

The Strawberry Line

The Millenium Green

The Existing Annex Buildings

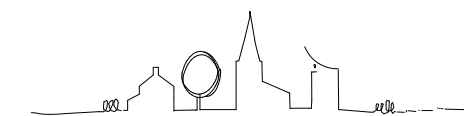
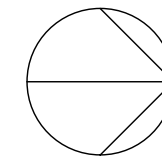
Existing Parking

Winscombe Community Centre

Open green space

Sandford Road

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 \\b2se01\Company\Public_Jobs\Winscombe - WInSpace - 0785\Drawings_Photos & Graphics\B2 Drawings\Drawing board\0785.P.01 Aerial view.dwg



Revision	Date	Initials	Notes
Project			

WINSCOMBE
WInSpace

Title
Existing Aerial View

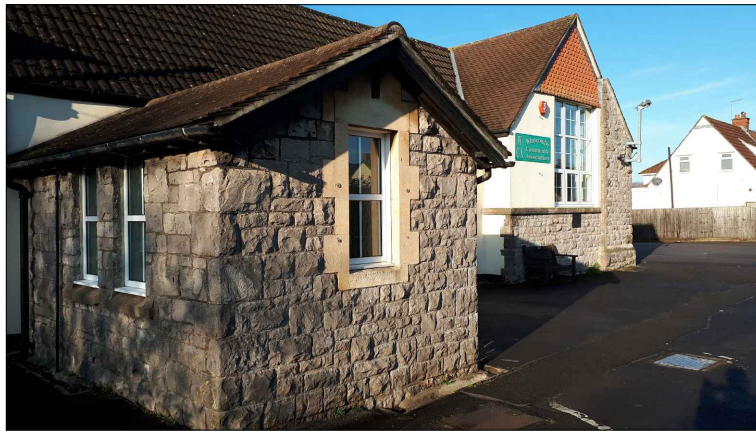
Stage
PRELIMINARY

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View of porch and Mawson Room



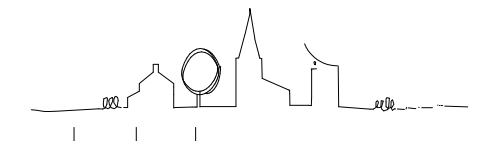
View of boiler room and toilets



View of kitchen and Amesbury Room



View from Sandford Road



Revision	Date	Initials	Notes
Project			

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Existing Community
 Centre

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Annex building



Art Shed and Youth Club



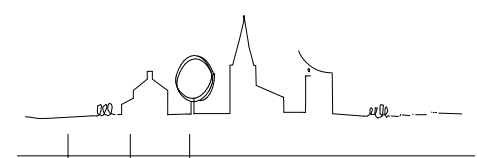
View looking west



View looking north



View looking south



Revision	Date	Initials	Notes
Project			

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WiNspace

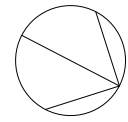
Title
Site Context

Stage
 PRELIMINARY

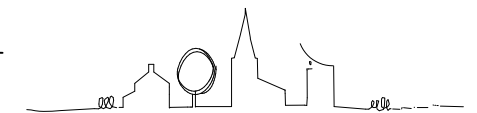
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Parking
40 allocated
20 unallocated (approx)



Revision	Date	Initials	Notes
11.11.2020	rt		First issue

Project
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Title
Existing site plan

Stage
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Drawing No.: **0785.S.02** rev /





MILLENNIUM GREEN

COMMUNITY CENTRE

Community Field

Indicative Play Area

Public Right of Way diverted; Proposed Cycleway

Existing Public Right of Way

External Bin Store

2.5 STOREY TOWNHOUSES

1 3B House
2 3B House
3 2B House
4 2B House
5 3B House
6 3B House

SANDFORD ROAD

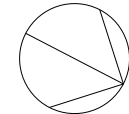
SANDFORD ROAD

BIGNELL CLOSE



HLBON

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Parking
 1 space per 10m²
 Useable hall floor area = 470m²
 = 47 spaces
 Useable area other = 124m²
 = 13 spaces
 = 60 total

