

CENTRAL WINCHESTER REGENERATION COMMUNITY PLANNING



MARCH 2017

itp

THE TEAM



COMMUNITY & STAKEHOLDER ENGAGEMENT

Engaged with numerous stakeholders and interested parties including: landowners, community groups, councillors, local charities, business groups, etc.

Bus and car park surveys with more than **550 people**

Roadshows in Winchester Sunday Market, Alresford, Bishop's Waltham and Winchester railway station engaging over **200 people**

Involved over **150 students** from schools, colleges and universities

Over **700 people** attended the Community Planning Weekend on 24 and 25 March

We will also be arranging various follow-up meetings over the coming weeks



CPW LAUNCH FEB 2017

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**CENTRAL WINCHESTER REGENERATION
COMMUNITY PLANNING WEEKEND**

Friday 24 March 10.00am - 4.00pm & Saturday 25 March 10.00am - 4.00pm
Support from: Victoria Road 101T & 40pm - 4.00pm (10.00am - 4.00pm)

www.winchestercitycouncil.gov.uk

Winchester City Council



For more information, visit www.pearsoned.com

By Ella Griffiths



Community Planning Workshop for Central Westchester Regeneration including Silver Hill. Community planners Debbie Radcliffe and Lutz Yeats at St Mark's Church on Sunday. Photo: Stuart Martin

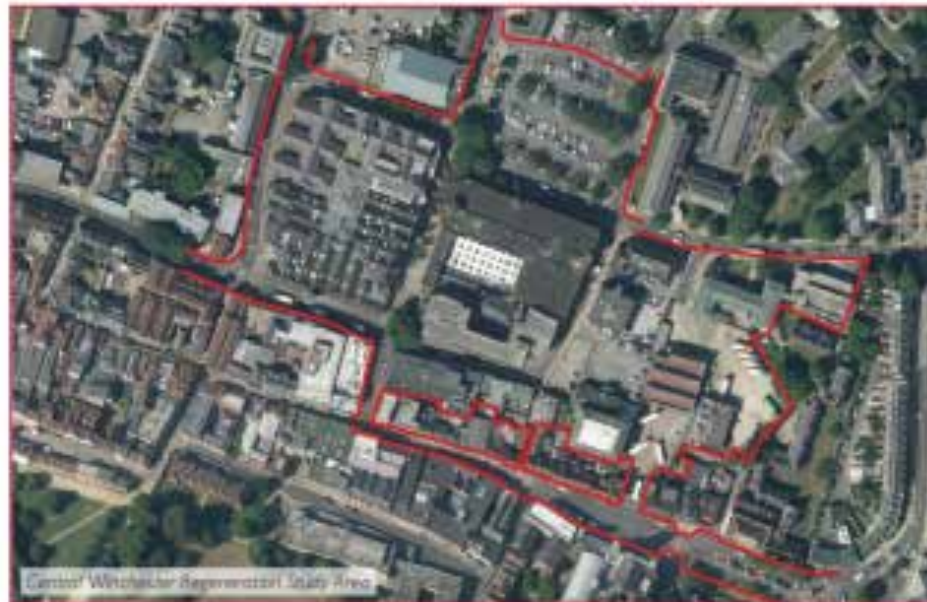


CENTRAL WINCHESTER REGENERATION

COMMUNITY PLANNING WEEKEND

Friday 24 & Saturday 25 March 2017

You are invited to the Central Winchester Regeneration Community Planning Weekend to help create a Vision for the future of this prominent part of the city.



COMMUNITY PLANNING WEEKEND

Friday 24 March 2017, 1.45pm - 5.00pm

King Charles Hall, Guildhall Winchester SO23 9GH

Saturday 25 March 2017, 10.45am - 4.00pm

Walton Suite, Guildhall

REPORT BACK PRESENTATION

Tuesday 4 April 2017, 6.45pm - 8.00pm (doors open 6.30pm)

King Charles Hall, Guildhall

PREVIEW TO COMMUNITY PLANNING WEEKEND

Thursday 23 March 2017, 7.00pm - 8.30pm

Paul Woodhouse Suite, Winchester Cathedral, The Close, Winchester SO23 9LS



Community
Planning Project

Central Winchester Regeneration

[Overview](#)[Events](#)[Downloads](#)

On Friday 24 and Saturday 25 March, the local community is invited to the Central Winchester Regeneration Community Planning Weekend to help create a Vision for the future of this prominent part of the city.

Project type: [Regional City & Town Strategy](#)

Stage: [Community Planning](#)



Background

The Central Winchester regeneration area covers approximately 2.3 hectares in the heart of the city and includes the bus station, Friarsgate medical centre, Kings Walk

[WEBSITE](#)

jtp



ROADSHOW ALRESFORD

Winchester

CENTRAL WINCHESTER REGENERATION

Winchester City Council (WCC) has approved £100 million for regeneration in the city centre. The Council is working with the private sector to develop a range of new housing, commercial and leisure developments. The Council is also working on improving the city's infrastructure, including the roads and public transport.



Winchester City Council

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ROADSHOW WINCHESTER STATION

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ROADSHOW BISHOP'S WALTHAM



INFORMAL CONVERSATIONS

itp



PETER SYMONDS COLLEGE

itp



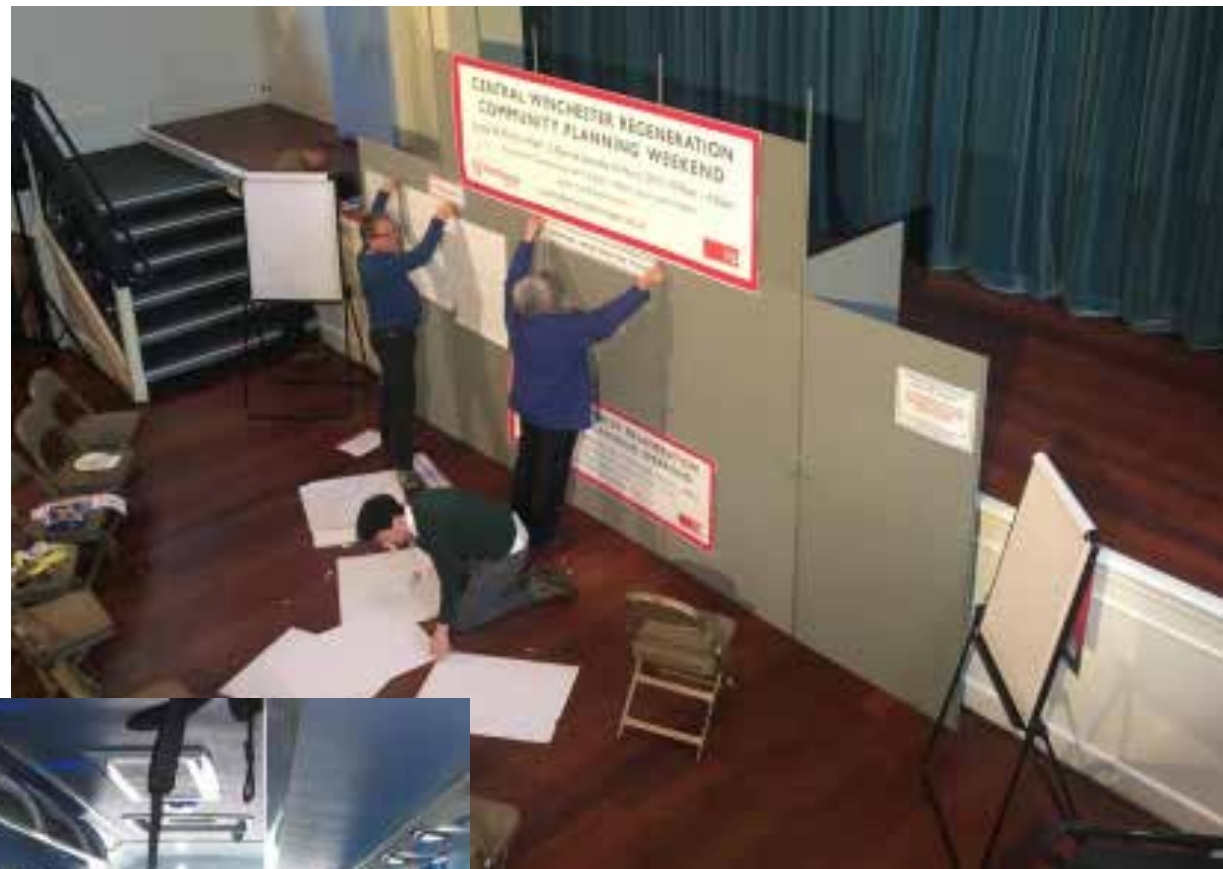
THURSDAY PREVIEW

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SETUP

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START UP





SITE TOUR: FRIARSGATE jtp



SITE TOUR: WINCHESTER BUS STATION



SITE TOUR: WINCHESTER BUS STATION



SITE TOUR: GUILDHALL & THE BROADWAY



SITE TOUR:

itp



SITE TOUR: TANNER STREET



SITE TOUR: MIDDLE BROOK CAR PARK



SITE TOUR: THE BROOKS SHOPPING CENTRE



SITE TOUR: THE BROOKS CAR PARK



SITE TOUR: INSIDE THE BROOKS



SITE TOUR: CROSS KEYS PASSAGE

itp



SITE TOUR: CROSS KEYS PASSAGE

CENTRAL WINCHESTER REGENERATION

Winchester
City Council

THE STUDY AREA



TEAM BRIEFING

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SIGN IN TEAM

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WORKSHOP AT WESTGATE SCHOOL



WORKSHOP AT WESTGATE SCHOOL

itp



A photograph of a group of people at what appears to be a public meeting or town hall. In the foreground, a man with short brown hair is speaking into a handheld microphone. Behind him, several other people are visible, including a man with glasses and a grey jacket, and an older woman with white hair. The background is a wood-paneled wall.

“The city centre must also offer things at reasonable prices to attract ORDINARY PEOPLE!”



“Winchester is full of amazing young people with bright ideas, but they are NOT PROPERLY REPRESENTED!”

CENTRAL WINCHESTER REGENERATION COMMUNITY PLANNING WEEKEND

March, 1.45pm - 5.00pm & Saturday 25 March 2017, 10.45am - 4.00pm
Port Back: Tuesday 4 April 2017, 6.45pm - 8.00pm (doors open 6.30pm)
Venue: Guildhall Winchester

centralwinchesterregen.co.uk

CENTRAL WINCHESTER TODAY

DREAMS

jtp



CHESTER REGENERATION
PLANNING WEEKEND

WINCHESTER TODAY

jtp

Retail + Market

Traffic + Parking

Wine & Beer Scale + Menu

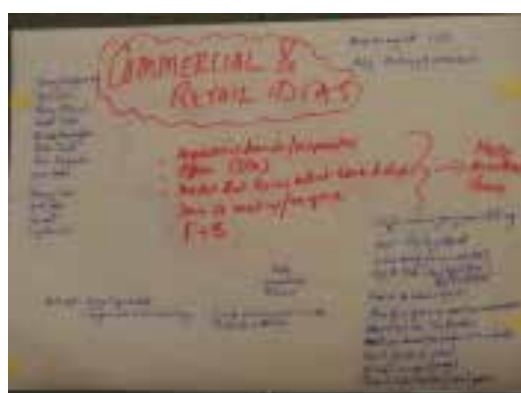
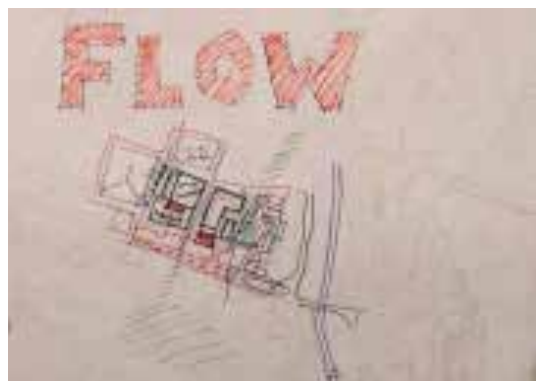
General Store is a Retail Concept

- The idea is to have many small units, with large entrance/exit
- Community Store + Books are important - products of the community (and more)

