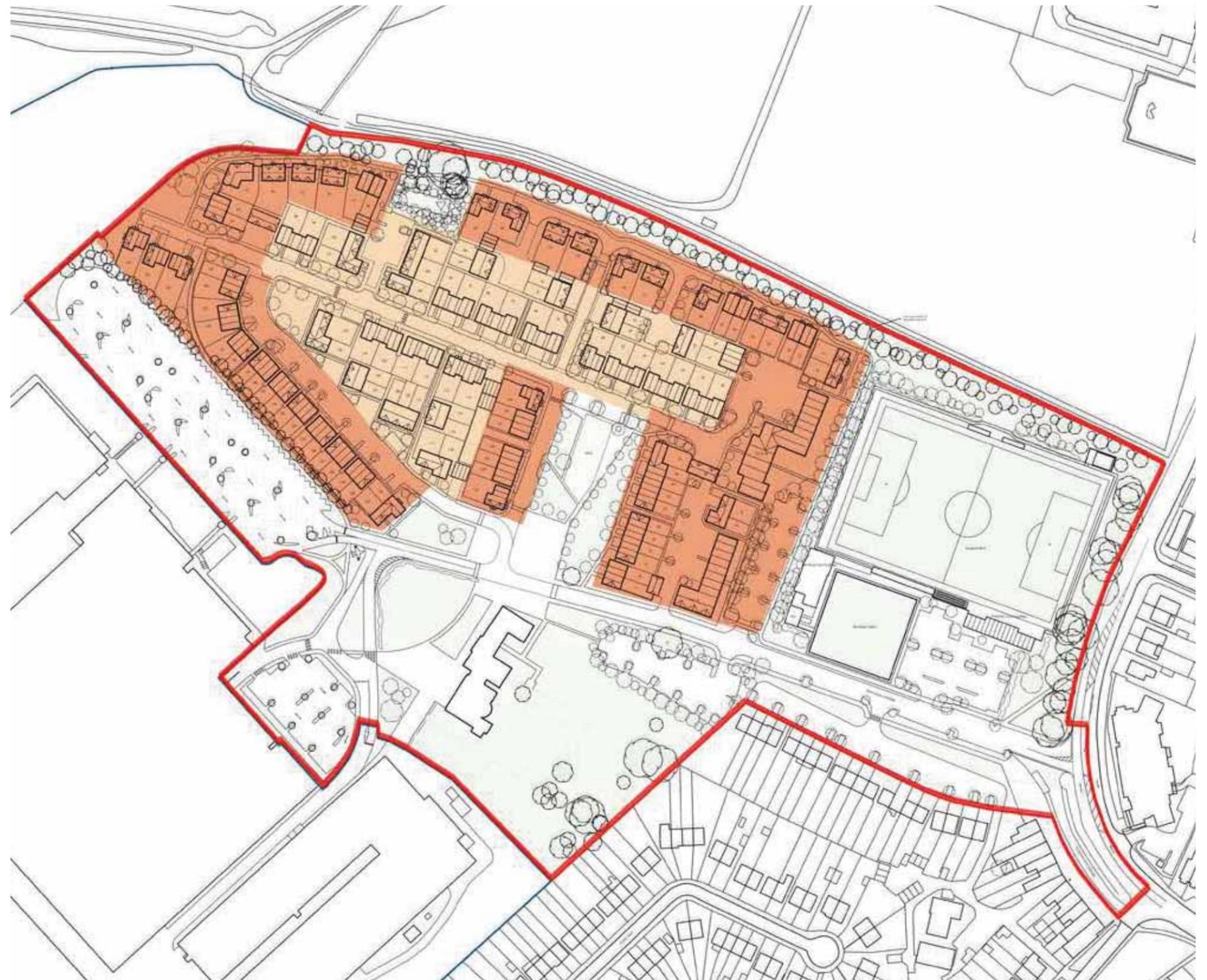
3.2 Proposed indicative Layout



### 3.3 Heights

Most of the development will be 2 and 3 storeys in height and in keeping with the character and scale of the surrounding areas. Heights of 3 storeys are considered in key areas of the site to make the best use of the proposed urban design, especially when backing on to GE's proposed car park, and when overlooking open spaces, sports pitches and the recreation ground to the north of the site.

The proposed residential density for the site is just below the 30 dw/ha, in keeping with much of the density present in the surrounding residential areas.



- 2 - 2.5 Storey
- 3 Storey

### 3.4 Mix

A total of 148 units will be provided on site, both houses and flats with the following indicative mix:

1bed	15 dw.
2bed	37 dw.
3bed	79 dw.
4+bed	17 dw.

	Boundary line
	1bed
	2bed
	3bed
	4+bed



### 3.5 Listed Building Setting and Views

The setting for Sydney lodge has been improved considerably by creating areas of open space around it so the building can be appreciated from a range of locations within the site.

The road infrastructure has been reduced to a minimum to minimize any added impact over the setting of the listed building and the an area of traffic calming measures has been introduced to help with a better appreciation of the building.