Revision	Date	Initials	Notes
rev C	05.02.2021	rt	Landscape ecology updated
rev B	04.12.20	rt	Updated parking
rev A	25.11.2020	rt	Updated parking
/	11.11.2020	rt	First issue

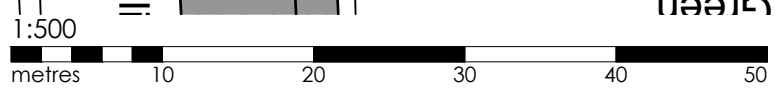
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Proposed Site plan

Stage
 PRELIMINARY

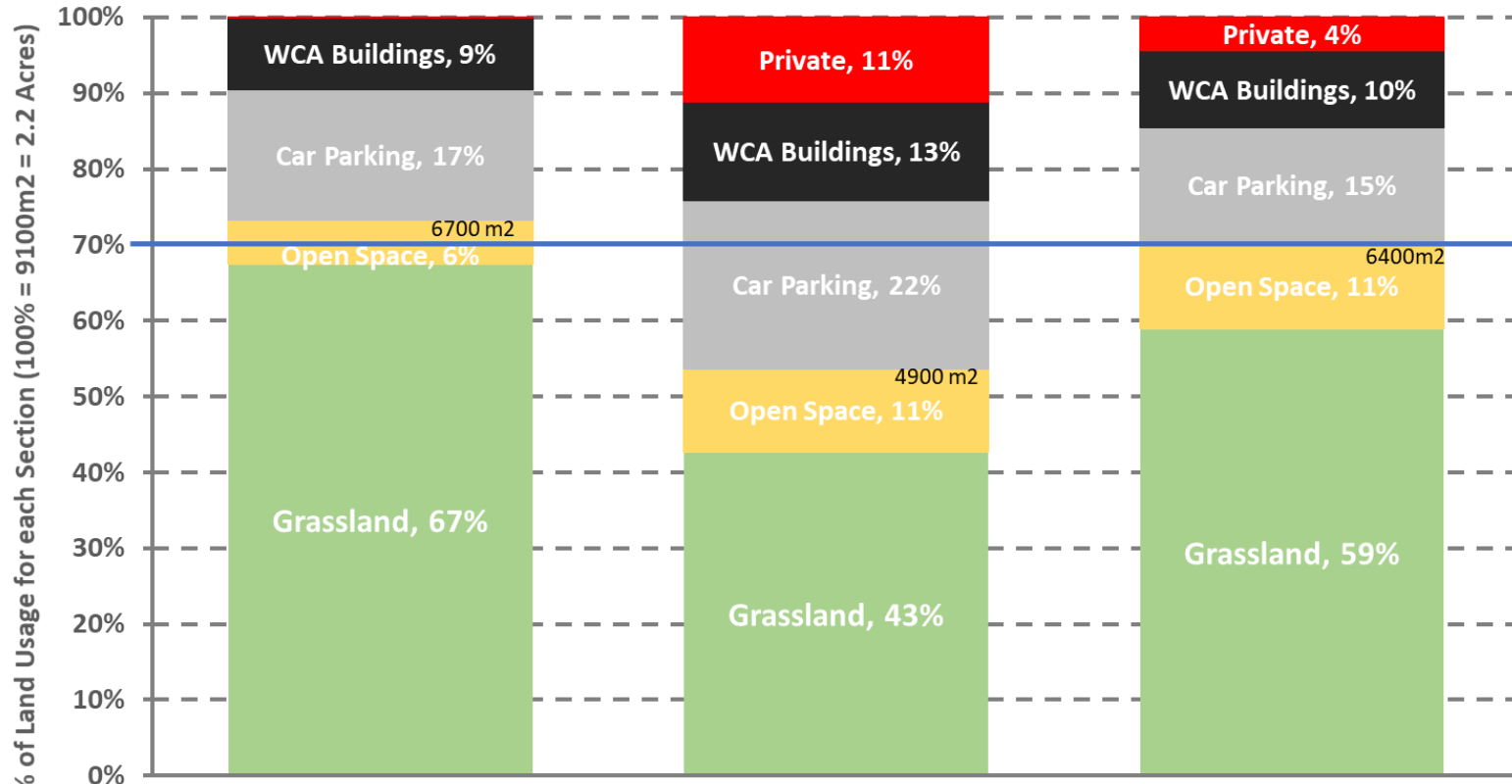
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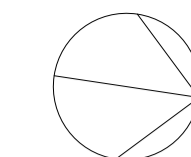
Land Usage