Buses

Delivery + Design

House



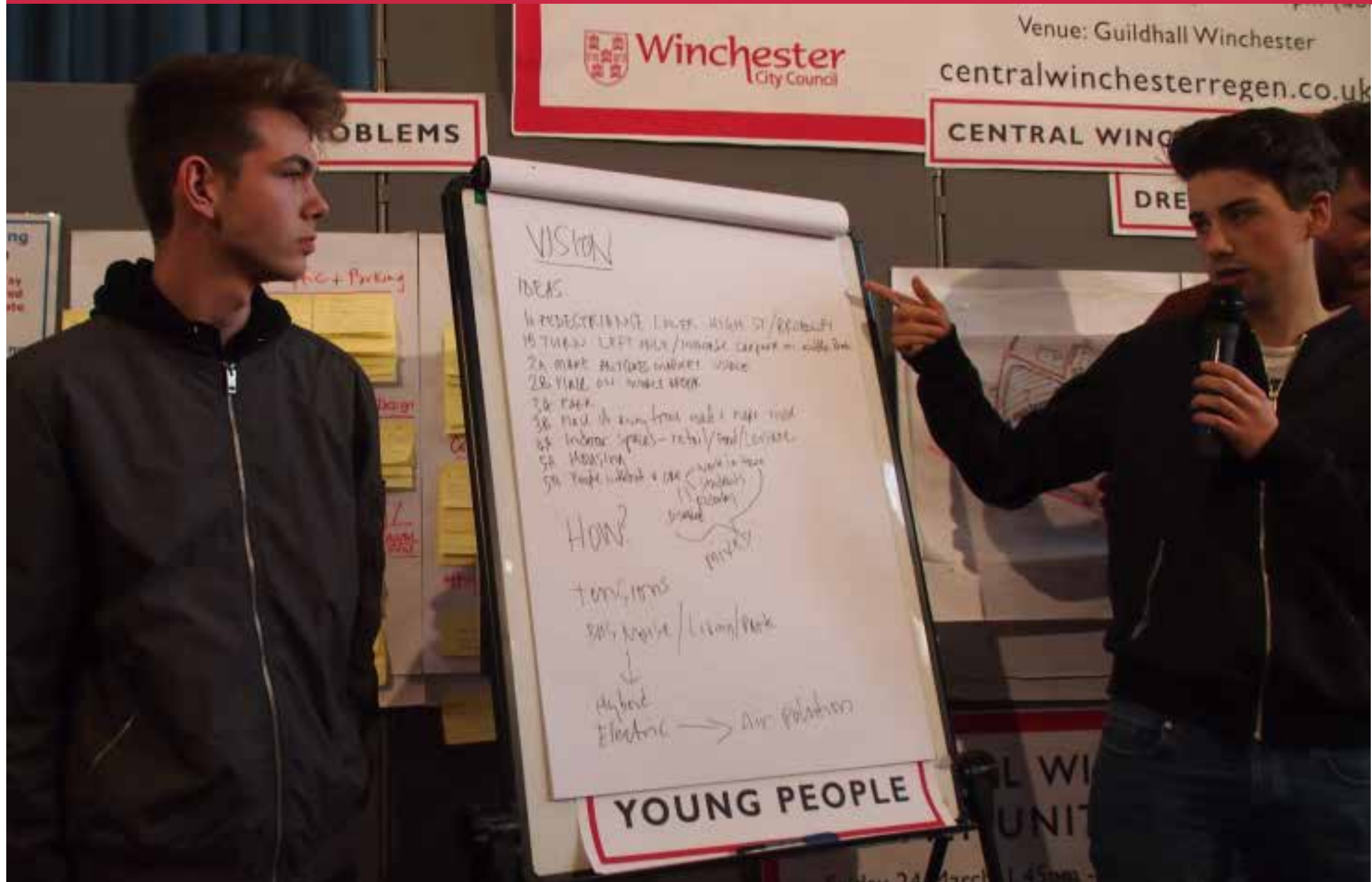
SPARSHOLT & ANDOVER COLLEGE



SPARSHOLT & ANDOVER COLLEGE



SPARSHOLT & ANDOVER COLLEGE



REMOVING BARRIERS



LAND USE





SATURDAY WORKSHOPS

itp

- | | | |
|---|--------------------------------|---------------|
| 1 | BLUE/GREEN LANDSCAPE | Mark & Daisy |
| 2 | CITY TO WATER MEADOWS | Rebecca |
| 3 | MOVEMENT TRANSPORT CONNECTIONS | Alison & Liam |
| 4 | WINCHESTERNESS | John & Fraser |
| 5 | TOWNSCAPE & HERITAGE | Paul |
| 6 | CONNECTIONS & USES | Madus |
| 7 | ARCHAEOLOGY & HERITAGE | Fred |

WALKABOUTS

PROBLEMS

DREAMS

SATURDAY WORKSHOPS

itp

*“Scarborough
experienced a
dramatic renaissance
through placemaking
and a 20 year Vision!”
Nick Taylor*



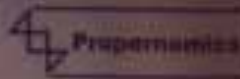
"Data and desires – shopping and leisure in Winchester"

Presented by Simon Ward BSc MRICS
Propernomics Ltd

simonward@propernomics.co.uk

t. 01962 710145 m. 07810 655976

What can we learn from other places?



Districts

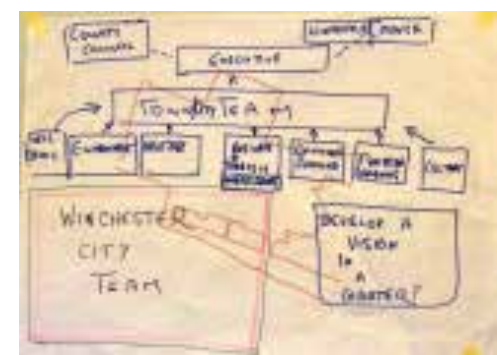
- Bath
- Canterbury
- Chester
- Chichester
- Salisbury
- Winchester

Labour market data

- Population
- % aged 16 to 64
- Claimant rate (DWB)
- Jobs density
- Economically active
- Residents' earnings

A photograph of Simon Ward, a man with glasses and a checkered shirt, speaking at a conference. He is gesturing with his right hand. In the background, a sign for 'WATERCOURS' is visible.

*"The city centre needs to be
managed as an "experience"."*
Simon Ward, Propernomics



SUSTAINABILITY

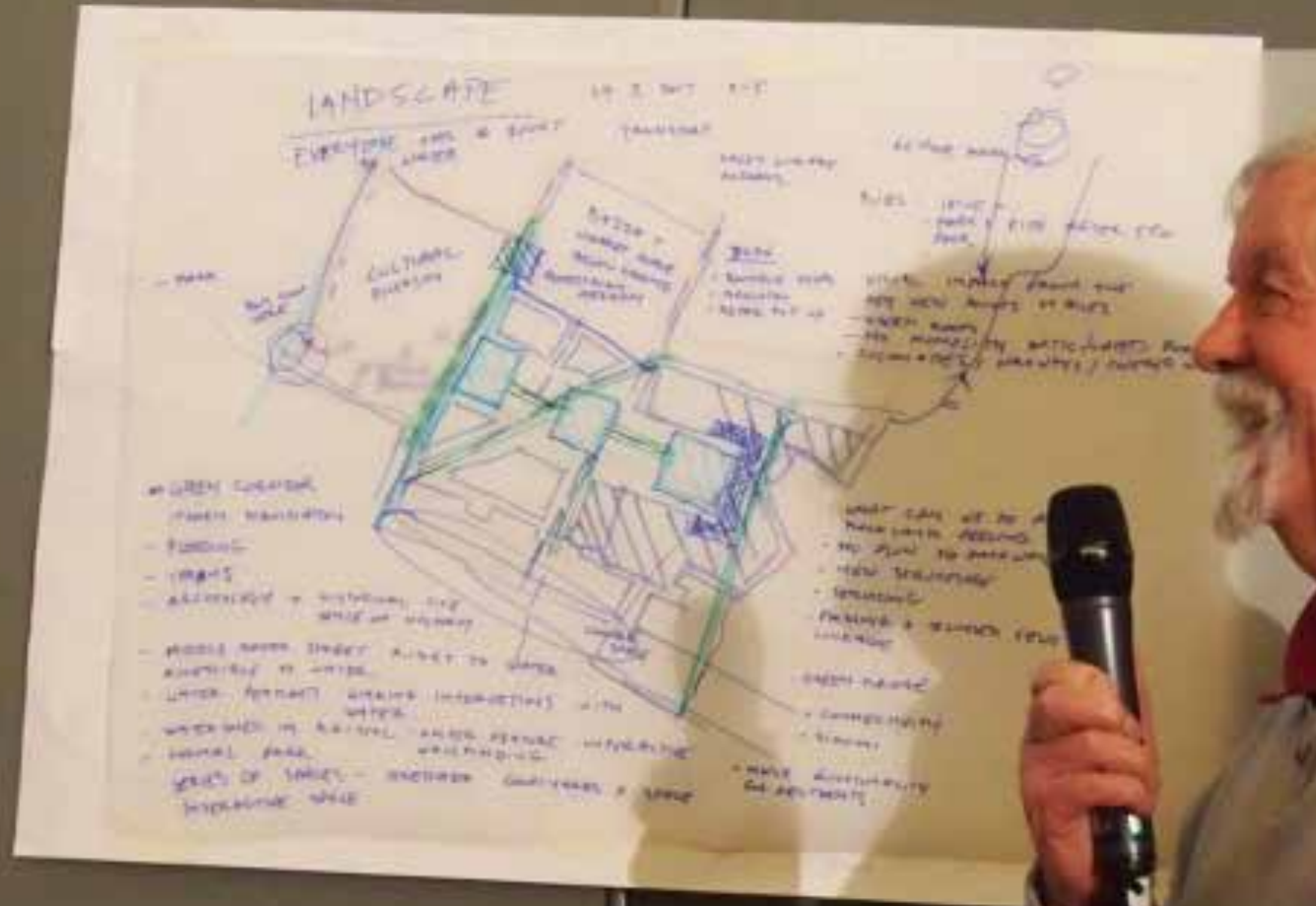


“Winchester is my hometown and my town should become safer for young people...we like going to KFC and Dominos Pizza...”

LANDSCAPE & WATER



LANDSCAPE & WATER



"Let's have trees, green walls and green roofs everywhere we can!"

LANDSCAPE & WATER

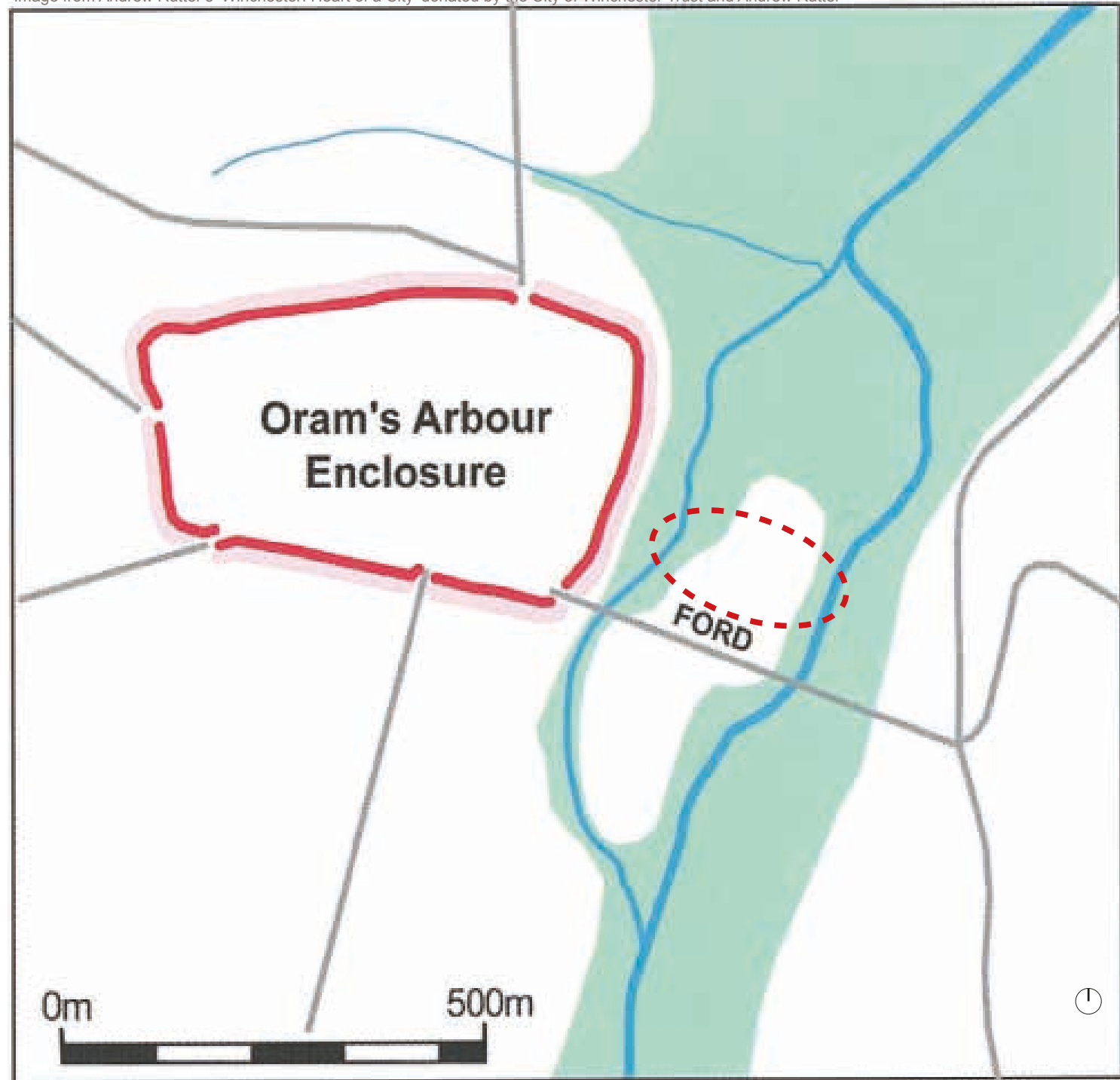




“The attendance of at least 700 people shows an huge interest in the development of the city centre!”

History

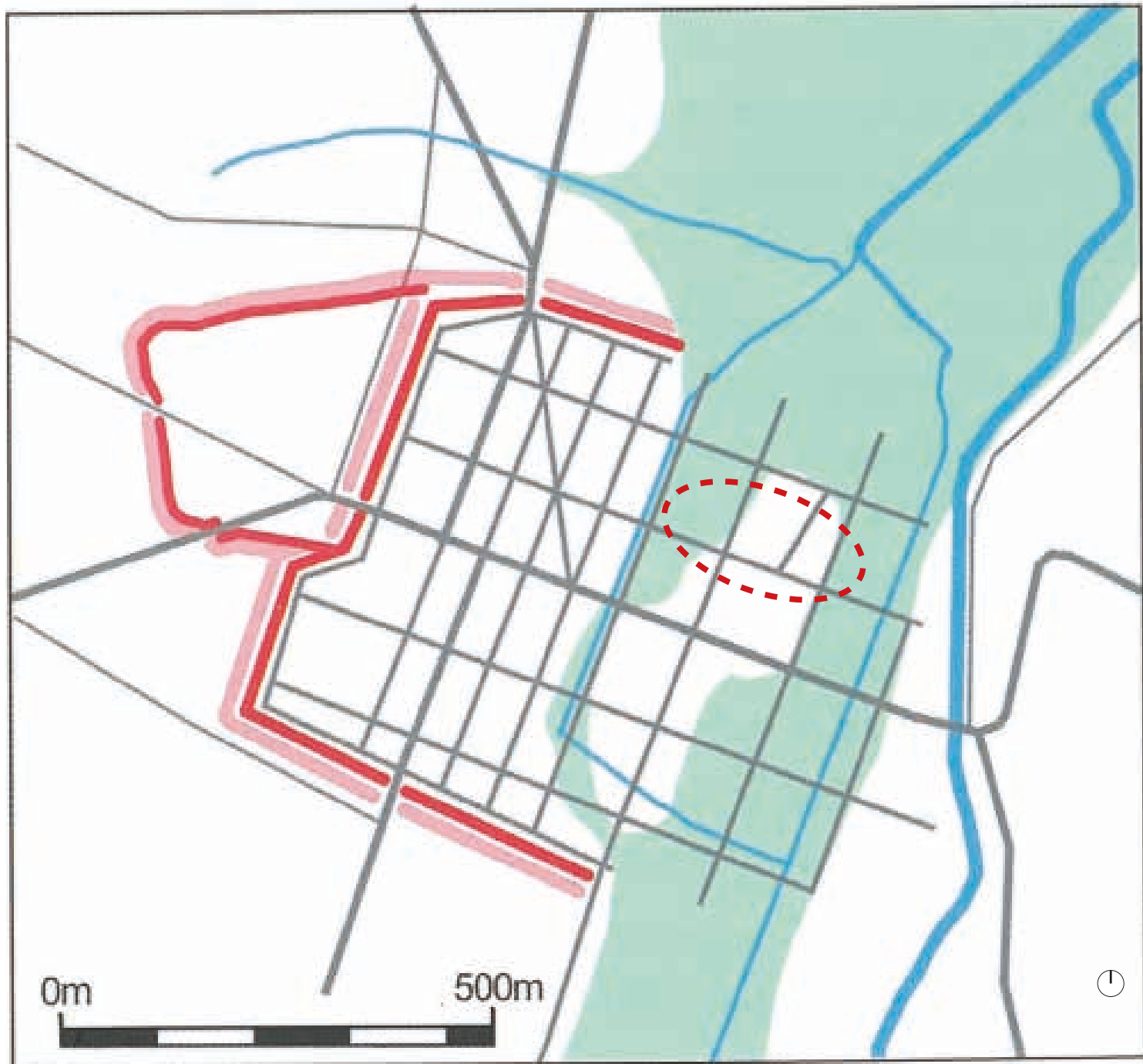
Winchester history



Prehistoric
(c. BC250)

