

Metis Homes is working to bring forward proposals for redevelopment for Land at 1 – 3 The Dean, Alresford.

As part of our commitment to community engagement, we welcome the opportunity to inform local people of our emerging proposals for the site and gather feedback which, where reasonably possible, will be used to further develop the plans.

Please take the opportunity to review the information presented as part of this public consultation and let us know your views. If you have any questions, please do not hesitate to speak to us. You can also view the emerging proposals and provide feedback online.

Our virtual exhibition can be accessed via [www.alresford.consultationonline.co.uk](http://www.alresford.consultationonline.co.uk).

The online consultation will be live from **Thursday 22 September 2022 until Thursday 6 October 2022**.

## About Metis Homes

Metis Homes is an independent, privately-owned and locally based homebuilder with a track record of delivering bespoke, high-quality developments across the south. Our business has been the recipient of a number of industry awards, including the prestigious 'UK's Best Small Housebuilder' at the WhatHouse? Awards.



## The location of the site

1-3 The Dean, Alresford is located in the north east of Alresford. The site is on the western side of The Dean, adjacent to the Conservation Area boundary.

The 0.25 hectare site comprises previously developed or 'brownfield' land and is currently occupied by three industrial units of little architectural merit.

Access is located on the southern edge at the point of an existing entry which provides a legal right of way to neighbouring properties. As such this is deemed to be an ideal opportunity for it to also provide access for the apartment parking as well as for the public car park.

The site is also sustainably located close to existing services and facilities in Alresford as well as the local bus service running between Alton and Winchester.