Proportion of Usage Type of WCA Land in each Design Iteration

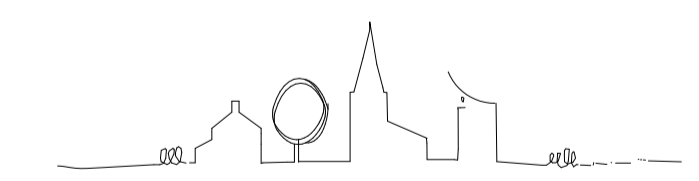
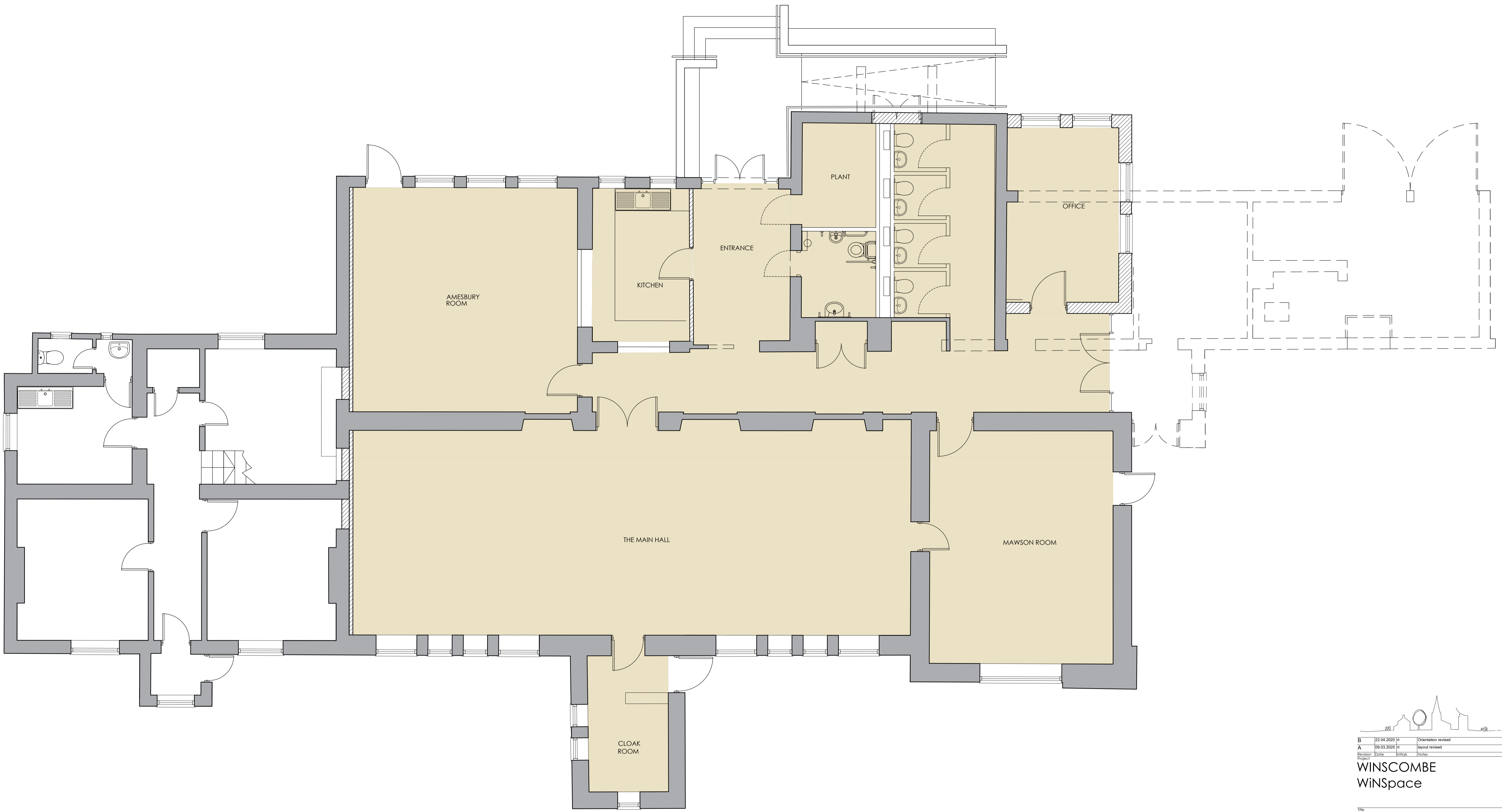