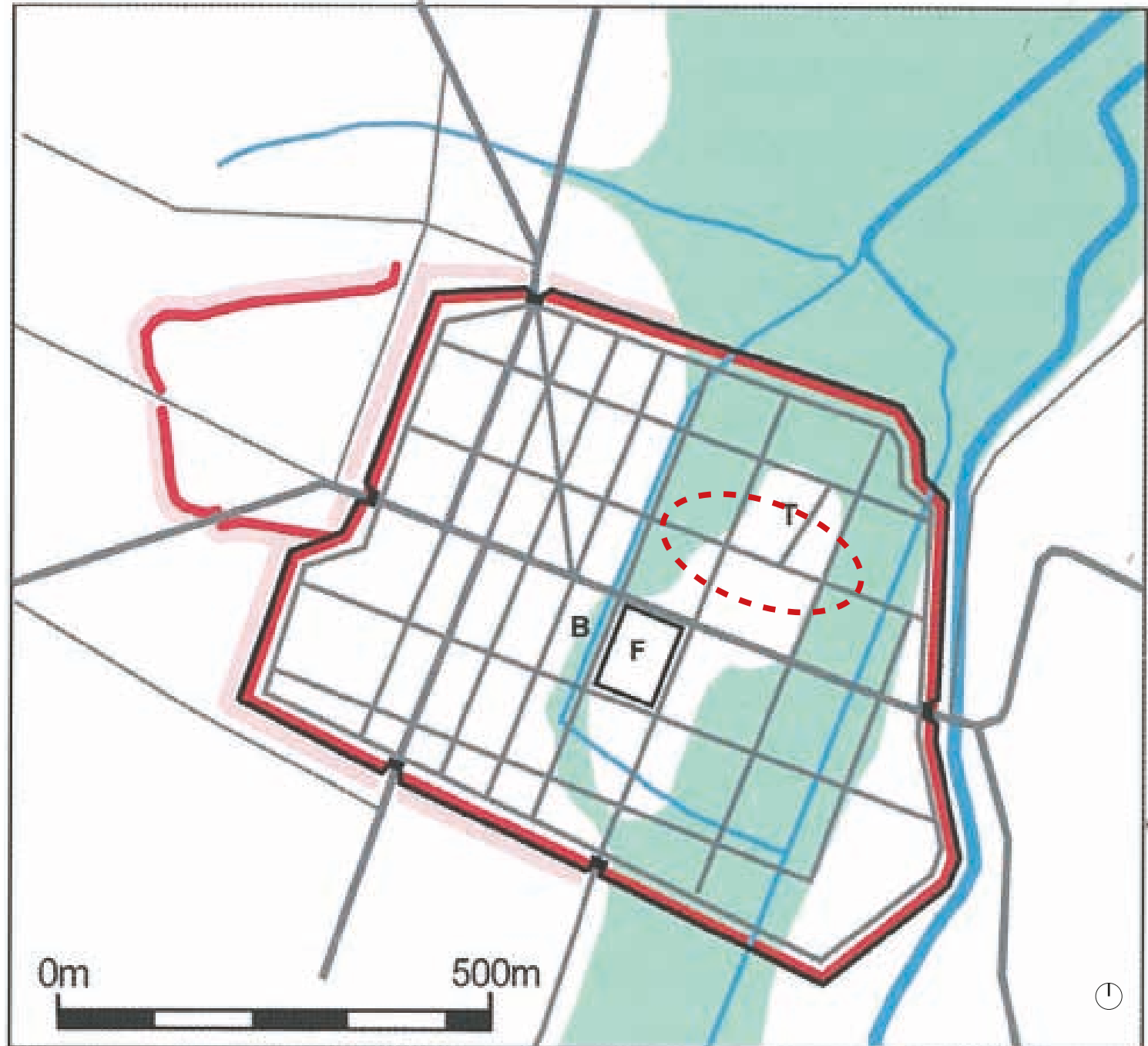
Winchester history

Early Roman
(c. AD70-200)



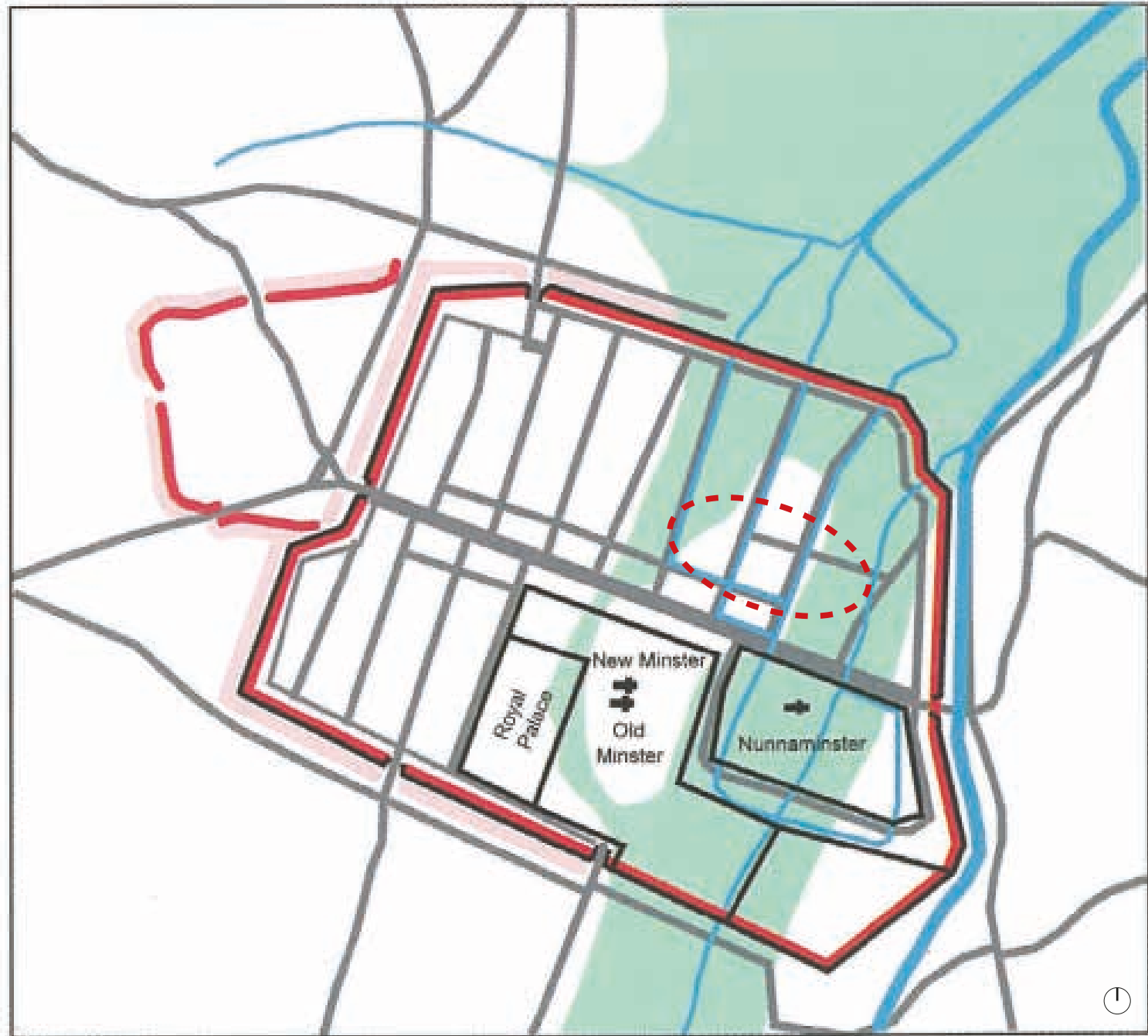
Winchester history

Late Roman
(c. 200-410)



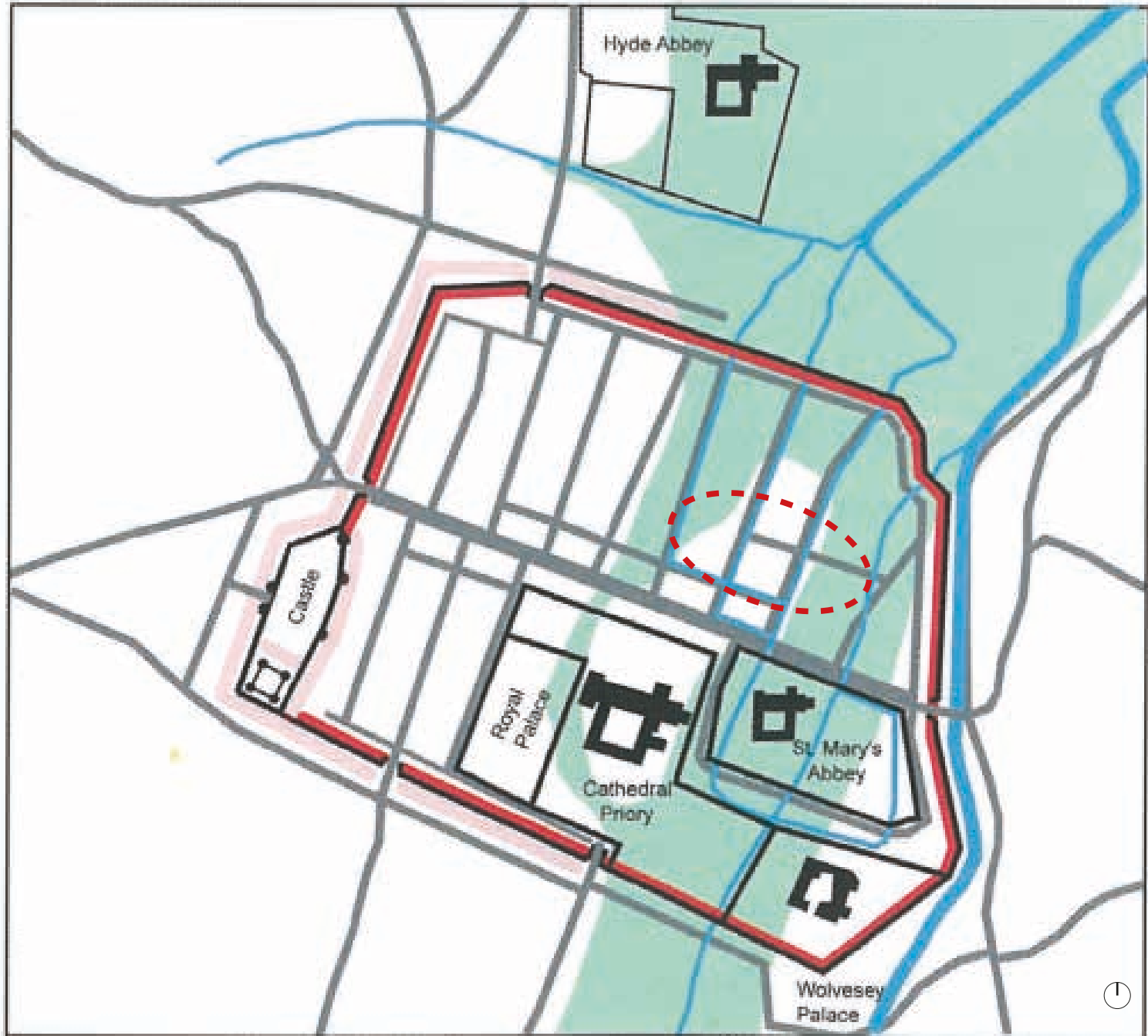
Winchester history

Late 10th -
11th century



*Image from Andrew Rutter's 'Winchester: Heart of a City' donated by the City of Winchester Trust and Andrew Rutter