-  Site Boundary
-  Sydney Lodge /Grade II\* Listed Building
-  Views to Sydney Lodge

### 3.6 Access and Movement

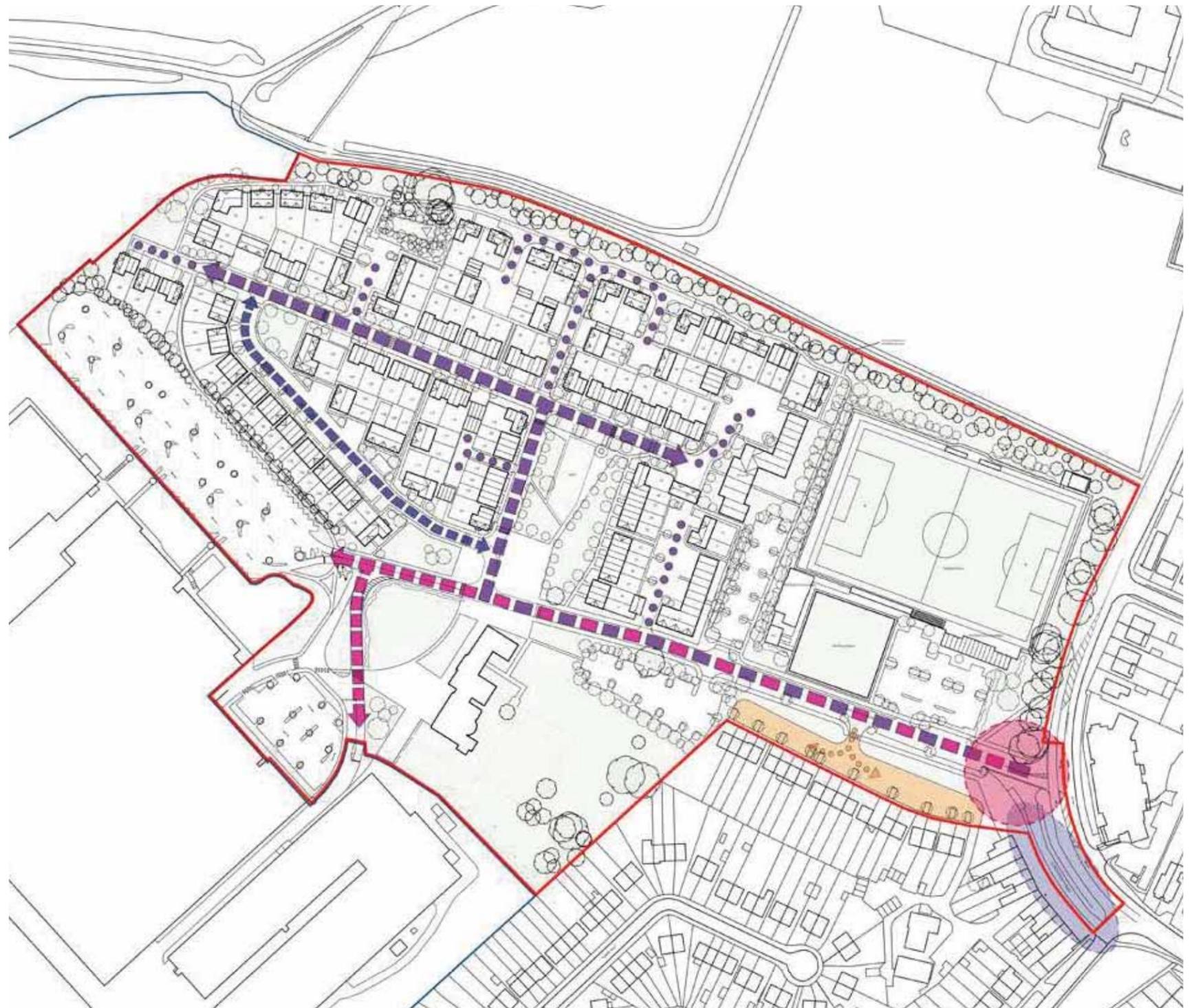
Access to the site will be provided by an improved Kings Avenue that will include a private parking area for residents, some extra on-street parking for the sports facilities and a better quality access for both, GE Aviation's operations and the new residential development. Improvements will also be made to Coronation Parade, providing extra parking spaces and an allocated loading space.

Access to the residential aspect is provided via the main open space opposite Sydney Lodge, creating an appropriate sense of arrival to this area and connecting to the central corridor that distributes the flows to the wider development through local/shared surfaces roads.

A secondary access route is provided to serve the western part of the development, linking with the central corridor at its western edge.

The proposed access points separate the residential use from GE's operation and the retained sports pitches and associated facilities.

-  Site Boundary
-  Access to GE Campus
-  Vehicular Access to Residential Site
-  Secondary vehicular Access to Residential Site
-  Shared Surface Internal Roads
-  New exclusive parking area for residents at Kings Avenue
-  New improved road junction
-  Improved Coronation Parade



### 3.7 Parking

Car parking provision for the residential development is defined by the SPD Residential Parking Standards adopted by Eastleigh Borough Council on January 2009.

Given the number and sizes of units proposed, the total number of car parking spaces required for the residential development is 262.

The indicative proposal includes 270 spaces with 54 (20%) of them as unallocated.

The breakdown of the proposed indicative provision is as follows:

Private garages and carports	60 spaces
On-plot private residential	61 spaces
On-street allocated residential	95 spaces
On-street unallocated residential	54 spaces

The indicative proposal also includes 115 dedicated spaces for the sports facilities remaining on site mainly enclosed in dedicated parking bays next to the facilities.

GE Aviation is providing a total of 306 spaces for their private use, either employees or visitors.

- Site Boundary
- Car parking spaces for Sports Facilities
- New exclusive parking area for residents at Kings Avenue
- GE Aviation private car parking spaces
- On-street unallocated residential car parking spaces
- On-street allocated residential car parking spaces
- On-plot private residential car parking spaces
- On-plot private garages and carports