300m² = 17m² x 17m² ■ Grassland ■ Open Space ■ Car Parking ■ WCA Buildings ■ Private





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B	22.04.2020	fr	Orientation revised
A	09.03.2020	fr	layout revised
Revision	Date	Initials	Notes

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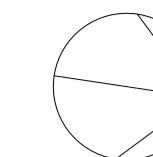
Sketch
Ground Floor Areas

SKETCH

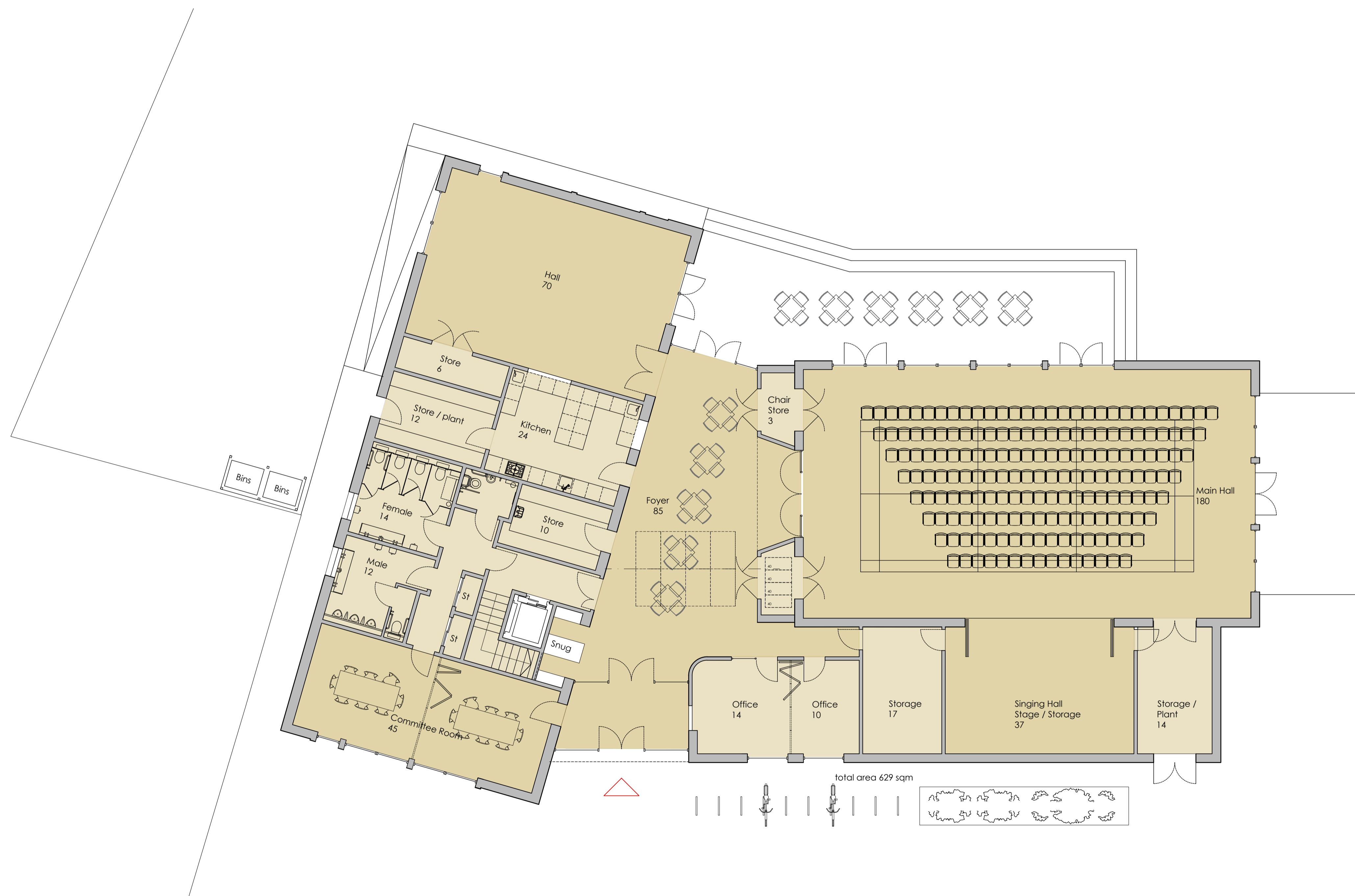
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Revision	Date	Initials	Notes
D	04.02.2021	ft	Glazing to 2 storey block revised
C	20.11.2020	ft	Office, kitchen and hall revision
B	20.11.2020	ft	Kitchen, toilet and stair alteration
A	23.10.2020	ft	Internal alterations
/	-	ft	-