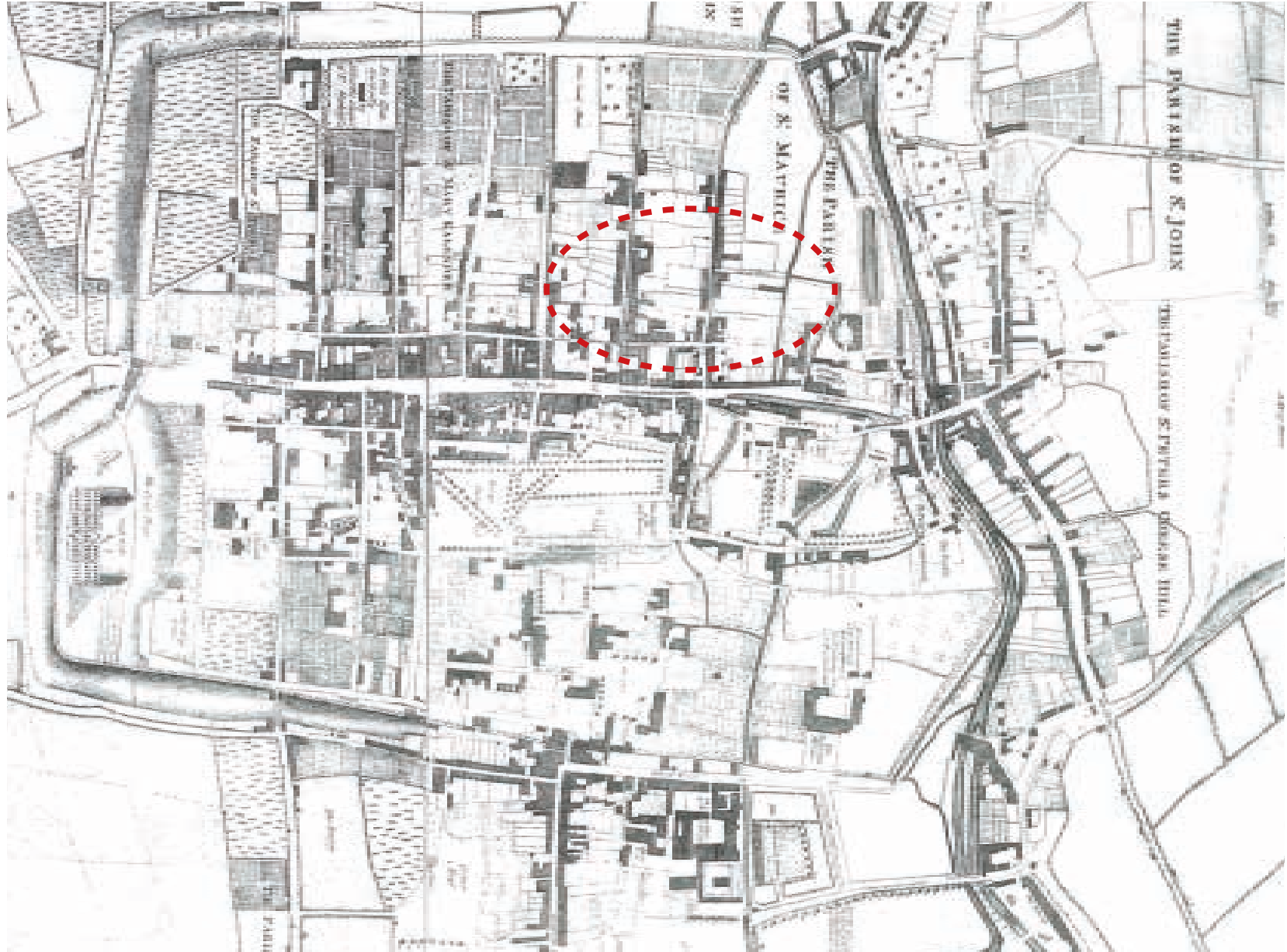
Winchester history



Medieval

*Image from Andrew Rutter's 'Winchester: Heart of a City' donated by the City of Winchester Trust and Andrew Rutter

Winchester history



Godson's Map
1750

Winchester history

Middle Brook
Street 1813,
painting by
Samuel Prout



*Image from Andrew Rutter's 'Winchester: Heart of a City' donated by the City of Winchester Trust and Andrew Rutter

Winchester history



1873



Winchester history

Guildhall and
Antiques Market
are built

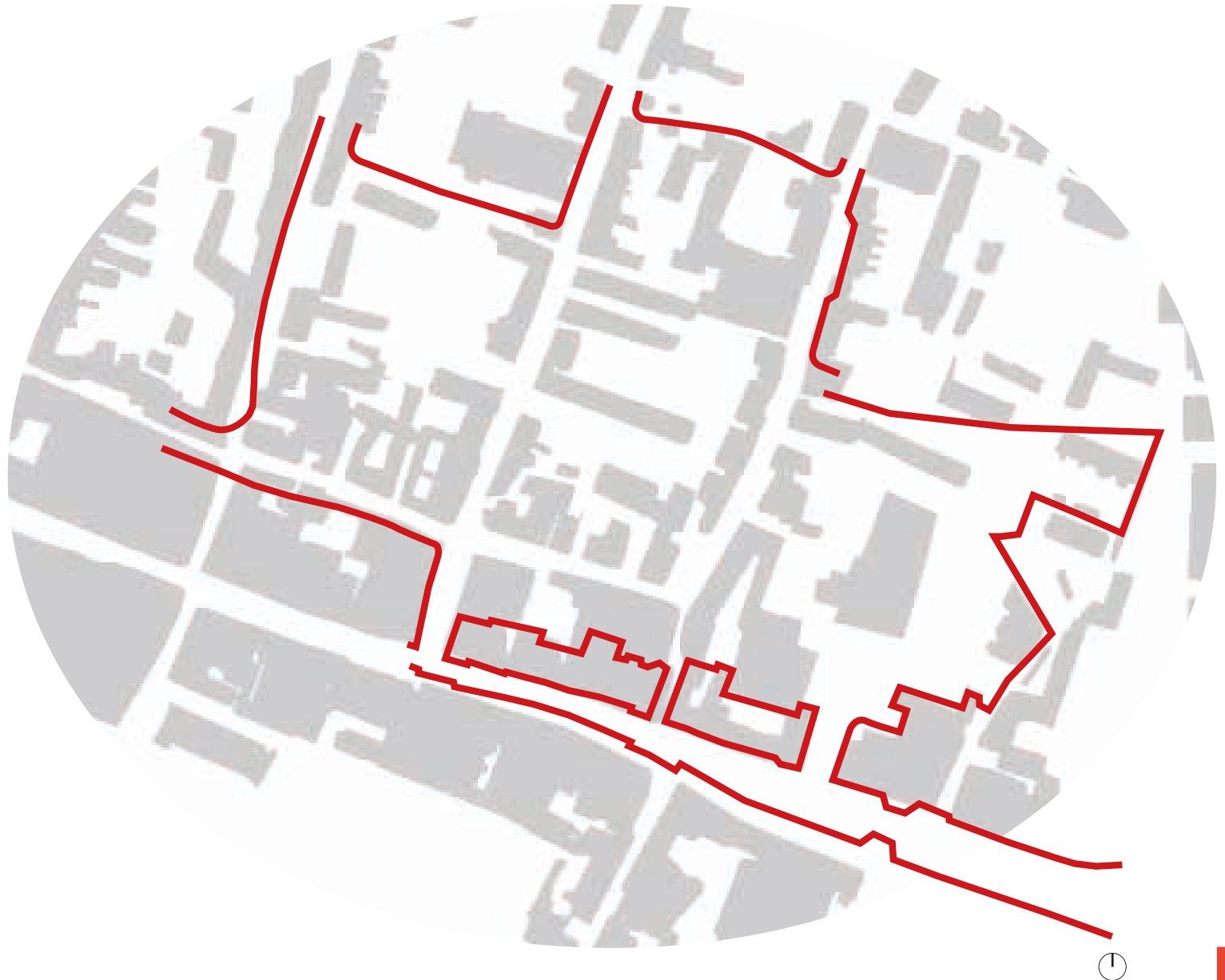
Widen Middle
Brook Street

1932



Winchester history

Bus depot in
current bus
station



1953



Winchester history

The Brooks from
Lower Brook
Street



*Image from Andrew Rutter's 'Winchester: Heart of a City' donated by the City of Winchester Trust and Andrew Rutter

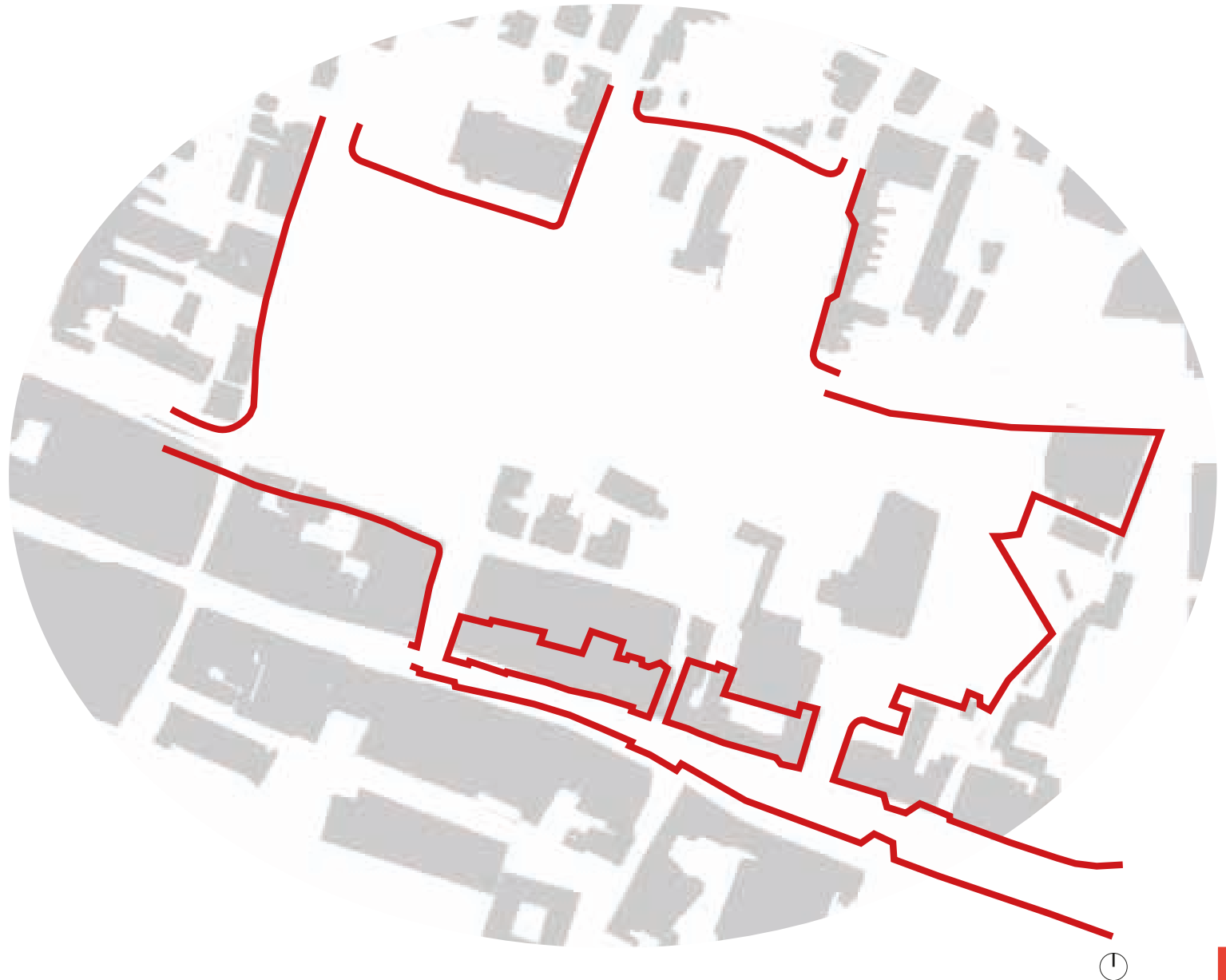
1955

Winchester history

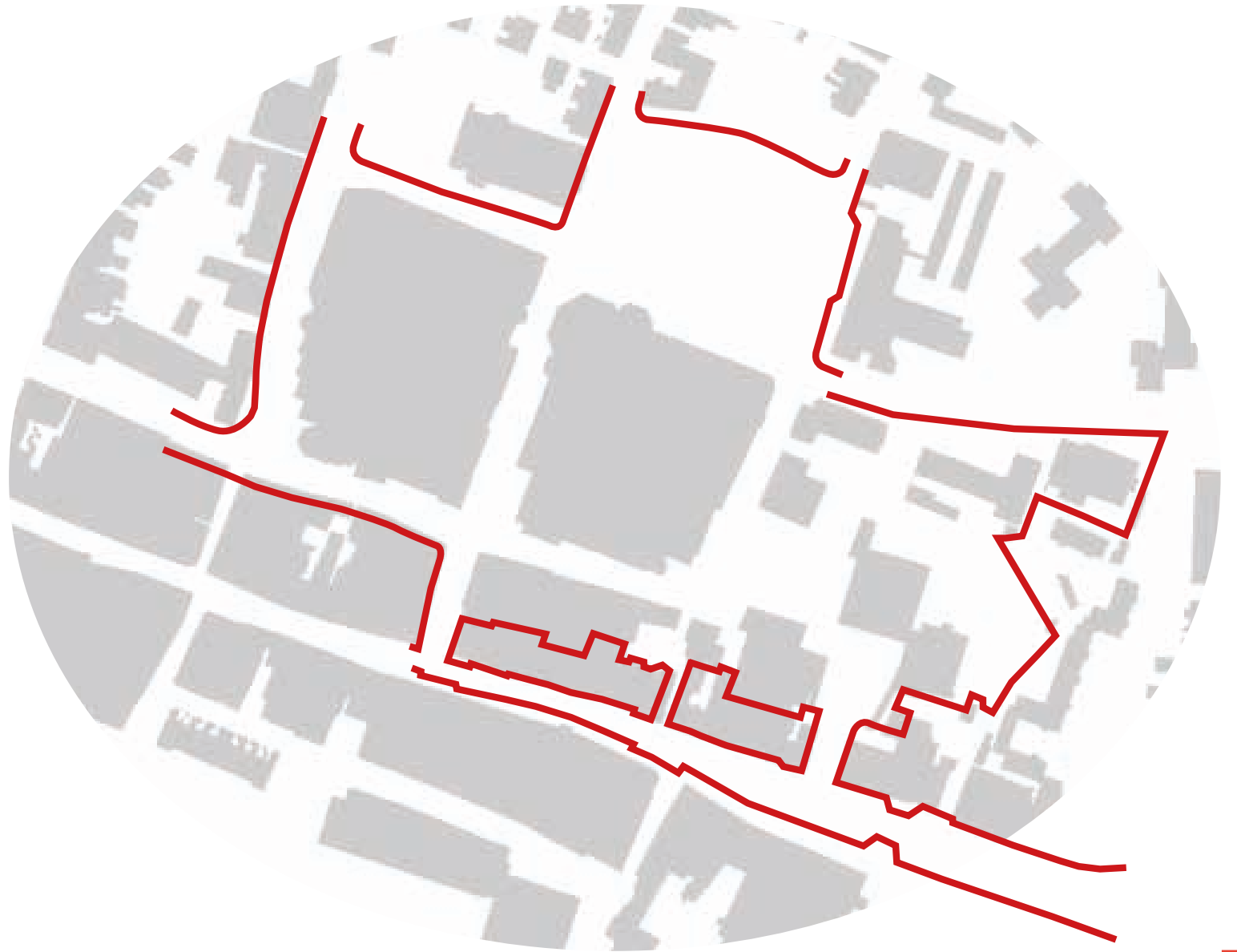
Demolition
of houses
and industrial
buildings.

