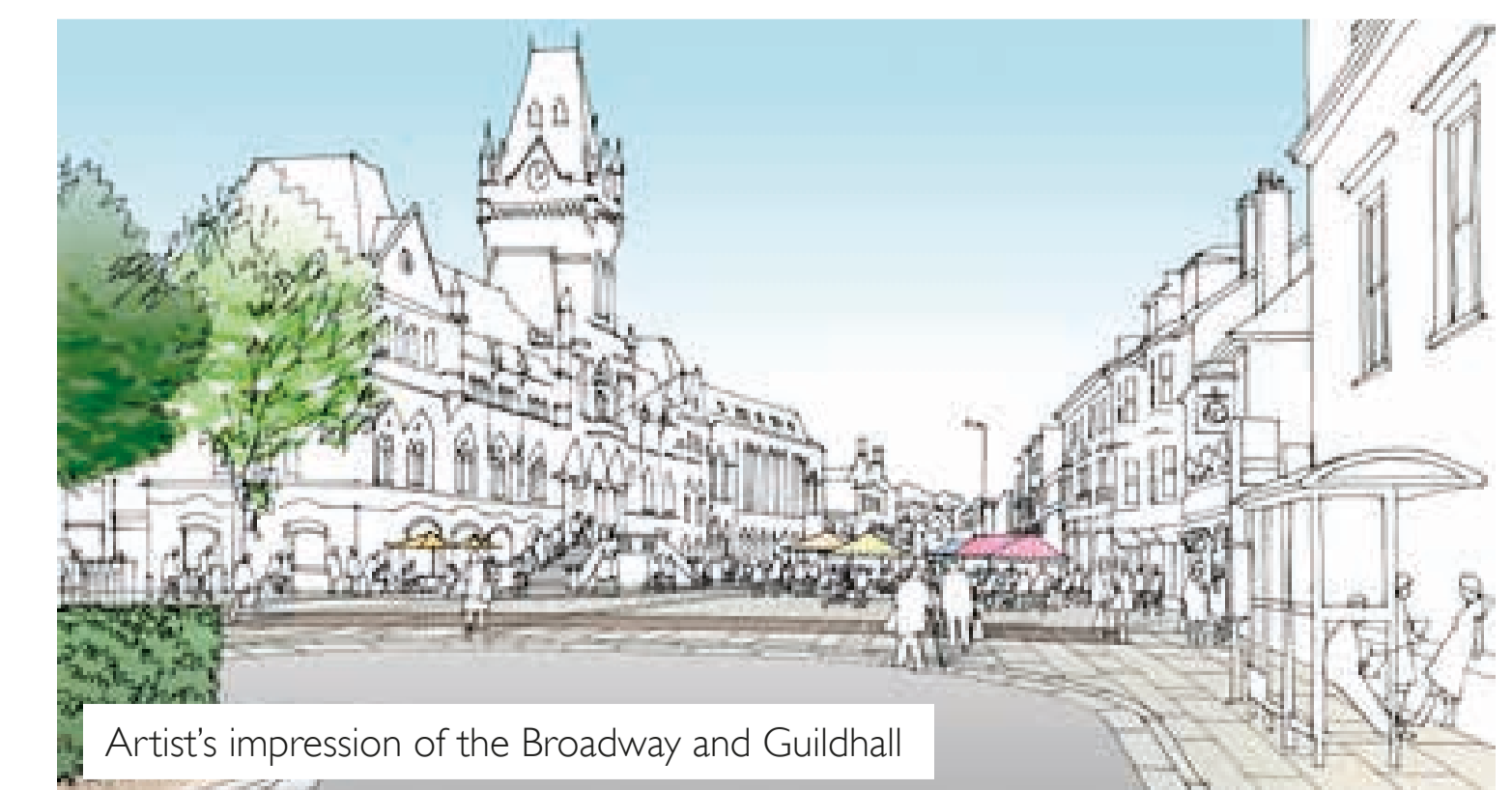


## Welcome to the Central Winchester Regeneration Draft Supplementary Planning Document Exhibition



### VISION

*The vision for the Central Winchester Regeneration area is for the delivery of a mixed-use, pedestrian friendly quarter that is distinctly Winchester and supports a vibrant retail and cultural / heritage offer which is set within an exceptional public realm and incorporates the imaginative re-use of existing buildings of historic interest.*



## INTRODUCTION

### The Supplementary Planning Document

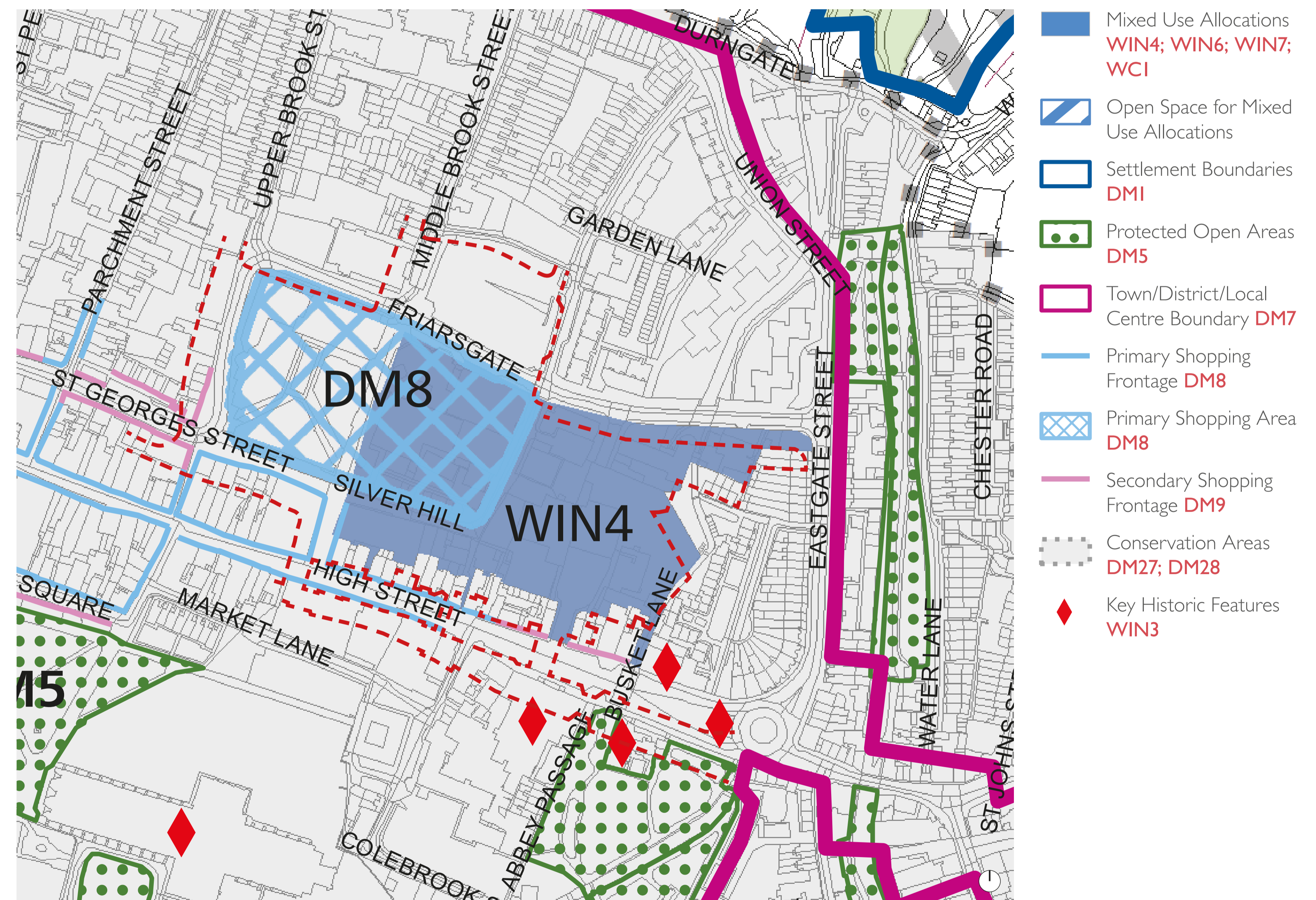
Winchester City Council (WCC) appointed JTP, an award-winning 'placemaking' practice of architects and masterplanners, to work with it and the wider community to create a Supplementary Planning Document (SPD) which will set out a Vision for the future development of central Winchester through collaborative planning and consultation.