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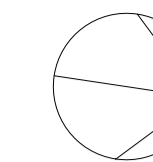
Proposed Ground Floor Plan

PRELIMINARY

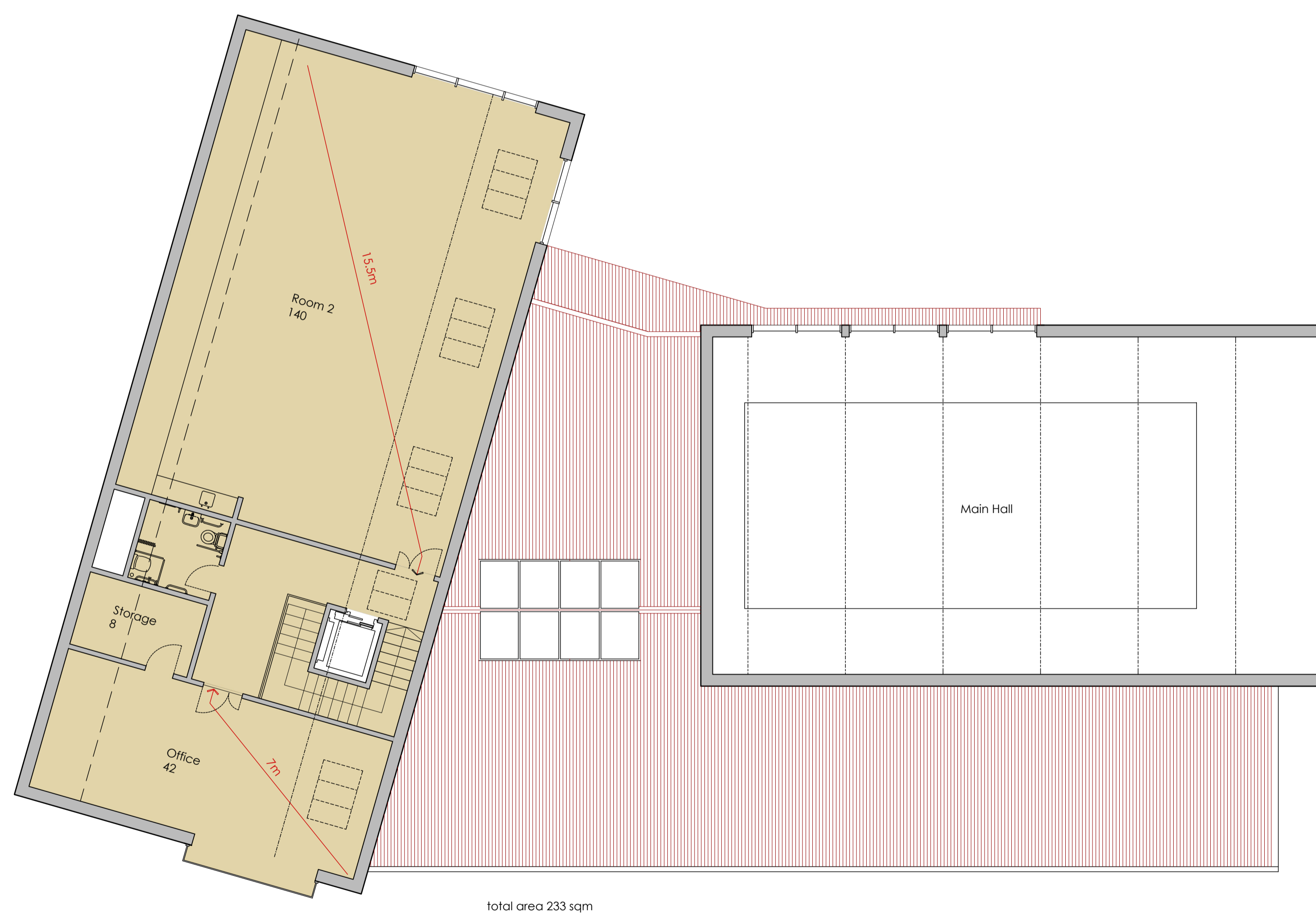
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Drawn by: ft Date: 09/02/2120 Scale: 1:100 at A1
 Drawing No: 0785.P.003 rev D