Friarsgate is
introduced

1963



Winchester history



Today

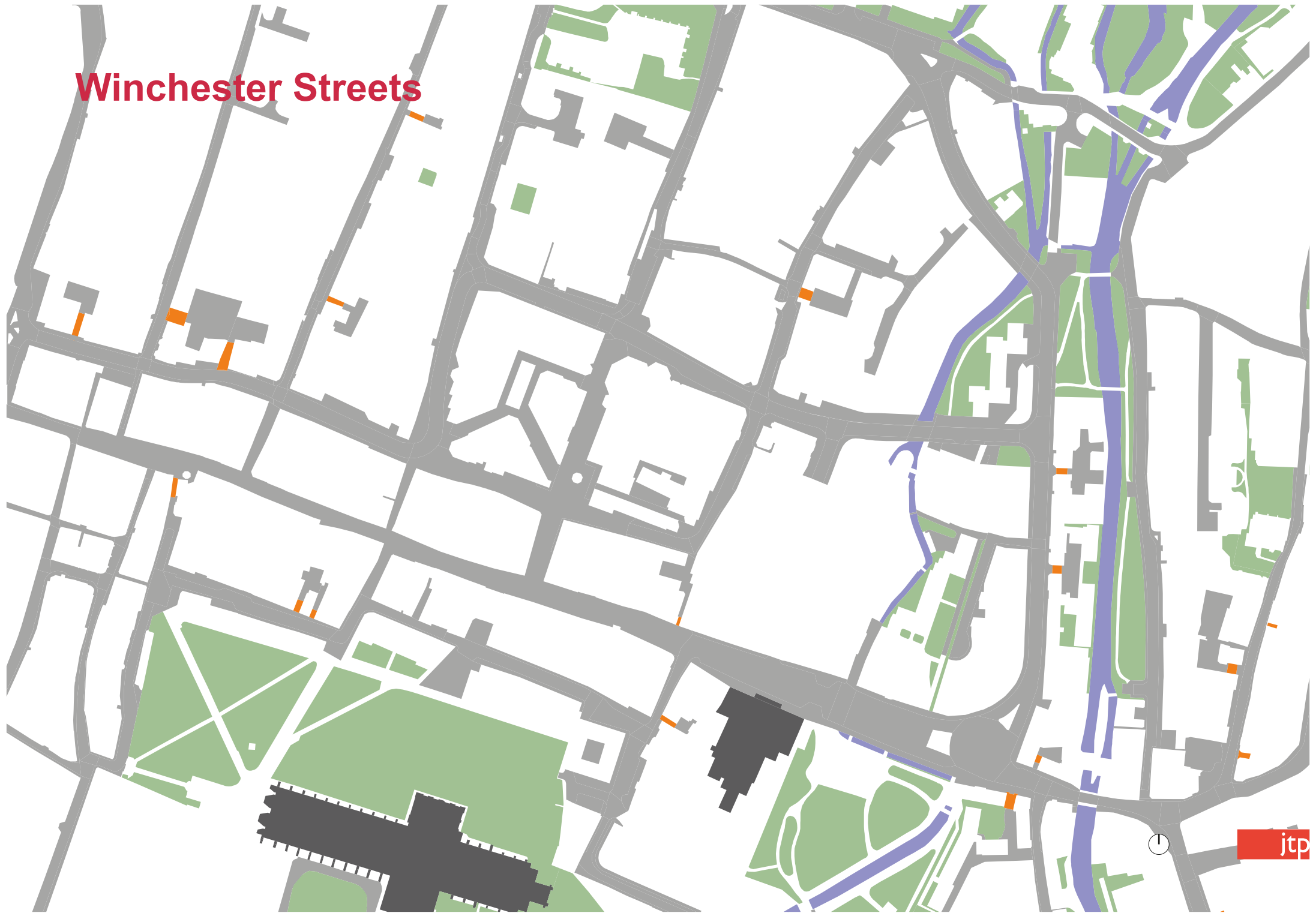


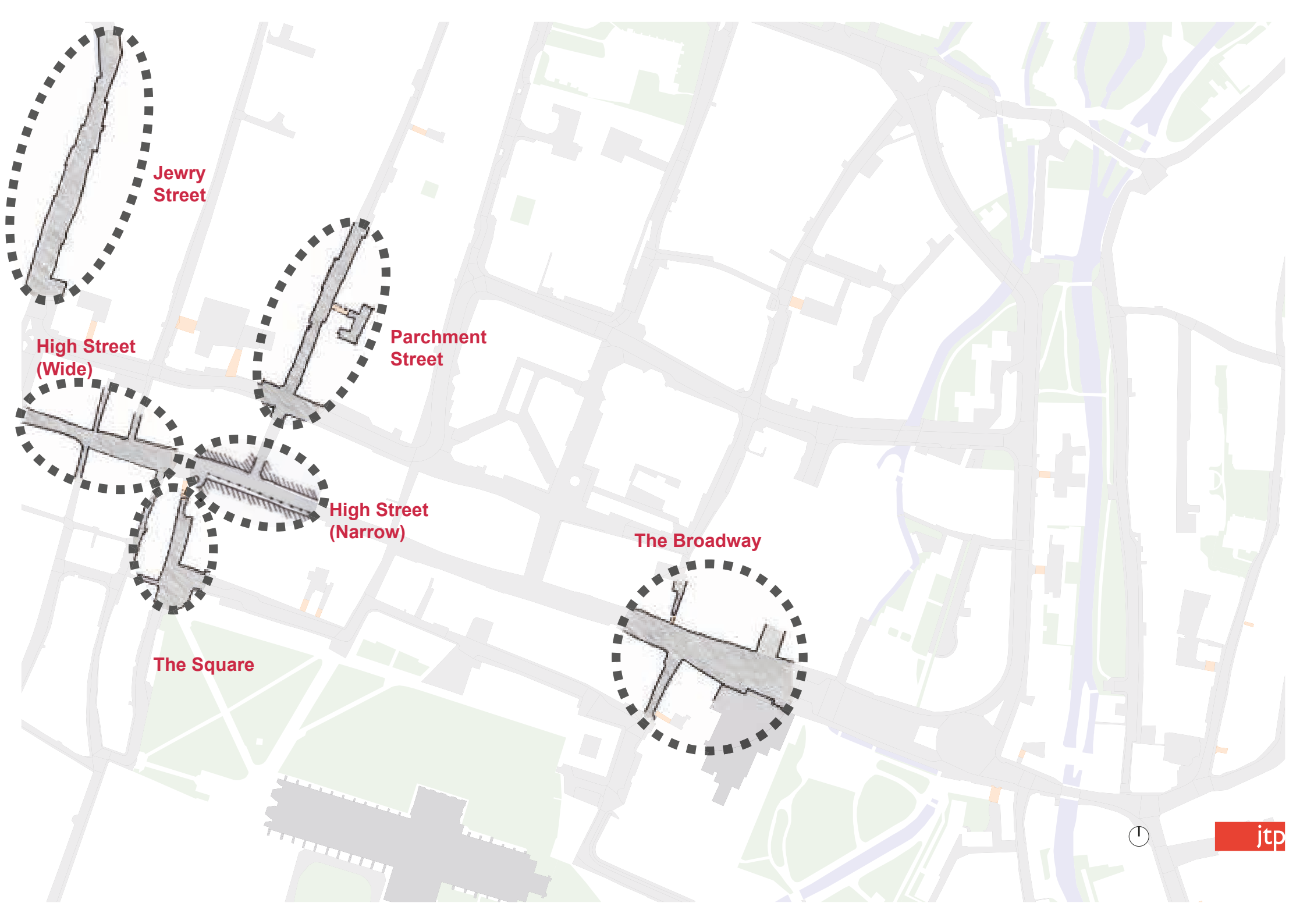
Winchester

City Context



Winchester Streets





Jewry Street

High Street (Wide)

Parchment Street

High Street (Narrow)