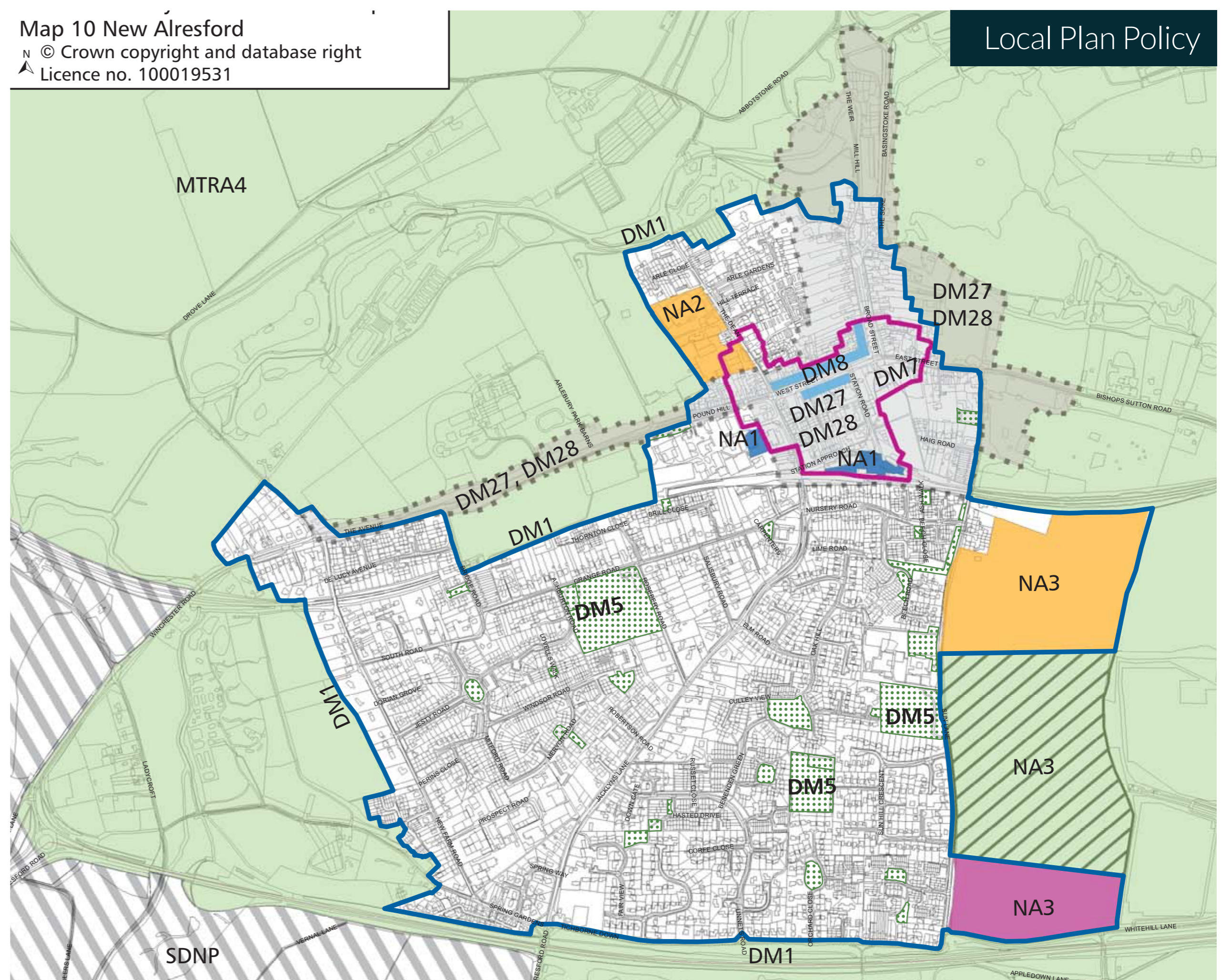
## Planning context

The site is located within area NA2 identified for regeneration within the Winchester Local Plan (Part 2). The relevant Local Plan policy envisions the commercial uses at The Dean being redeveloped to accommodate a mix of uses, which will create a new place that can link the town centre, the neighbouring residential sites and Alebury Park Recreation Ground.

The site represents a logical location for development given that it will regenerate an unattractive and under-utilised site and improve the setting of the local area.

The proposals will mark the final phase of the wider regeneration of The Dean, in accordance with the agreed Masterplan for the area.

Map 10 New Alresford  
© Crown copyright and database right  
Licence no. 100019531





The proposals will regenerate an unattractive, previously developed site, while also delivering much-needed new homes. The development offers the chance to improve the site's visual appearance and lessen its impact on the local environment.

Key opportunities include:



**Redevelopment of a brownfield site:** The site consists of a previously developed or 'brownfield' site featuring existing industrial units, of no use to the local community. The proposals will open up the site.



**Creation of new homes:** The development would deliver 14 apartments in a high-quality apartment building of 2 to 3 storeys, helping increase the supply of housing available to local homebuyers. Alongside the apartments, to the rear of the building, a central amenity space will be provided in addition to 14 car parking spaces for residents.



**Delivery of a new public car park:** Metis Homes' proposal will see the delivery of a 42 space public car park at the rear of the site between the proposed residential apartments and Wayfarer Place. This will provide much needed public off-street parking to benefit existing residents and visitors to Alresford and help to support the vitality of the town's shops, services and tourism.



**Reduced visual impact::** The building currently on site has little architectural merit. It does not fit into the local context in terms of the building line and has a frontage which detracts from the street scene and the public realm. Therefore, these proposals will see the removal of a local eyesore and will greatly enhance the visual appearance of the site and improve its relationship with the rest of The Dean. The scale of the proposed buildings will be respectful to the scale of the adjoining buildings facing onto The Dean.



**Cycle storage:** There will be an enclosed cycle store within the apartment building containing 27 bays. Additionally, there will be provision for 14 short stay cycle spaces at the front of the building and within the rear amenity area.



**Improved access:** The proposals will coordinate and minimise vehicle entry points including access to the public car park and legal right of access to adjacent land in order to minimise visual breaks across the frontage.



**Introduction of new landscaping:** In order to improve the site's visual appearance, various landscaping measures will be introduced including a soft landscaped area in the central amenity space, a line of tree planting between the parking areas, and areas of landscaping along the front of the site.


The proposed development will provide:

- A high-quality apartment building of 2 to 3 storeys featuring 14 apartments, with a range of one and two bedroom units.
- A central amenity space to the rear of the apartment building featuring a soft landscaped area.
- A communal terrace accessed from the central core and accessible to all residents.
- Balconies for some residents, suitably located to preserve privacy for adjacent properties. Balconies along the front will be designed to be integral to the structure and façade.
- 14 car parking spaces for residents, including some provision of undercroft car parking.
- A 42 space public car park to the rear of the site.
- Sustainability measures including the provision of EV charging points and both long stay and short stay cycle storage for residents.

## Emerging Site Layout



If you have any queries about the proposals, please do not hesitate to contact the project team on

 0800 298 7040

 [feedback@consultation-online.co.uk](mailto:feedback@consultation-online.co.uk)

 [www.alresford.consultationonline.co.uk](http://www.alresford.consultationonline.co.uk)



## Emerging Architectural Approach



If you have any queries about the proposals, please do not hesitate to contact the project team on

☎ 0800 298 7040    ✉ [feedback@consultation-online.co.uk](mailto:feedback@consultation-online.co.uk)    🌐 [www.alresford.consultationonline.co.uk](http://www.alresford.consultationonline.co.uk)



## Landscaping

By taking a landscape-led approach, and with a focus on high-quality architecture, the proposals will remove a local eyesore and greatly enhance the visual appearance of the site and improve its relationship with the wider Alresford area.

The proposals feature a central amenity space to the rear of the apartment building featuring a soft landscaped area, which will visually break up the parking areas and offer an opportunity for planting of new trees.

