

Rowlings Road, Winchester  
Client Winchester City Council  
Completion February 2021  
Contract Value £1.2

ArchitecturePLB were appointed by repeat client Winchester City Council to design a new housing development on a garage infill site. The project is part of a wider programme by the council to make better use of their assets and provide homes for local people. The design team were able to maximise the capacity of the site whilst being sensitive to the surrounding area and significantly improving the public realm.

This site also represents the coming together of several public rights of way which needed to be retained. We started by developing capacity options to determine viability and holding pre-application discussions with WCC's planning department. Following the feasibility stage, we were appointed to prepare a full planning application before being novated to the contractor for full design and delivery.

The final scheme which was completed in February 2021 includes four 1 bedroom flats and three 2 bed homes. The flats were grouped around a single core, with each having either a private garden or balcony. The houses were terraced and provide residents with a private garden.

Beyond this simple provision of housing which helps WCC satisfy some of their affordable housing needs, the scheme is a significant contributor to the local urban environment. Previously, the public footpaths crossed the backlands garage court which was well lit, but not overlooked. The various routes have been retained, but now school children and residents move through a shared surface space that has strong passive surveillance from the new dwellings making a much safer, more pleasant contribution to their daily lives.