The SPD, to be adopted by WCC, sets out a vision, objectives and planning and urban design framework for the future development of the Central Winchester Regeneration area (CWR area). It has been informed by an extensive community planning and consultation process, in line with the requirements of the National Planning Policy Framework (March 2012).

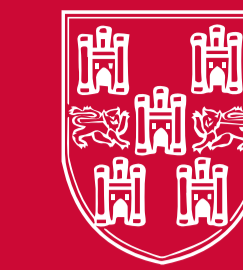
For more information, please refer to pages 3 to 4 within the SPD and pages 66 to 67 in appendix I

## PLANNING POLICY

### LPP2 Map 26B Winchester City Centre Inset



# CENTRAL WINCHESTER REGENERATION

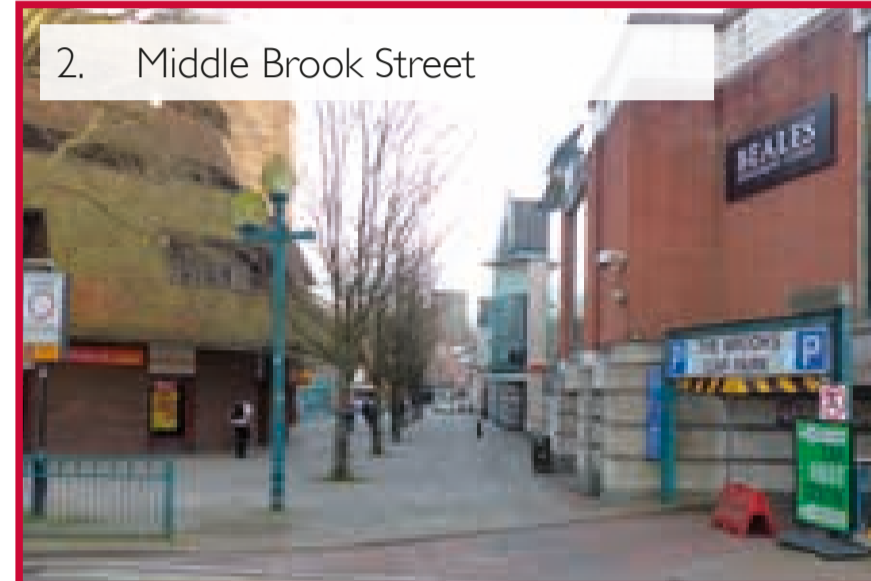


Winchester  
City Council

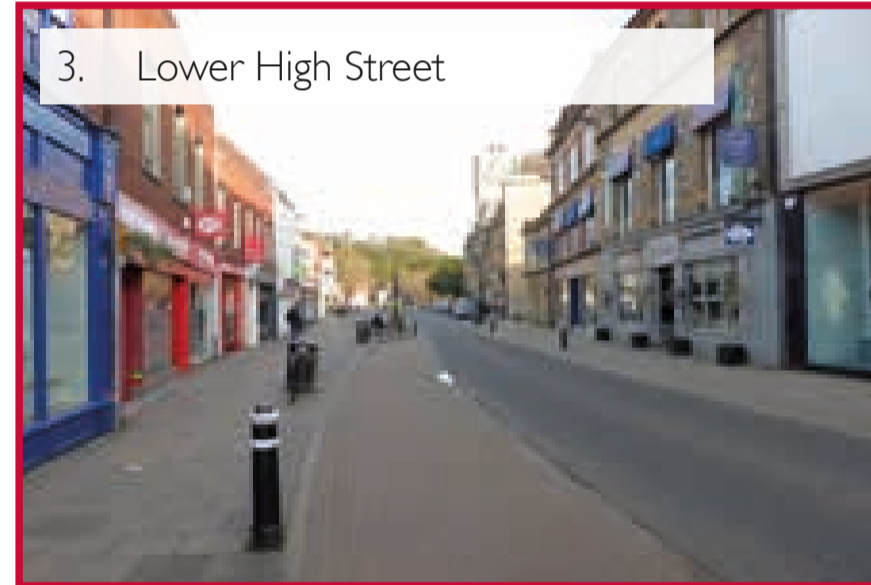
jtp



1. Silver Hill



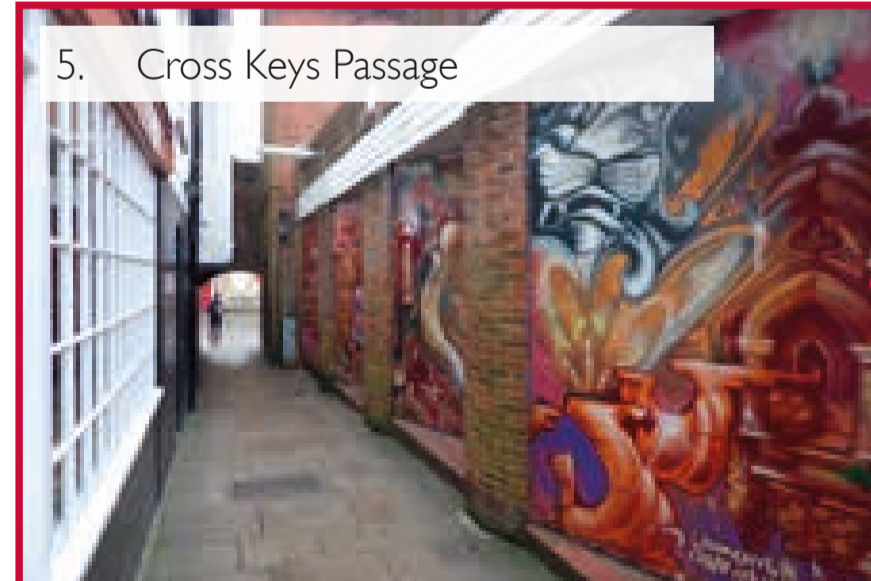
2. Middle Brook Street



3. Lower High Street



4. Pedestrian High Street

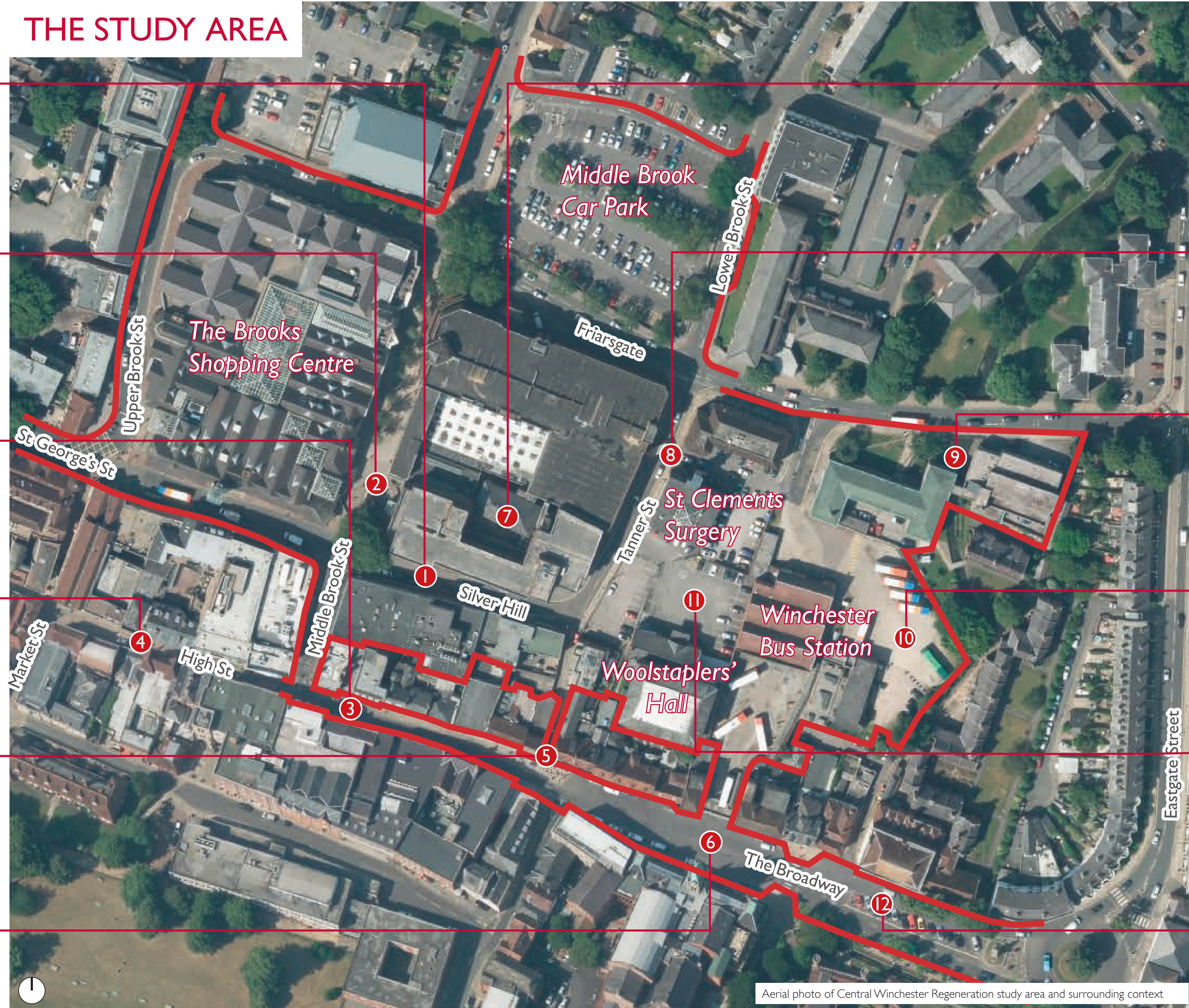


5. Cross Keys Passage

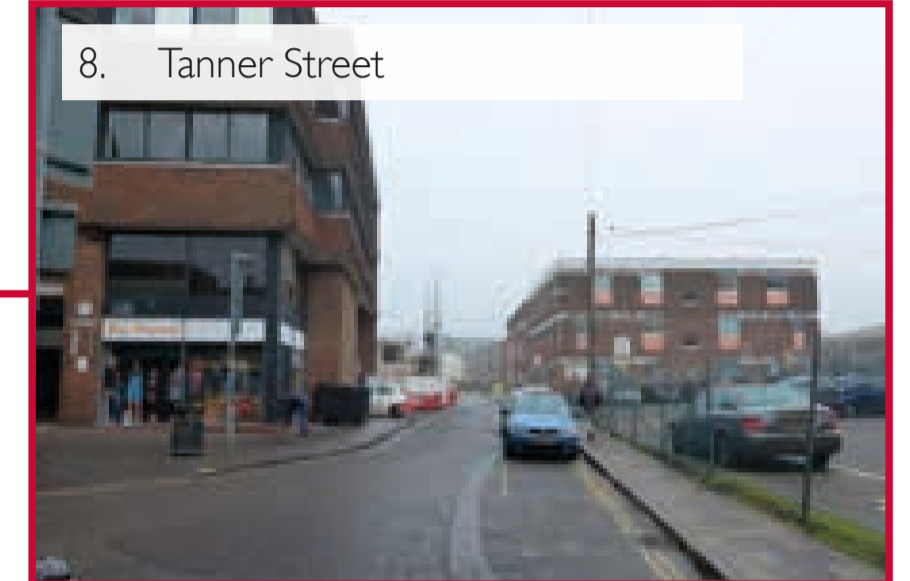


6. Winchester Bus Station

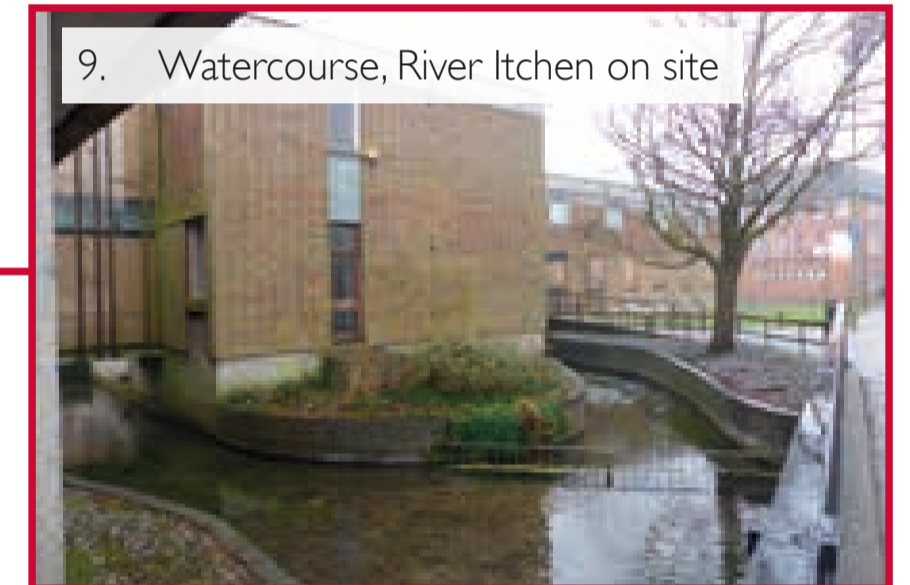
## THE STUDY AREA



7. Antiques Market



8. Tanner Street



9. Watercourse, River Itchen on site