The Square

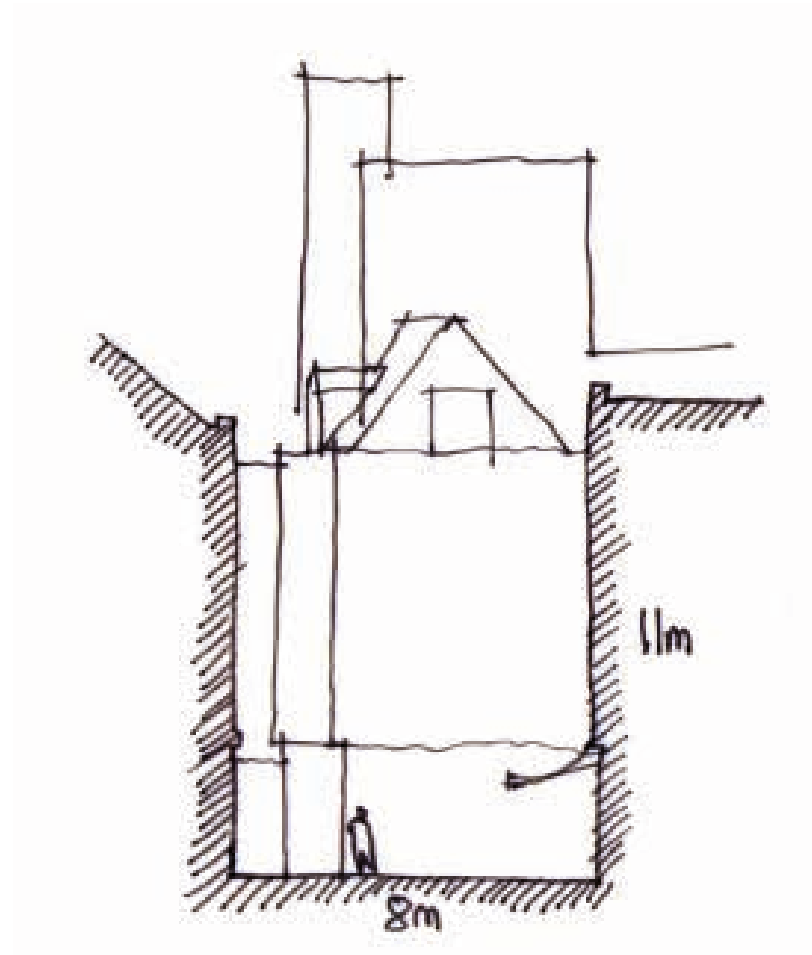
The Broadway



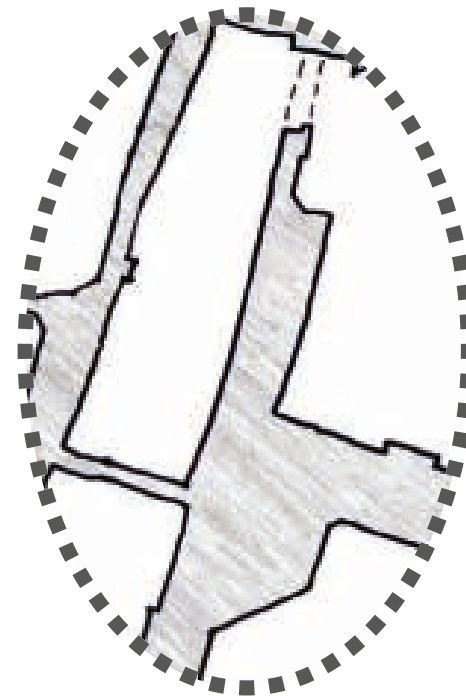
Winchester Streets The Square



Winchester Streets The Square



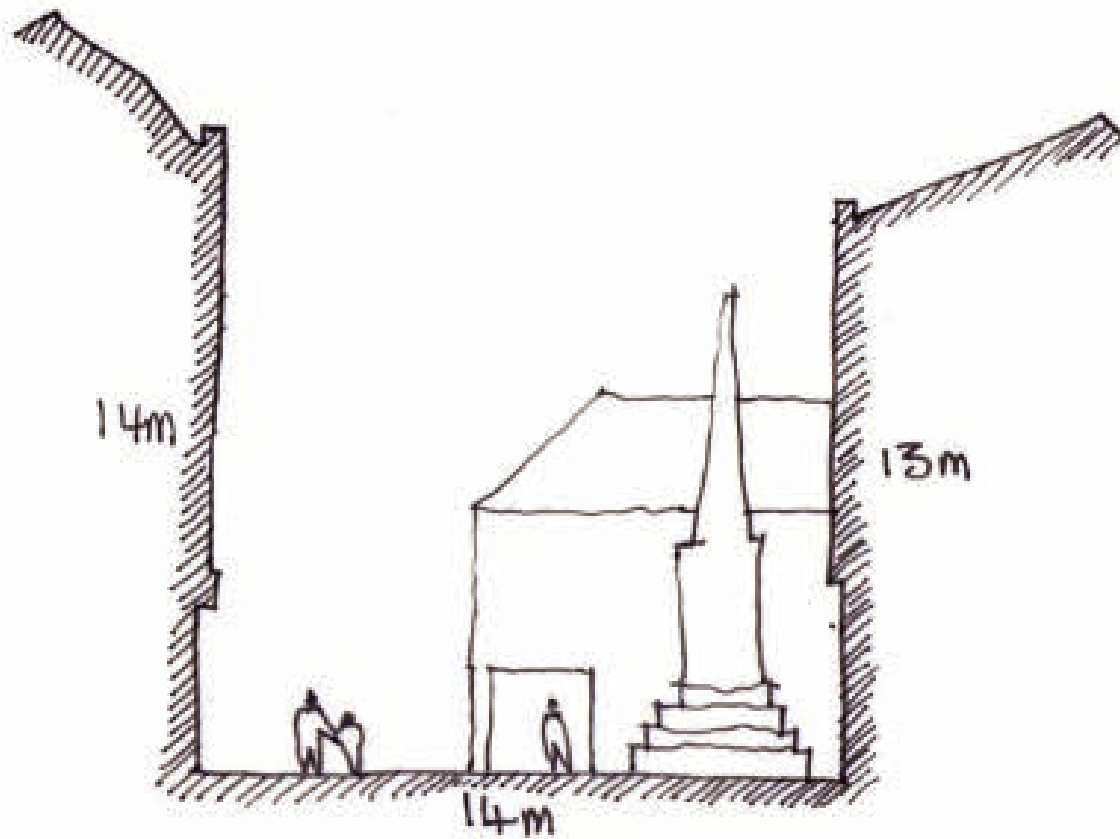
Enclosure Ratio
1:1.4



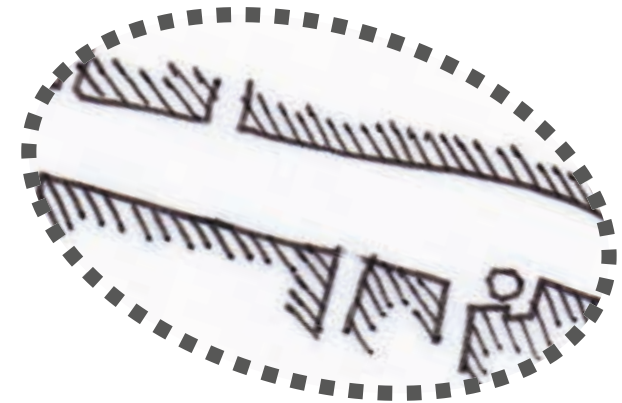
Winchester Streets High Street - Wide



Winchester Streets High Street - Wide



Enclosure Ratio
1:1



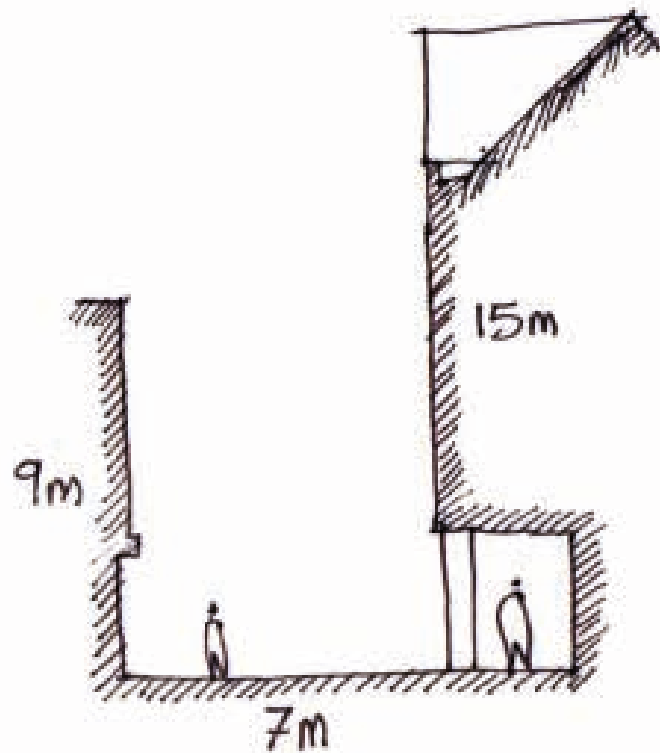
Winchester Streets

High Street - Narrow

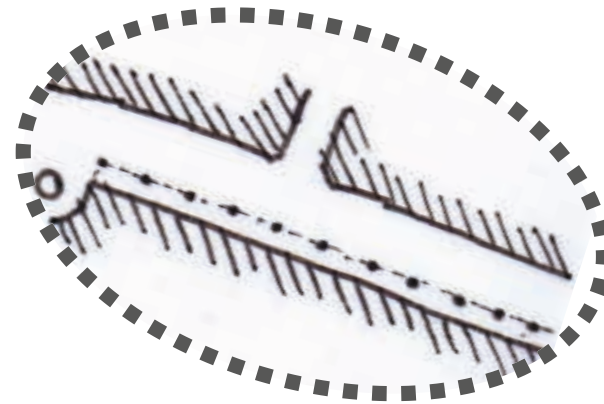


Winchester Streets

High Street - Narrow



Enclosure Ratio
1:2

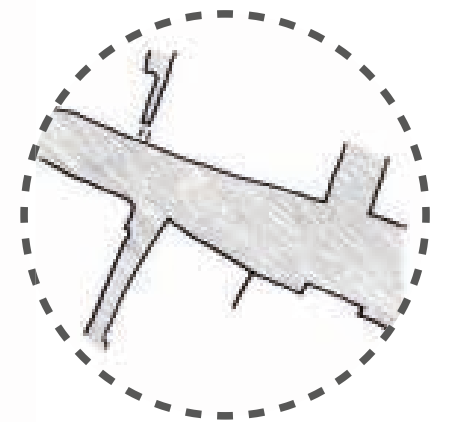
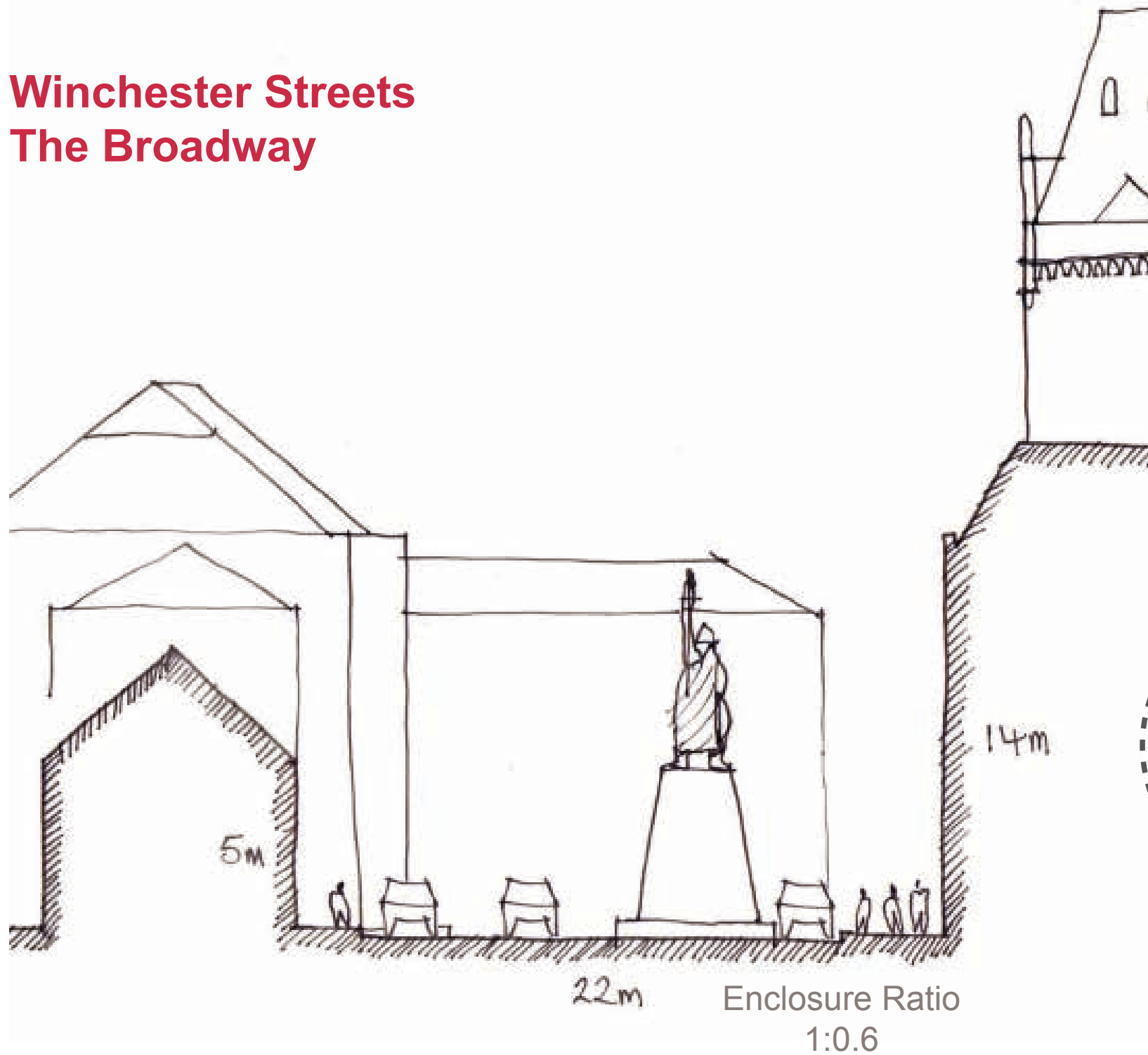