1:100
metres 2 4 6 8 10

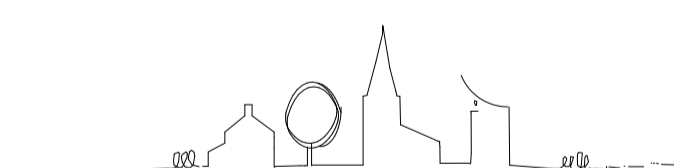


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total area 233 sqm

First Floor Plan



Revision	Date	Initials	Notes
D	08/02/2021	jt	Floor plan updated
C	04/12/2020	jt	Roof material revised
B	27/11/2020	jt	Stair layout revised
A	23/10/2020	jt	Internal alterations
/	-	-	-

WINSCOMBE
WinSpace

Proposed First Floor

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RIBA 2030 Climate Challenge target metrics for non-domestic buildings

RIBA Sustainable Outcome Metrics	Current Benchmarks	2020 Targets	2025 Targets	2030 Targets	Notes
Operational Energy kWh/m ² /y 	225 kWh/m ² /y DEC D rated (CIBSE TM46 benchmark)	< 170 kWh/m ² /y DEC C rating	< 110 kWh/m ² /y DEC B rating	< 0 to 55 kWh/m ² /y DEC A rating	UKGBC Net Zero Framework 1. Fabric First 2. Efficient services, and low-carbon heat 3. Maximise onsite renewables 4. Minimum offsetting using UK schemes (CCC)
Embodied Carbon kgCO ₂ e/m ² 	1100 kgCO ₂ e/m ² (M4i benchmark)	< 800 kgCO ₂ e/m ²	< 650 kgCO ₂ e/m ²	< 500 kgCO ₂ e/m ²	RICS Whole Life Carbon (A-C) 1. Whole Life Carbon Analysis 2. Using circular economy Strategies 3. Minimum offsetting using UK schemes (CCC)
Potable Water Use Litres/person/day 	>16 l/p/day (CIRA W11 benchmark)	< 16 l/p/day	< 13 l/p/day	< 10 l/p/day	CIBSE Guide G

RIBA 2030 Climate Challenge target metrics for all buildings

Best Practice Health Metrics 		References
Overheating	25-28 °C maximum for 1% of occupied hours	CIBSE TM52, CIBSE TM59
Daylighting	> 2% av. daylight factor, 0.4 uniformity	CIBSE LG10
CO ₂ levels	< 900 ppm	CIBSE TM40
Total VOCs	< 0.3 mg/m ³	Approved Document F
Formaldehyde	< 0.1 mg/m ³	BREEAM

⁵ Further guidance can be found in the RIBA Sustainable Outcomes Guide (November 2019)

⁶ Buildings Mission 2030: Background Report to Recommendations from the Green Construction Board in response to the 2030 Buildings Mission (2019)