10. Alms housing to eastern edge of site



11. M&S storage and car park



12. The Broadway and Guildhall

Aerial photo of Central Winchester Regeneration study area and surrounding context

## COMMUNITY ENGAGEMENT PROCESS



Community Roadshow at Alresford Community Centre



Community Planning Weekend Publicity



Community Planning Weekend Post-it Workshop



Community Planning Weekend Site Tour



Community Planning Weekend Hands-on Planning Workshop



Community Planning Weekend Report Back

## VISION & OBJECTIVES

### VISION

*The vision for the Central Winchester Regeneration area is for the delivery of a mixed-use, pedestrian friendly quarter that is distinctly Winchester and supports a vibrant retail and cultural / heritage offer which is set within an exceptional public realm and incorporates the imaginative re-use of existing buildings of historic interest.*

### OBJECTIVES

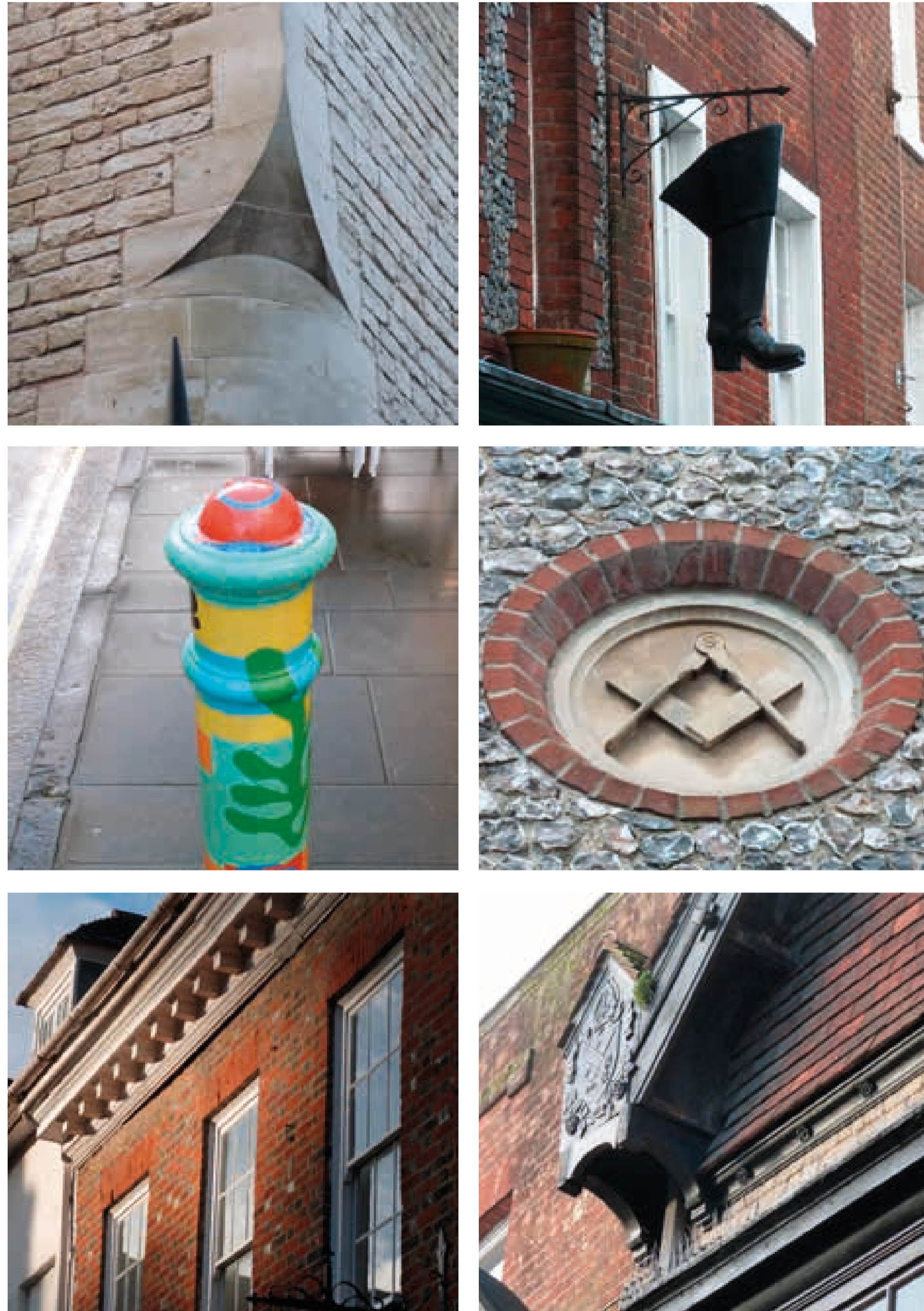
The objectives for the CWR area were born out of an extensive community and stakeholder engagement process which enabled a collective vision to be produced.