A strong line of 'architectural' hedging within specimen tree planting has been located between the two areas of parking.

Areas of landscaping have also been introduced along the front of the site providing a degree of separation between the footpath along The Dean and the ground floor apartments.



## Sustainability

As part of the planning process, Metis Homes will explore opportunities for a range of measures to help tackle the effects of climate change. The proposals will exceed the requirements of the Winchester Local Plan (Part 2) in terms of sustainability and carbon reduction.



### Sustainable location

The site is in a highly sustainable location, only five minutes walk to the centre of Alresford, which has a range of facilities including a post office, banks, food outlets and a pharmacy.

### Public transport links

The site is well served by public transport, with nearby bus stops on West Street which connect the site to the wider area.

### EV charging points

The scheme will provide for future electric charging points for both residents and visitors.

## Access road

Access for the scheme will be taken via the existing site access at the southern edge at the point of an existing entry which provides a legal right of way to neighbouring properties. As such this is deemed to be an ideal opportunity for it to also provide access for the apartment parking as well as for public car park.

## Resident parking provision

The proposal includes 14 on-site car parking spaces for residents, including the provision of disabled spaces and charging points for electric vehicles. Part of the parking will also be undercroft parking, as envisaged in the Winchester City Council Masterplan guidance.

## Public car park provision

The proposals also seek the delivery of a public car park for 42 spaces. It will be accommodated at the rear part of the site to take advantage of the level changes to minimise the impact of vehicles on the adjoining properties. This would also be assisted by being partially screened by the apartment building and landscaping.



## Cycle storage

A cycle store will be provided within the apartment building containing 27 spaces. Additionally, there will be provision for 14 short stay cycle spaces at the front of the building and within the rear amenity area.

## Transport Assessment

As part of the application, a Transport Assessment will be undertaken and submitted to Winchester City Council. The Transport Assessment will report on existing traffic flows in Alresford, the anticipated impacts of the proposed development and any mitigation required to offset these impacts. The Transport Assessment will be available for public review as part of the planning application documents.

Metis Homes takes its responsibilities seriously during the construction phase and aims to minimise impacts on existing residents where possible.

## Construction Management

Subject to planning permission and in advance of any construction works taking place, a Construction Management Plan (CMP) will be developed in liaison with Winchester City Council in order to mitigate any potential impacts, such as on noise or traffic, once construction is underway.

The Construction Management Plan will include detailed information on a number of areas including:

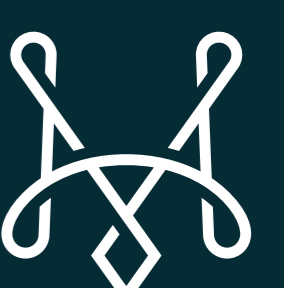
- Methods of construction
- Timing and phasing of the construction process
- Details of enabling works, civil works and services
- Site access and security
- Site working hours
- Construction vehicle movements
- Details of anticipated impacts of the construction process
- Details of mitigation measures to be utilised to minimise disruption
- Waste management and disposal

The timing and routing for construction traffic will be carefully considered with the planning and highway authorities to ensure minimal disruption to the local road network and highway safety.



If you have any queries about the proposals, please do not hesitate to contact the project team on

 0800 298 7040  [feedback@consultation-online.co.uk](mailto:feedback@consultation-online.co.uk)  [www.alresford.consultationonline.co.uk](http://www.alresford.consultationonline.co.uk)





In addition to the delivery of a range of new homes which respond to local needs and address the wider housing shortfall in Winchester District, the scheme will deliver a range of local benefits:



Support for the local high street



Sustainable transport provision through safe and direct connections to pedestrian and cycle infrastructure



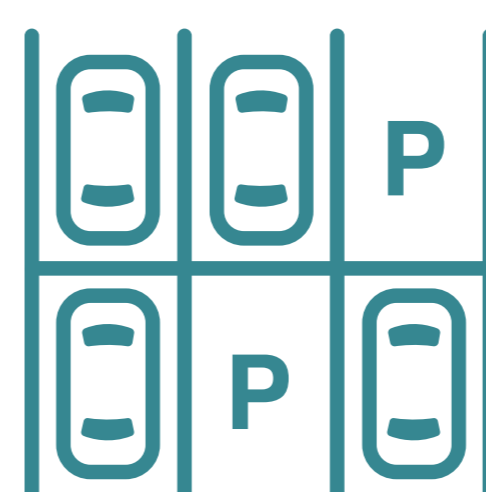
Improved landscape setting



Construction jobs and opportunities to be generated during construction phase



Financial contributions to help fund key local services



Delivery of a public car park



Regeneration of previously developed land to provide much needed housing.



Off-street parking provision for new residential occupiers