Winchester Streets

The Broadway



Winchester Streets The Broadway



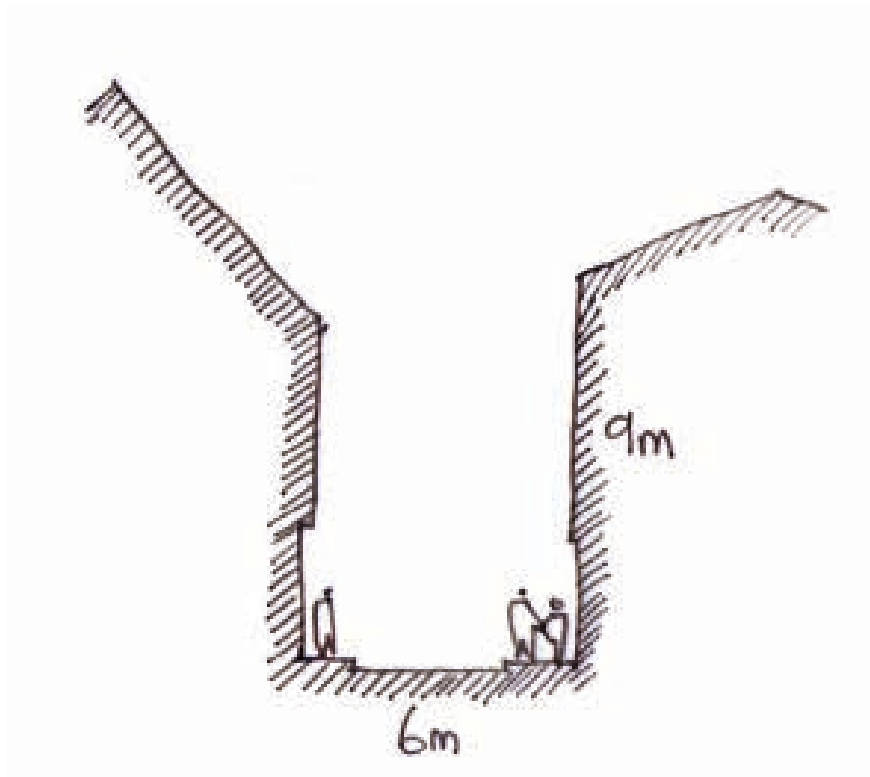
Winchester Streets

Parchment Street

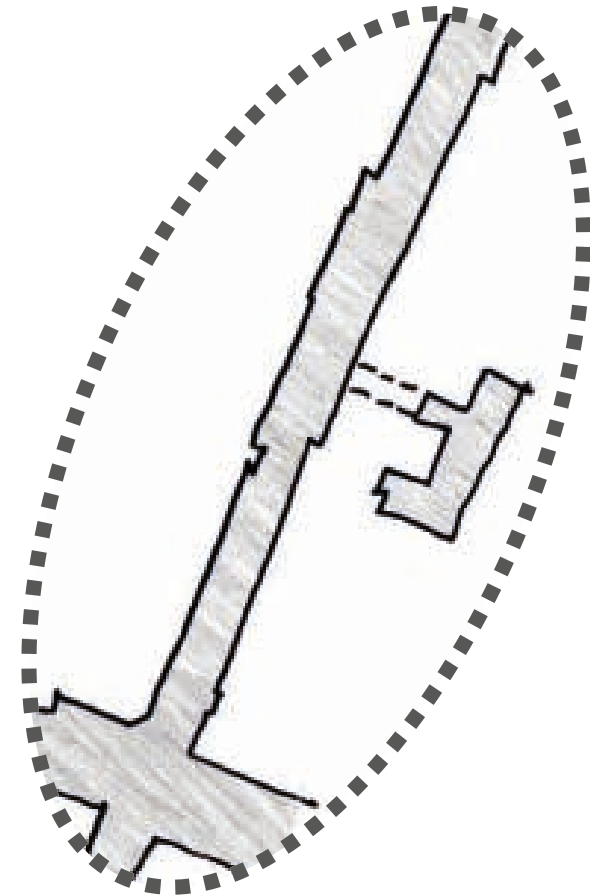


Winchester Streets

Parchment Street



Enclosure Ratio
1:1.5



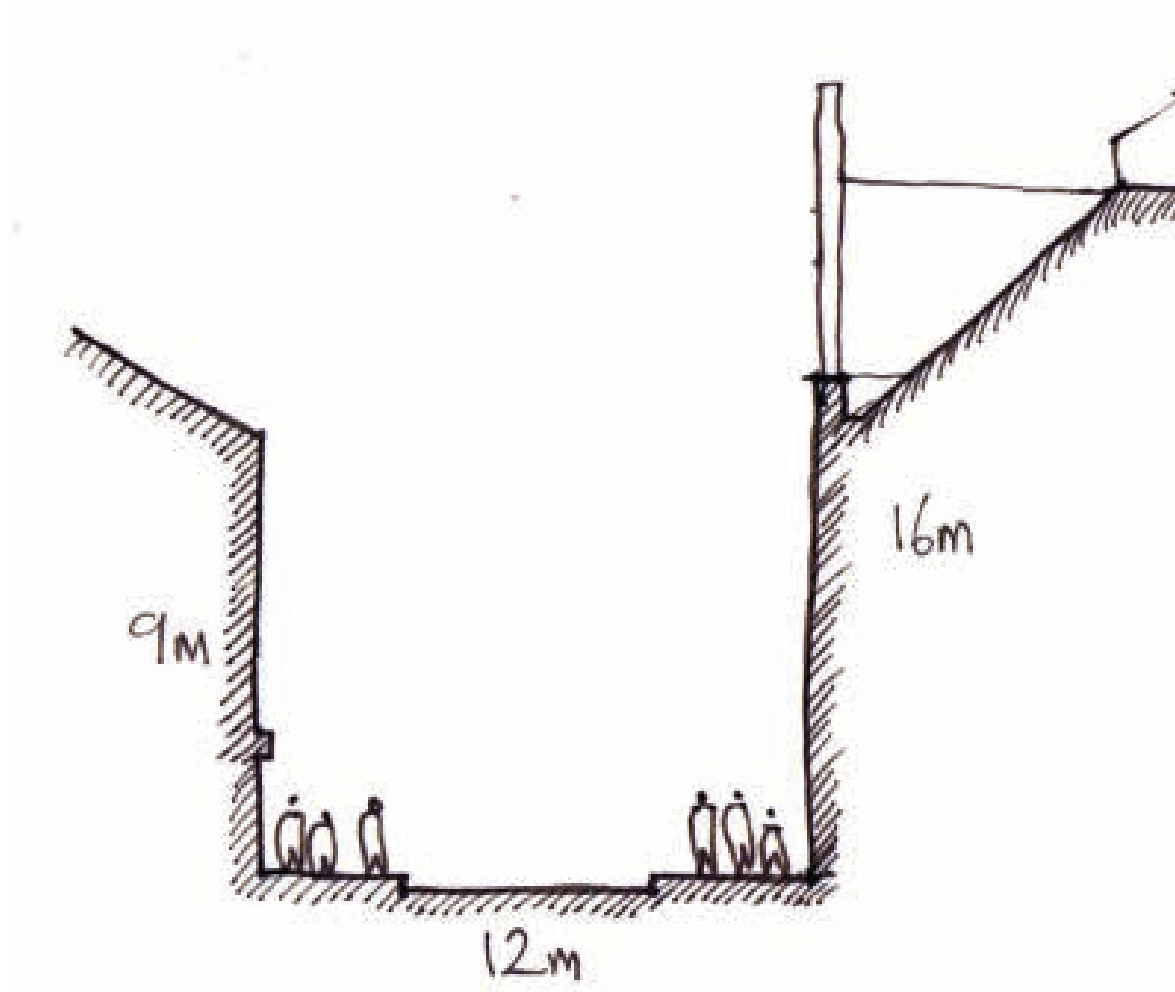
Winchester Streets

Jewry Street

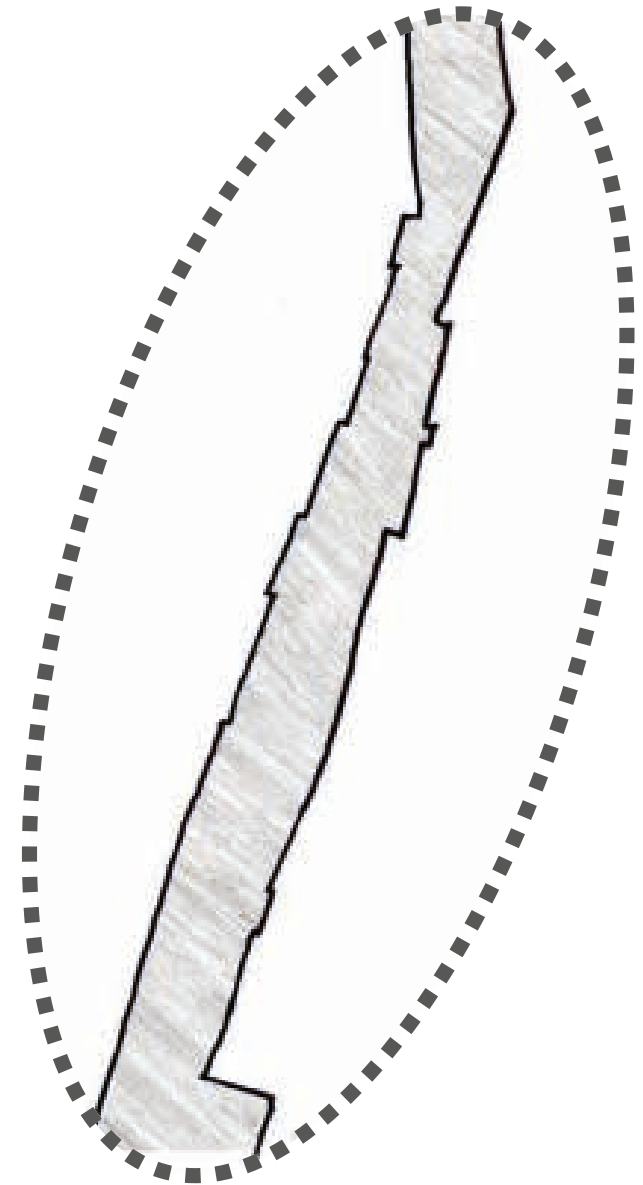


Winchester Streets

Jewry Street



Enclosure Ratio
1:1



Winchester Spaces



Walcote Place



The Buttercross
& the Square



Bridge Street
& the River



Winchester Spaces Walcote Place

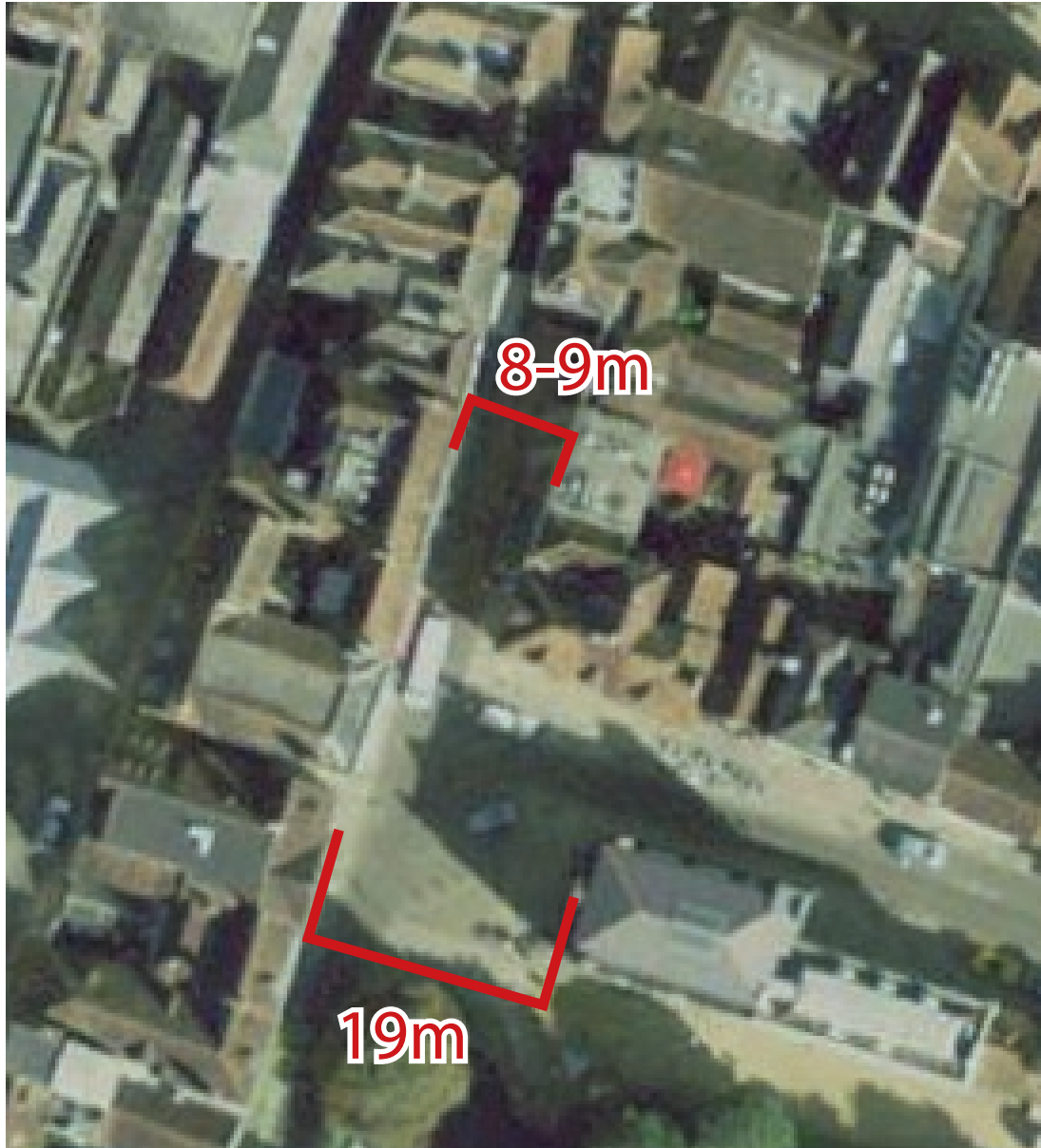


- Listed buildings alongside contemporary architecture.
- Buildings enclosing space are up to 3 storeys.
- Large mature trees help to enclose the spaces.
- Footpath route connects through the space.
- High quality, subtle public art.
- Outdoor cafe seating.

Walcote Place



Winchester Spaces Buttercross & the Square



- Restricted views lead through a sequence of intimate spaces.
- Narrow passageway opens into intimate space and on to The Square.
- Buildings enclosing spaces are up to 3.5 storeys.
- Outdoor cafe seating.
- Trees provide a backdrop to The Square.
- High quality paving.

Buttercross



Passageway



The Square



Winchester Spaces Bridge Street & the River



- Buildings generally have side elevations towards the water, or occasionally bridge over the river.
- Buildings alongside river up to 3.5 storeys.
- Footpath runs along the waterside.
- Bridge over river with open stone parapet walls provides views to the water.
- Trees form regular features along the river.
- Secluded pocket park connected by steps to the waterfront.