The Council requires development within the CWR area to meet the following objectives:

- Vibrant mixed-use quarter
- Winchesterness
- Exceptional public realm
- City experience
- Sustainable transport
- Incremental delivery
- Housing for all
- Community

For more information, please refer to pages 7 to 9 within the SPD and pages 83 to 89 in appendix 4

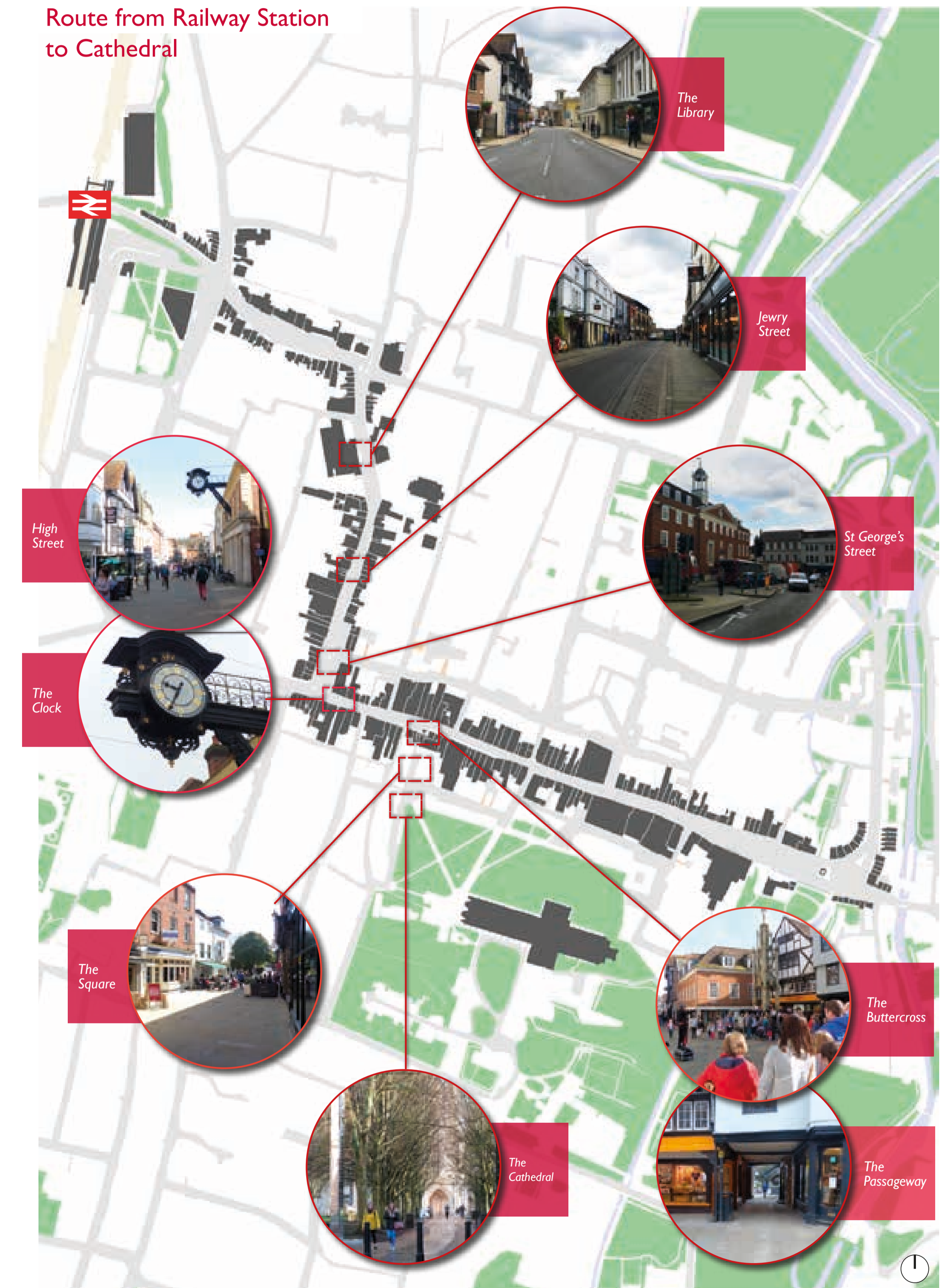
## WINCHESTERNESS PRINCIPLES



- Evolving Streets & Spaces
- Belonging
- Street variation
- Incidental public spaces
- Frontage variation
- Visual impact
- Relationship with water
- Materials and features

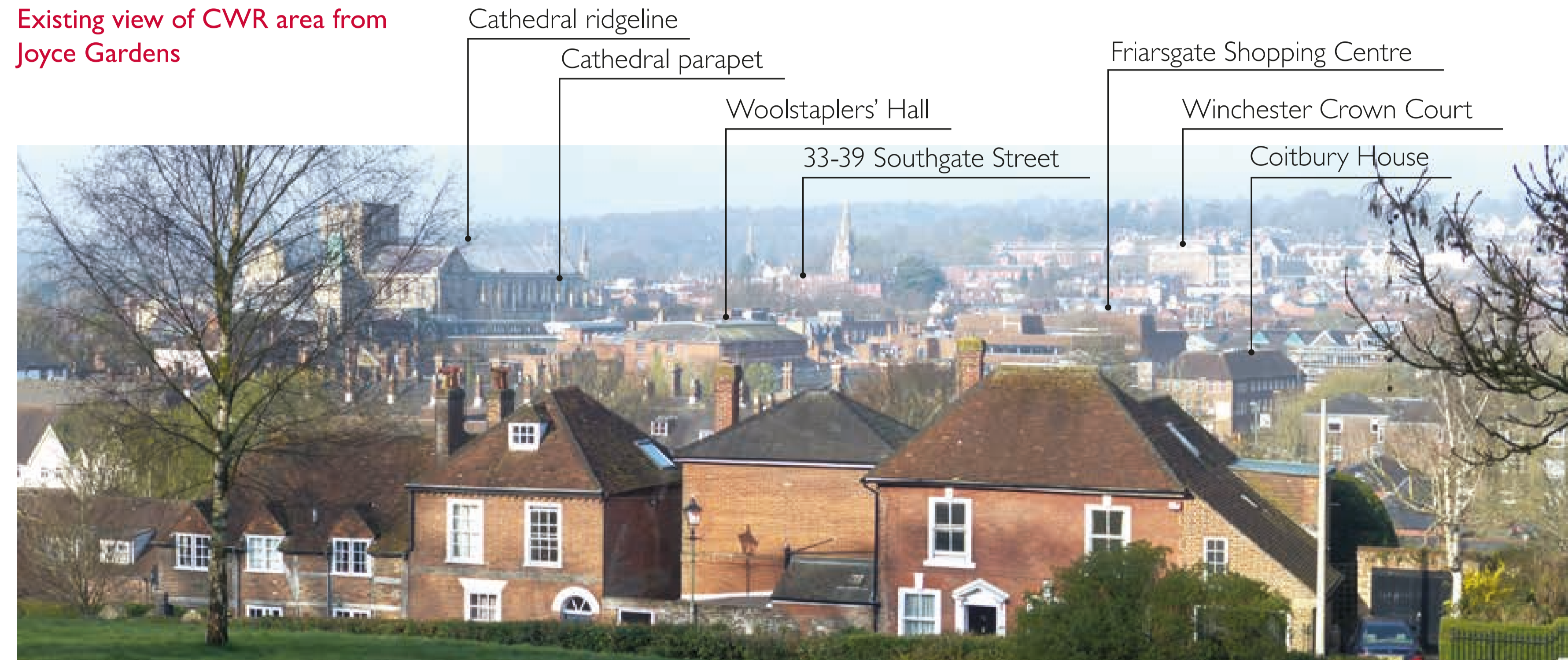
For more information, please refer to pages 13 to 14 within the SPD and pages 93 to 117 in appendix 5

Route from Railway Station to Cathedral



## VIEWS & SKYLINE

Existing view of CWR area from  
Joyce Gardens



Existing view of CWR area from St. Giles Viewpoint



Existing datum heights



- Datum heights within the CWR area
- Datum heights within Winchester
- Trees

Roof Form



- Terraced housing
- Gables
- Flat roofs

For more information, please refer to pages 15 to 17 within the SPD and pages 121 to 127 in appendix 6

## PLANNING & URBAN DESIGN FRAMEWORK



- 1 Improved setting to King Alfred Statue
- 2 Bus movement restricted to turning at Busket Lane
- 3 Broadway transformed to a key public space
- 4 Woolstaplers' Hall
- 5 Shared surface and opened waterway along Riverside Walk
- 6 Almshouse meadow / public pocket park
- 7 New and improved crossings
- 8 Bus Hub located at Middle Brook Street car park and/or Friarsgate
- 9 The Brooks Shopping Centre
- 10 Improved public realm and view of Cathedral along Middle Brook Street including removal of 4 trees
- 11 Retained and refurbished Antiques Market
- 12 Tanner Street - shared surface
- 13 Service zone along Silver Hill
- 14 Public space with view to Guildhall
- Improved public realm
- Improved bus, coach and service vehicle areas
- Existing buildings to be retained
- Appropriate location for market stalls
- Green open space
- Waterways and water features including channels and grills

For more information, please refer to pages 20 to 25 within the SPD

## PLANNING & URBAN DESIGN FRAMEWORK

### Lower High Street



This area of the High Street will be retained as a pedestrianised zone, with further improvements to the public realm to be made to enhance the street's role as a primary shopping area.

### The Broadway



The Broadway will primarily function as a public space with pedestrian priority, creating a key arrival point for the City.

For more information, please refer to pages 26 to 35 within the SPD



## PLANNING & URBAN DESIGN FRAMEWORK

### Silver Hill



Silver Hill is to be extended to the east and connect to the Riverside Walk. The new connection will enhance permeability across the CWR area and provide access to the north side of the Woolstaplers' Hall. The activity and uses change from retail focused at the western end towards St. George's Street, to service focused in the centre, to mixed use and residential along the eastern end connecting to Riverside Walk.

### Friarsgate



Friarsgate is to be redeveloped with a bus hub located on the existing Middle Brook Street car park site. Bus movement will be redirected along Friarsgate and, whilst the street will remain a primary vehicular corridor, improvements will be sought to enhance the pedestrian and cyclist experience, discourage cars, and enhance the streetscene.

For more information, please refer to pages 26 to 35 within the SPD

## PLANNING & URBAN DESIGN FRAMEWORK

### Middle Brook Street



Middle Brook Street will be reinvigorated as an actively fronted and vibrant shopping street linking to the High Street Quarter.

### Friarsgate Passage



Friarsgate Passage is a new east-west connection between Tanner Street and the Riverside Walk, envisaged as a pedestrianised lane.

For more information, please refer to pages 26 to 35 within the SPD

## PLANNING & URBAN DESIGN FRAMEWORK

### Tanner Street



Tanner Street will be redeveloped as a shared surface street, transforming it from its current environment as a service road into an actively fronted and busy street with pedestrian priority.

### Riverside Walk



The Riverside Walk will be a new public shared surface street running north-south through the CWR area. Envisaged as an amenity and landscape corridor, it will increase visual and physical permeability between the Broadway and Friarsgate.

### Antiques Market



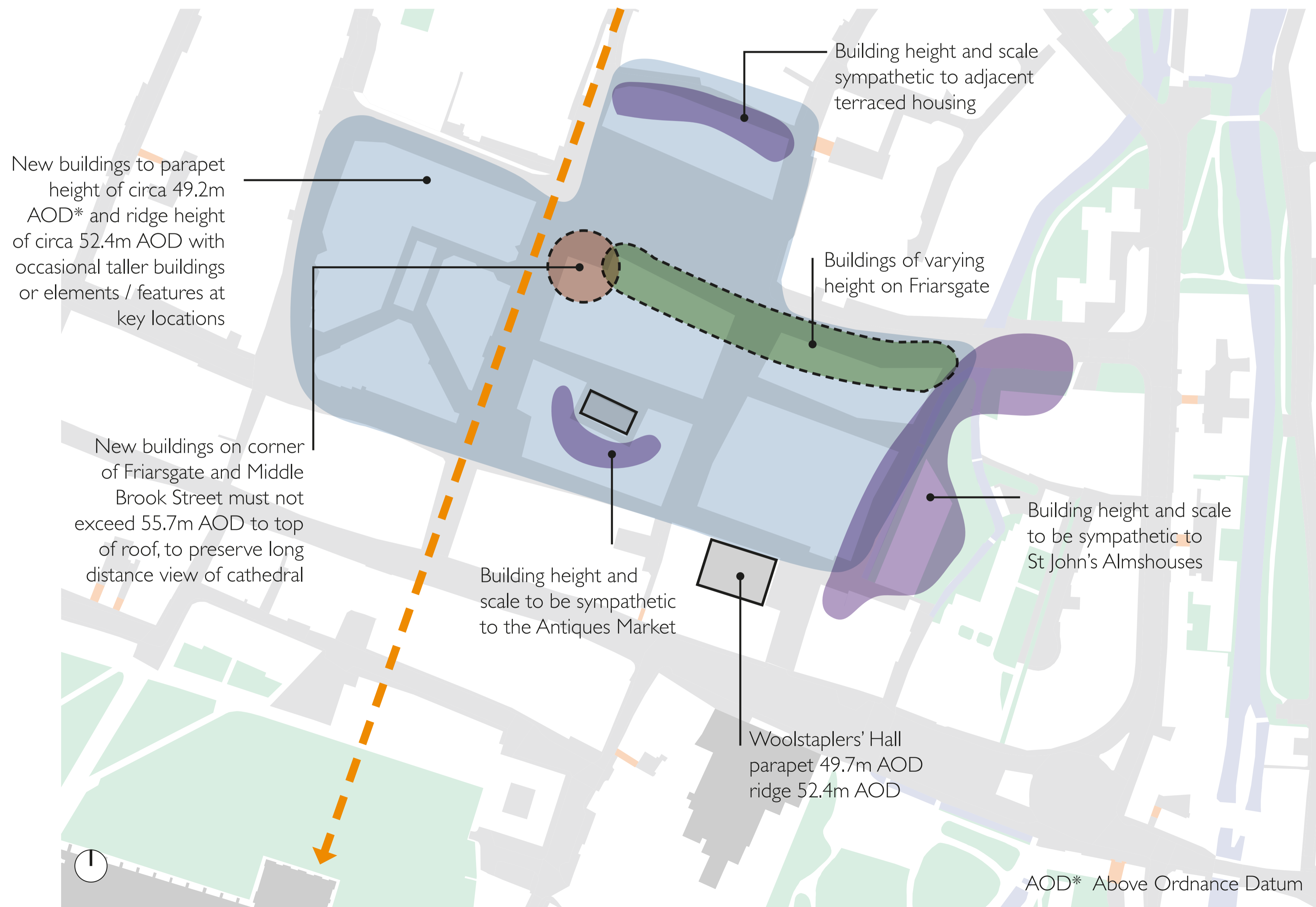
The retained and refurbished Antiques Market building will have a new public space around it, with improved access and pedestrian permeability between Middle Brook Street and Tanner Street through the integration of a new east-west link running along the northern side of the building.

For more information, please refer to pages 26 to 35 within the SPD

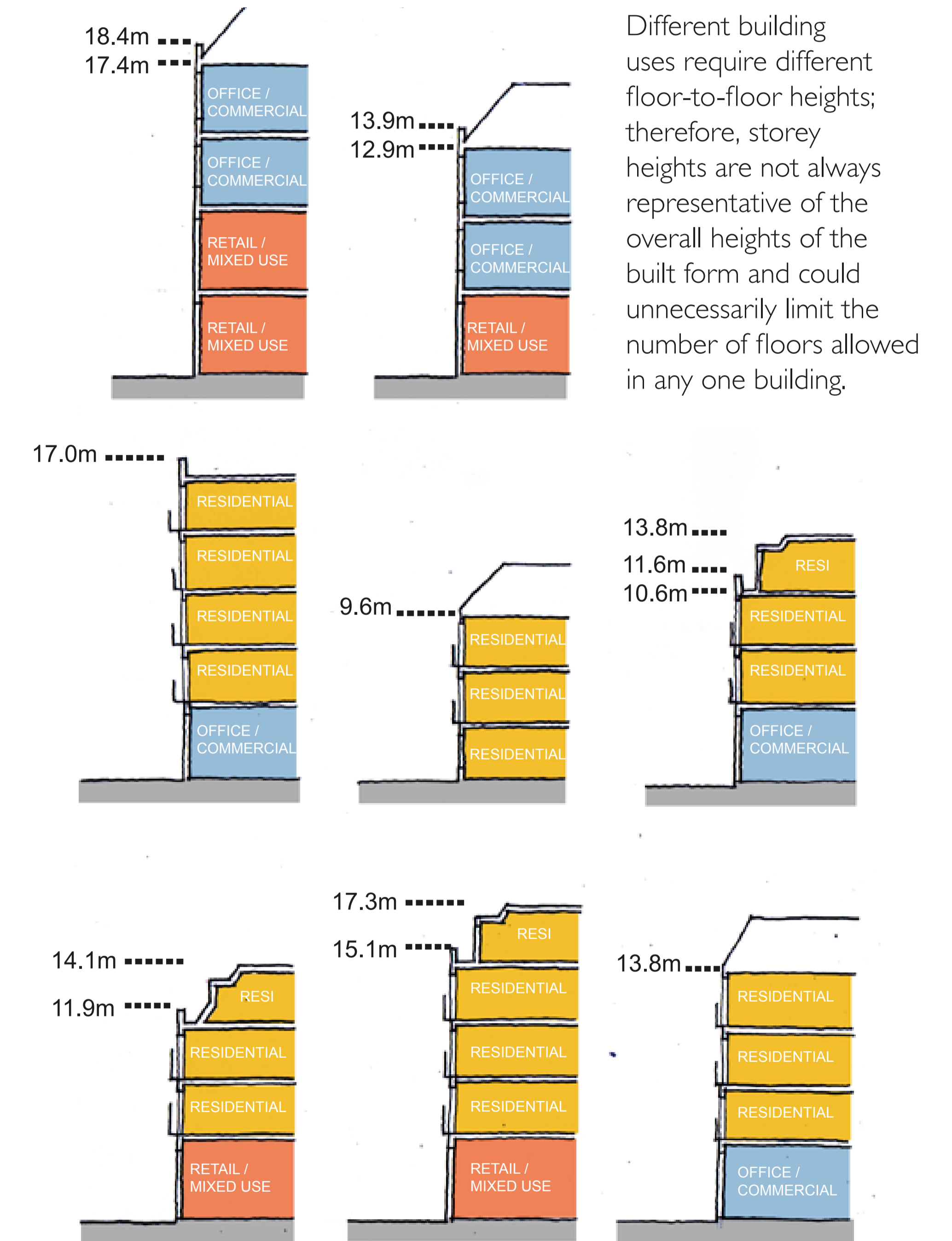
## HEIGHTS

### Datum Height Requirements

Rather than storey heights, the SPD will relate to datum heights to ensure an appropriate sense of enclosure to key streets and spaces. Most of the development within the site will be limited to a maximum datum height of 52.4m Above Ordnance Datum (AOD), which is the height of the ridgeline of the Woolstaplers' Hall (approximately 15.7m above ground level in its location on the site).



### Illustrative Building Sections



Different building uses require different floor-to-floor heights; therefore, storey heights are not always representative of the overall heights of the built form and could unnecessarily limit the number of floors allowed in any one building.

For more information, please refer to pages 50 to 53 within the SPD

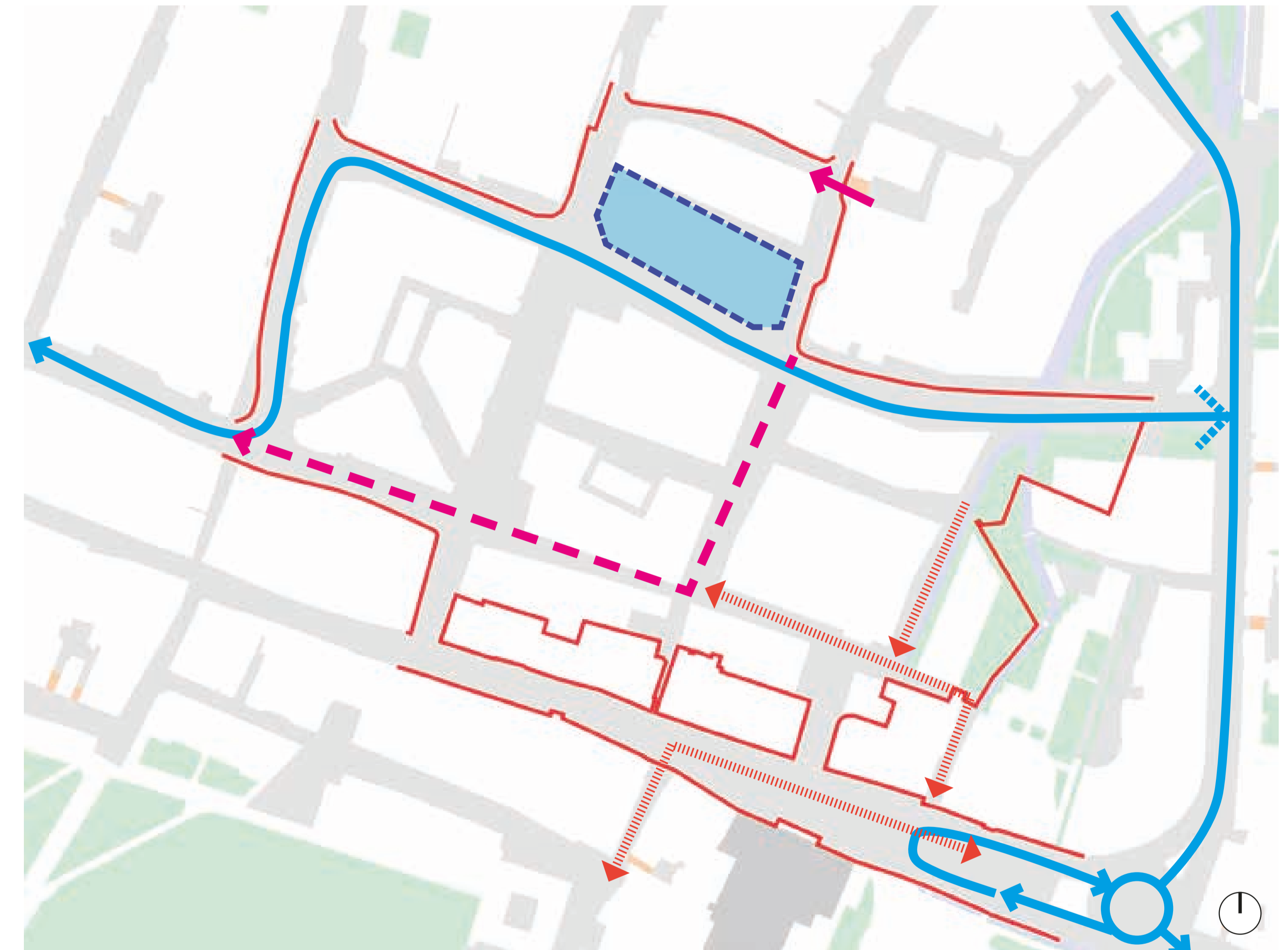
## MOVEMENT & ACCESS

### Street Markets & Pedestrian Movement



- Street Market Locations
- Pedestrian movement
- Possible future pedestrian connections

### Bus Movement, Vehicles & Servicing

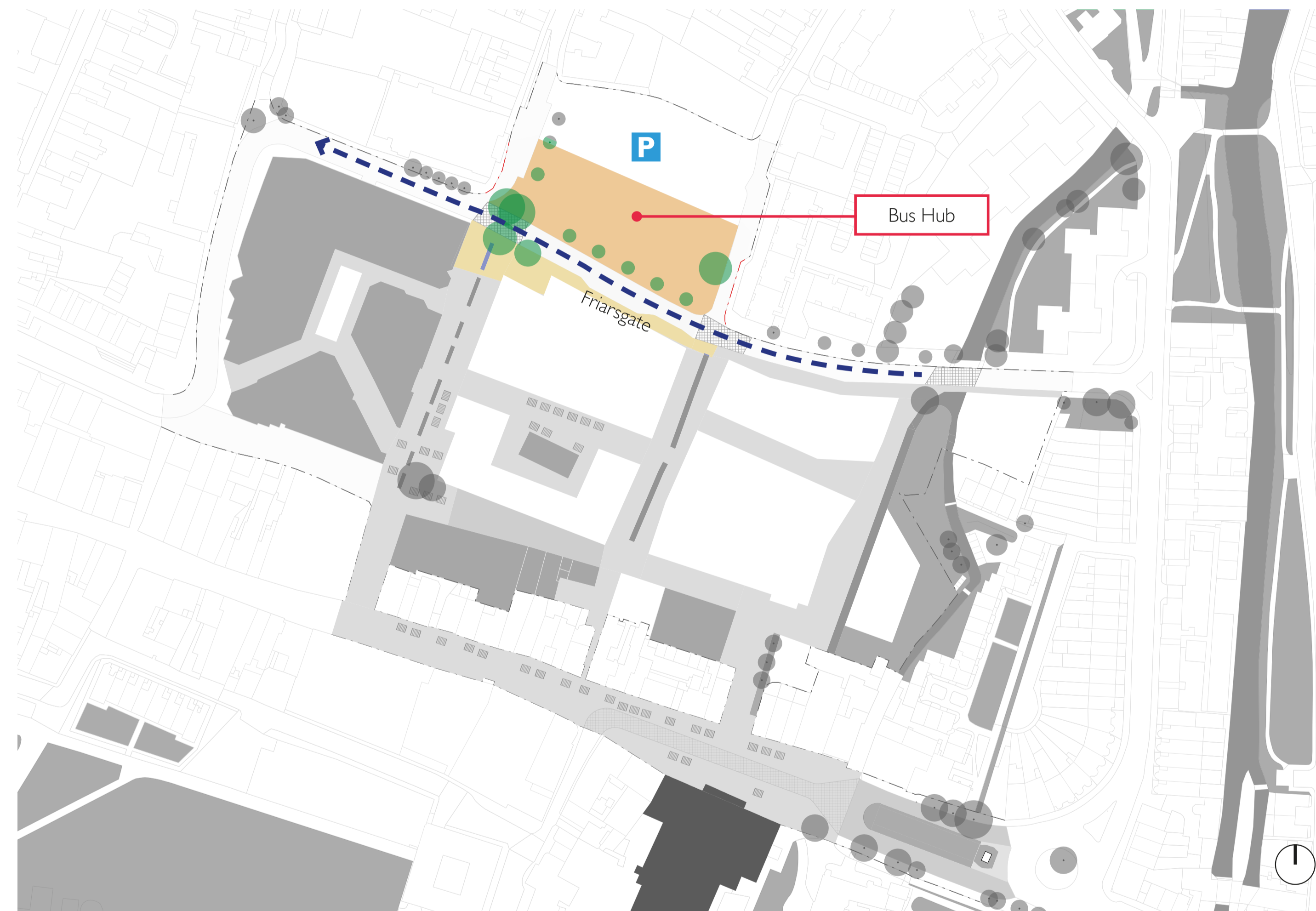


- Bus route
- Possible future bus route / direction
- Bus hub
- Servicing
- Shared Surface
- Car Park Entrance

For more information, please refer to pages 36 to 39 within the SPD

## BUS HUB

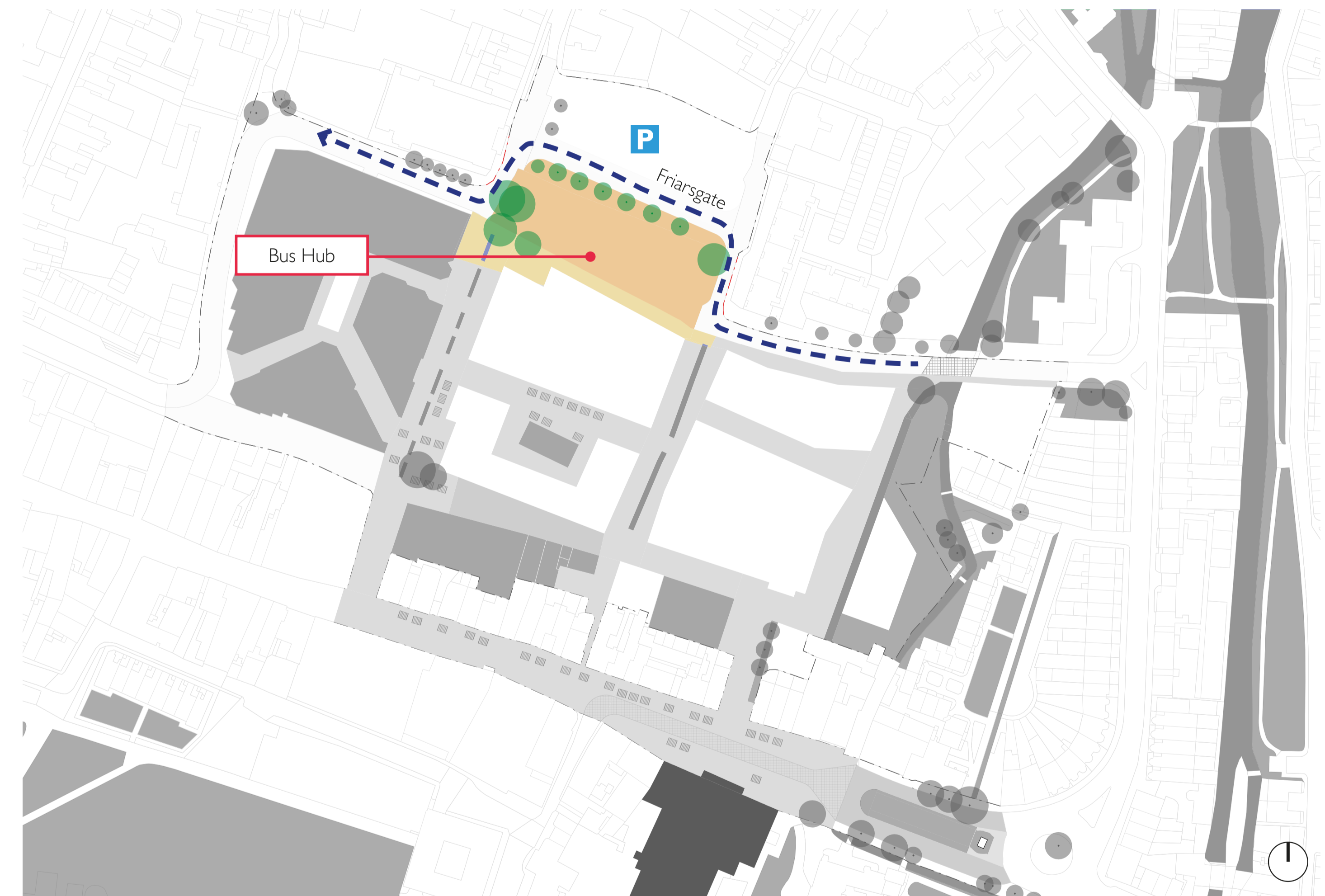
Urban Design Framework Plan - Bus Hub Option A



**P** Car Parking

---> Other vehicular movement along Friarsgate

Urban Design Framework Plan - Bus Hub Option B



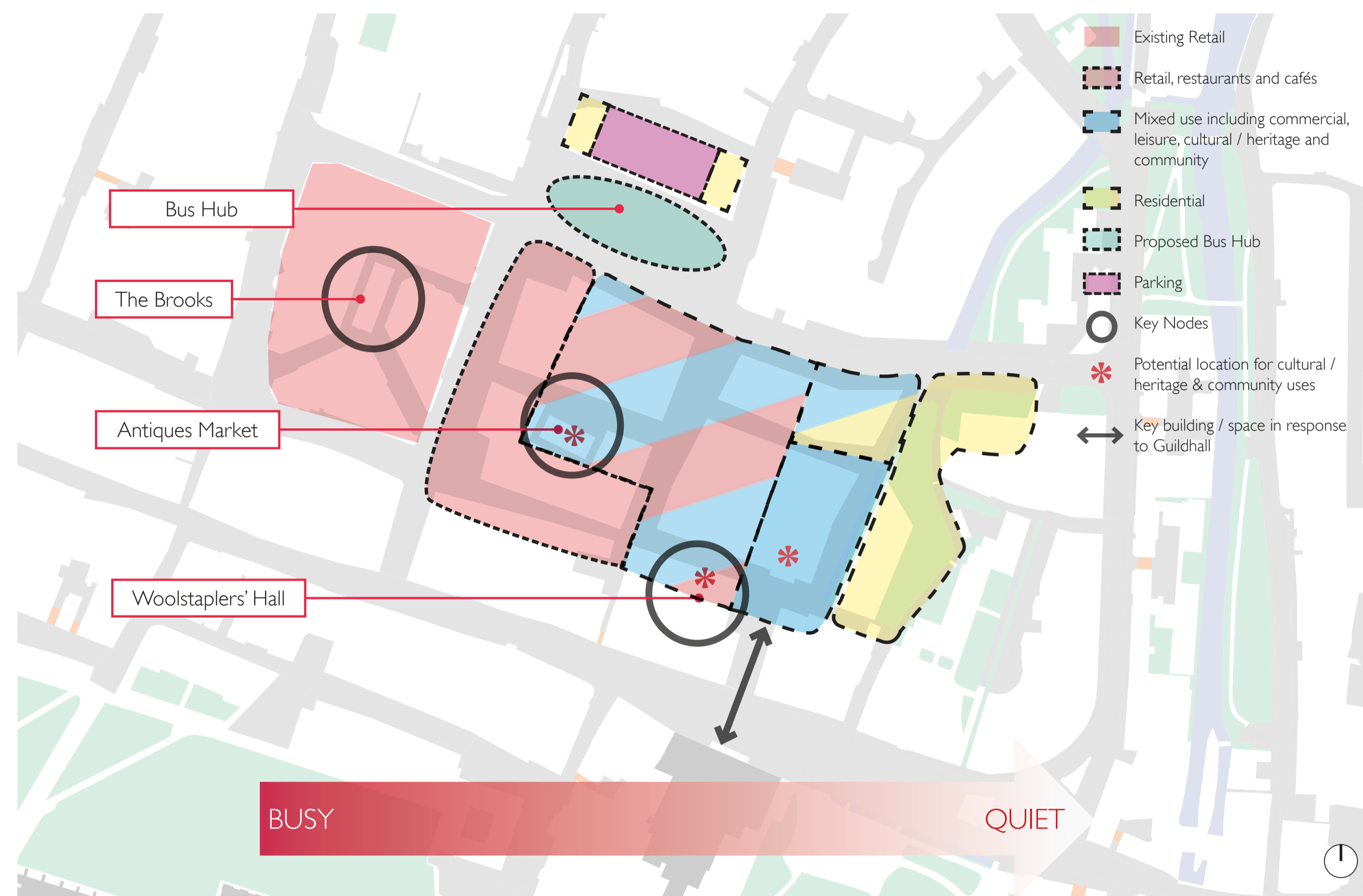
**P** Car Parking

---> Other vehicular movement along Friarsgate

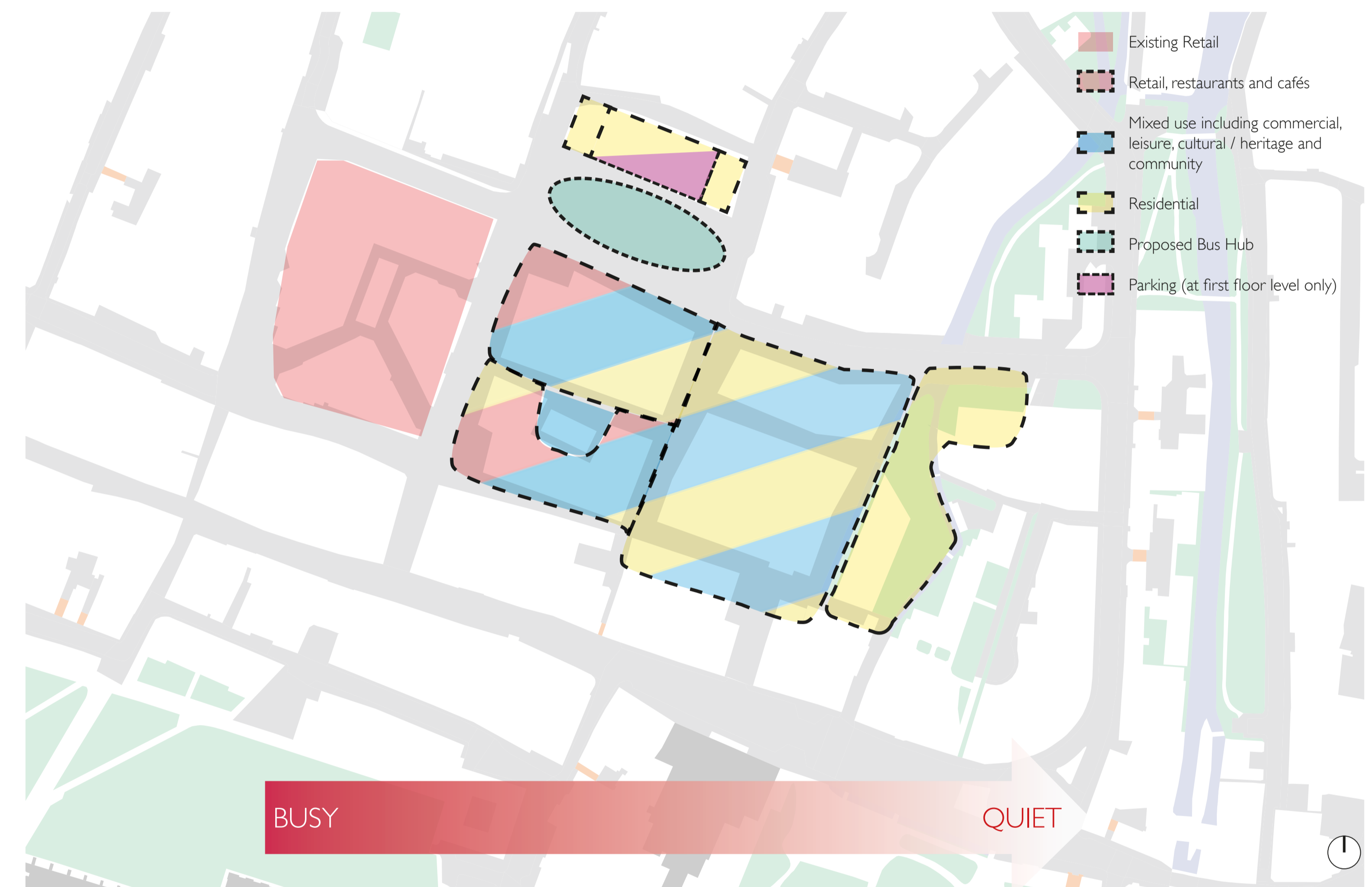
For more information, please refer to pages 44 to 45 within the SPD

## LAND USE

### Ground Floor Uses



### Upper Floor Uses



### Quantities and types of land uses

Type	Range (GEA)
Retail	3,500 - 8,700 sqm
Residential	12,900 - 26,000 sqm*
Mixed uses (including leisure, commercial, cultural/heritage and community)	4,000 - 13,000 sqm
<b>Total</b>	<b>30,000 - 36,000 sqm**</b>

\* Based on an average dwelling size of 65sqm this could deliver up to 300 dwellings (assuming 75% net to gross)

\*\*Based on floor area achievable within the framework & height parameters

For more information, please refer to pages 40 to 41 within the SPD



## ENGAGEMENT & CONSULTATION

Please submit comments online at:

[winchester.gov.uk/CWRfeedback](http://winchester.gov.uk/CWRfeedback)

All comments must be received by **12 noon on Monday 5 February 2018**

Alternatively, you can comment using the form on the Council's website which can be downloaded, printed and returned to the Council via the freepost address detailed on the form. Forms are available at the places where the SPD can be inspected. You can also comment by email to [CWRRegen@winchester.gov.uk](mailto:CWRRegen@winchester.gov.uk) or in person by completing the form during exhibitions or write to us at the freepost address.

Freepost Plus RTLH-KXUA-SEEC, Central Winchester Regeneration, WCC, Winchester SO23 9ZT