The City Mill



Bridge Street bridge



Riverside Edges

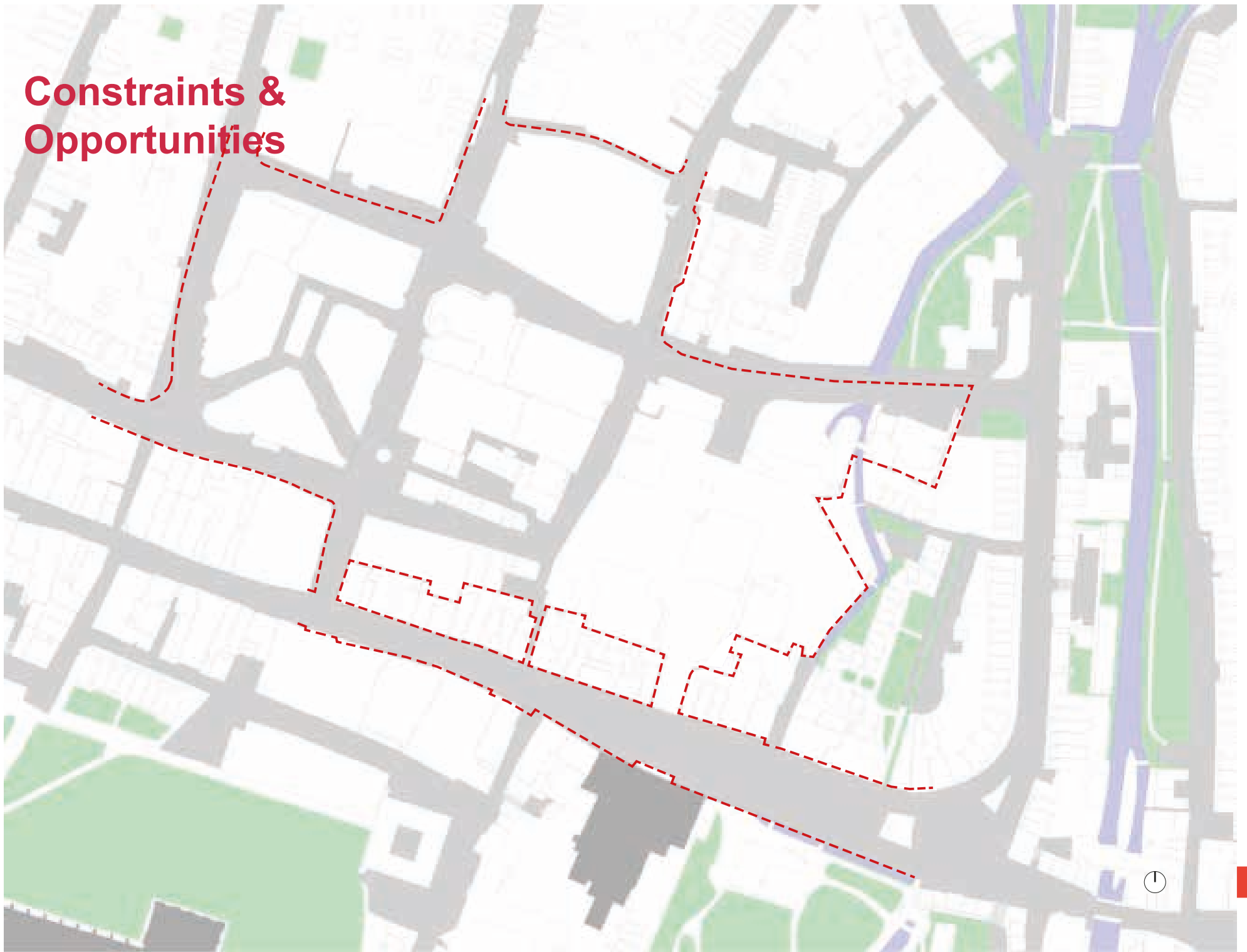


Riverside Edges

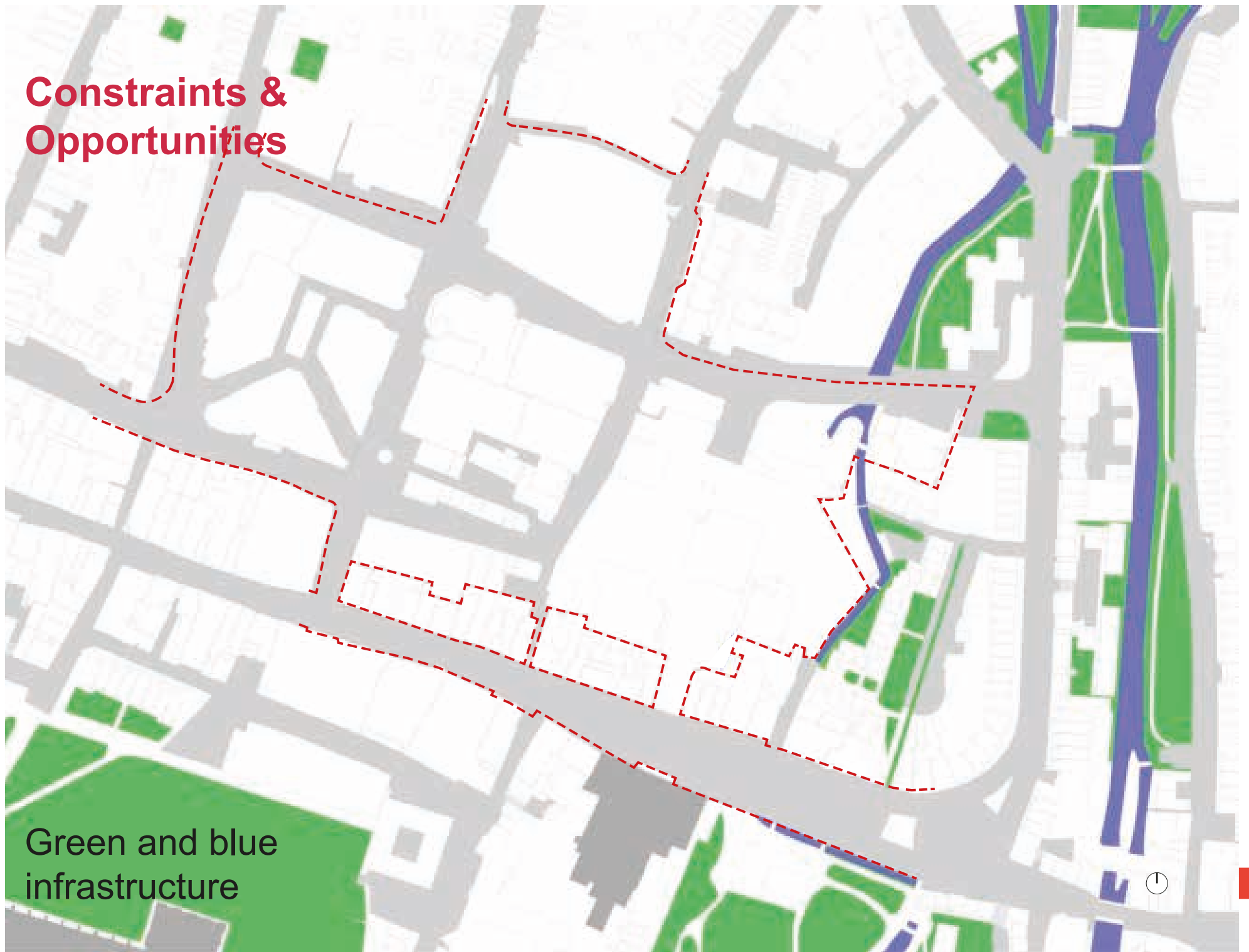


Site Constraints & Opportunities

Constraints & Opportunities



Constraints & Opportunities



Green and blue
infrastructure



River at northern edge of site

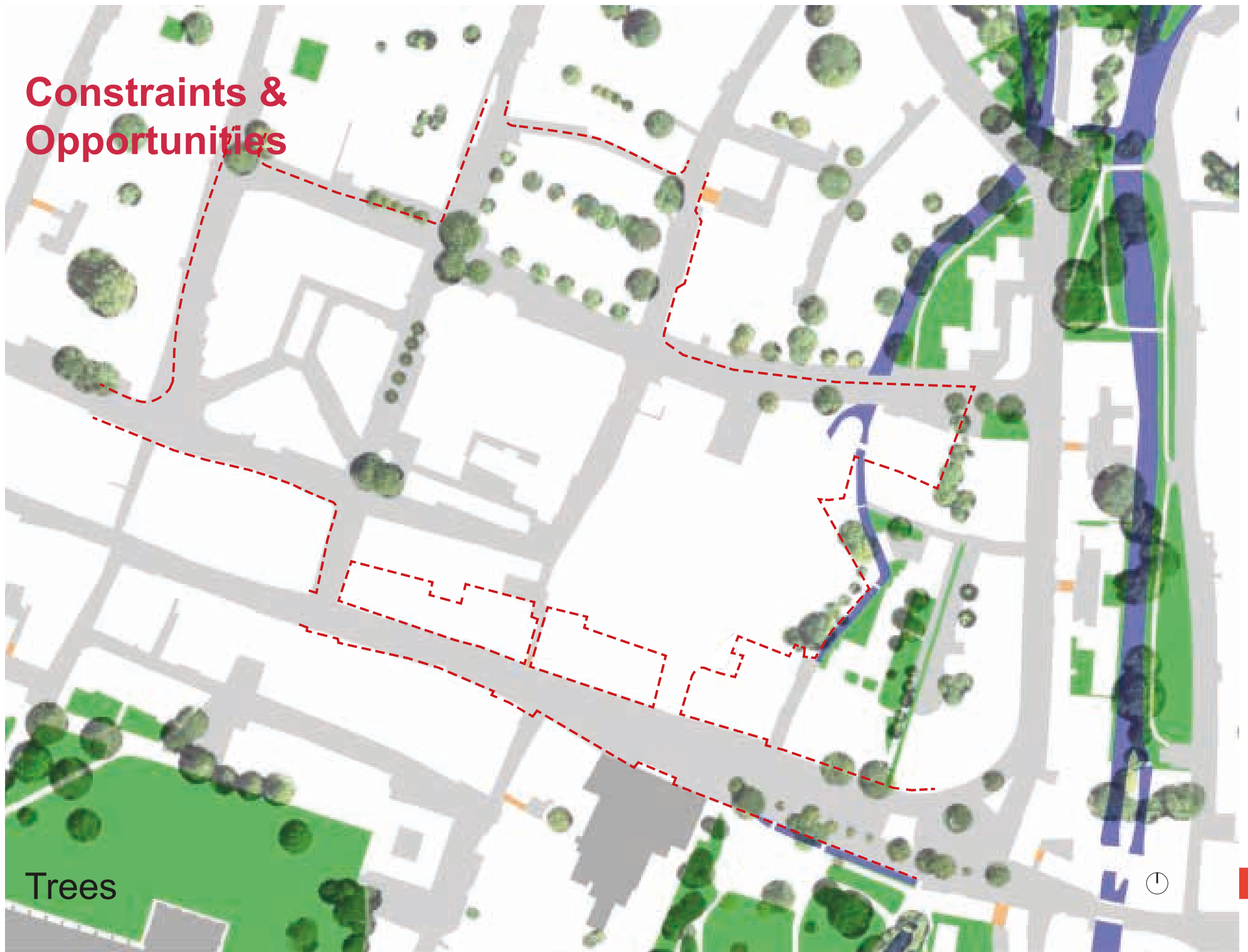


River to the north of Friarsgate



River on the eastern edge of the site with the alms houses

Constraints & Opportunities



Trees



Trees along Friarsgate



Cluster of trees at end of Middle Brook Street

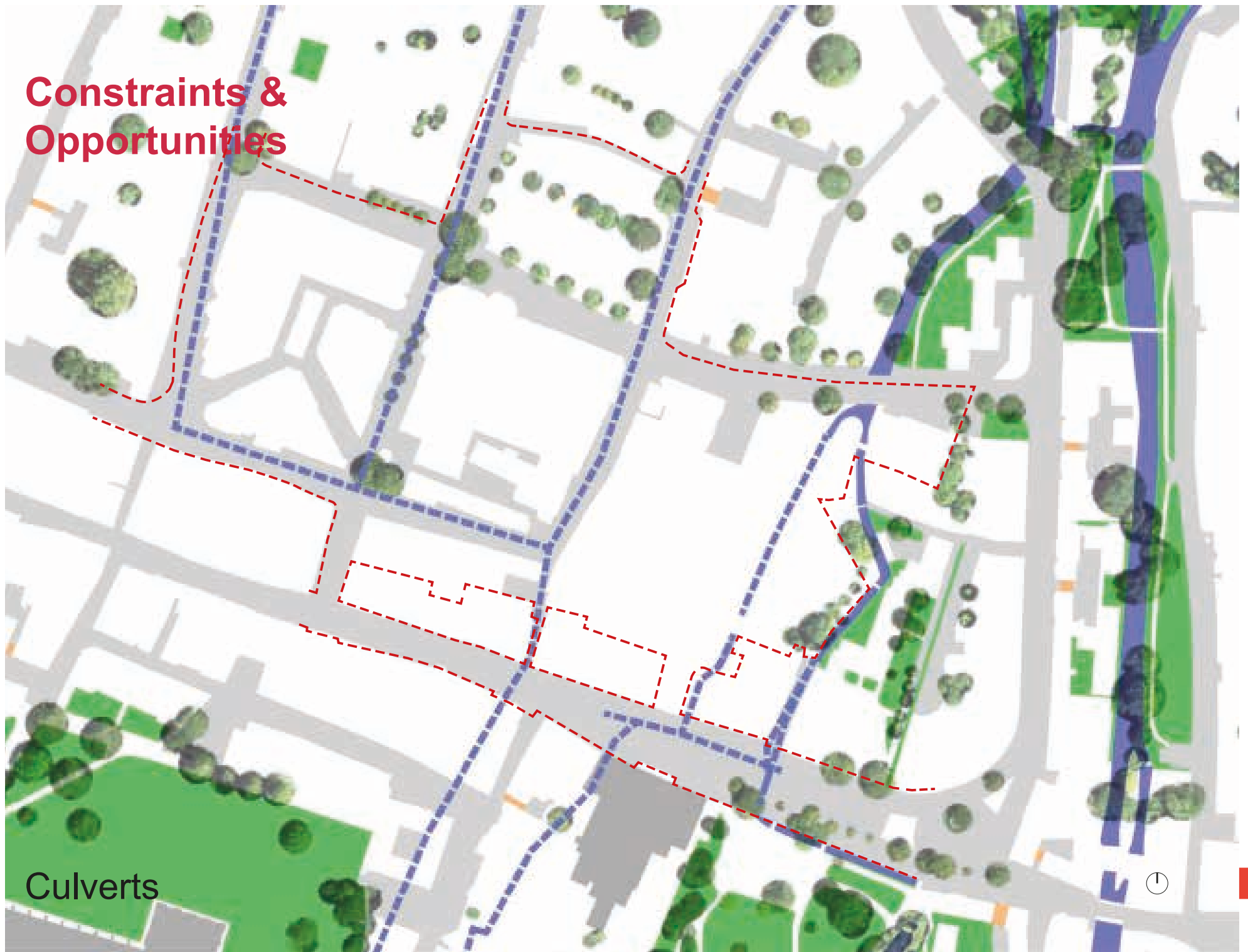


Mature trees along eastern edge



Line of trees along Middle Brook Street

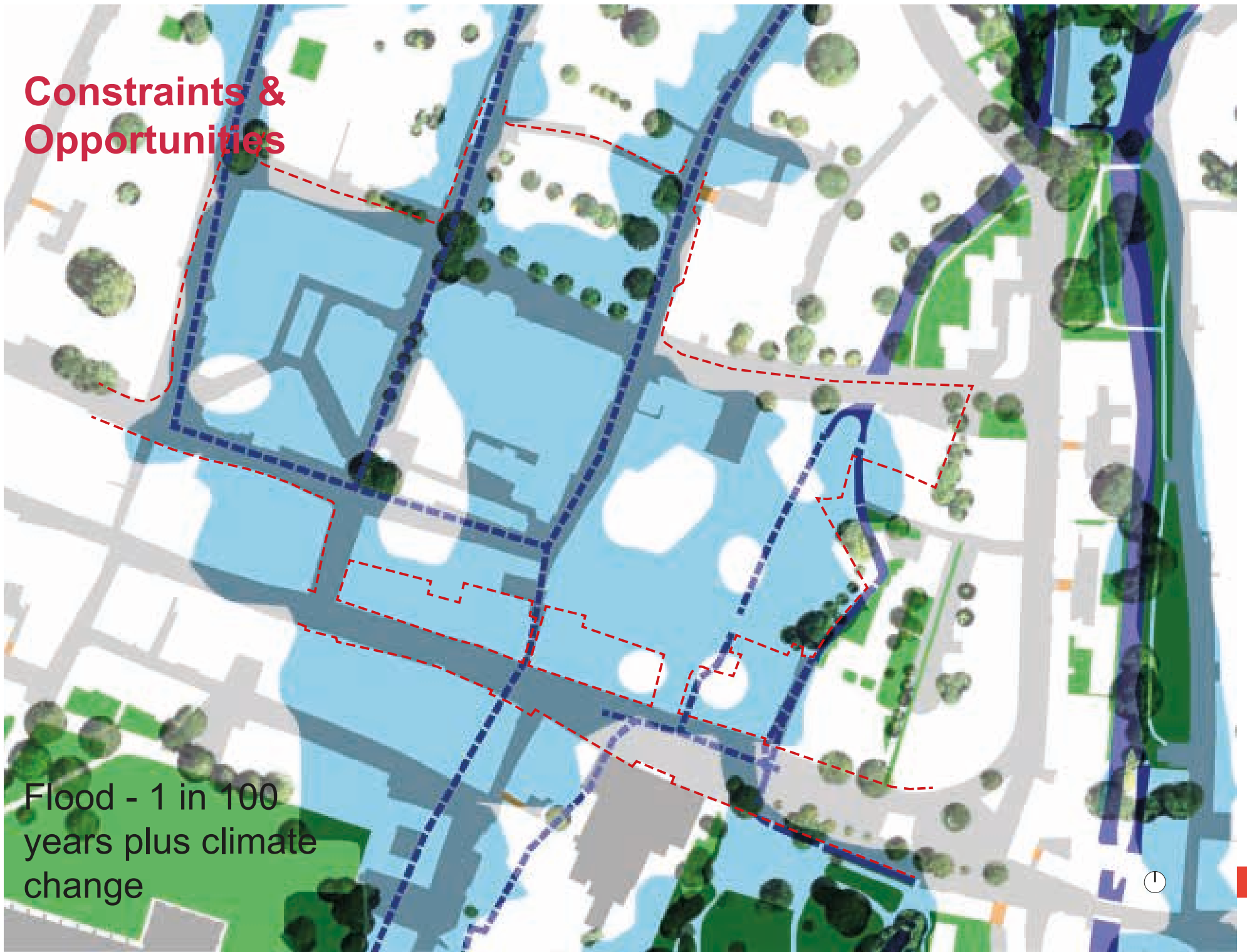
Constraints & Opportunities



Culverts

Constraints & Opportunities

Flood - 1 in 100
years plus climate
change



Constraints & Opportunities

Listed Buildings





St John's Alms houses



Cross Keys Passage and High Street buildings



The Guildhall



Terraced housing along Eastgate Street

Constraints & Opportunities

Antiques Market

Woolstaplers Warehouse

Heritage Assets





Antiques Market

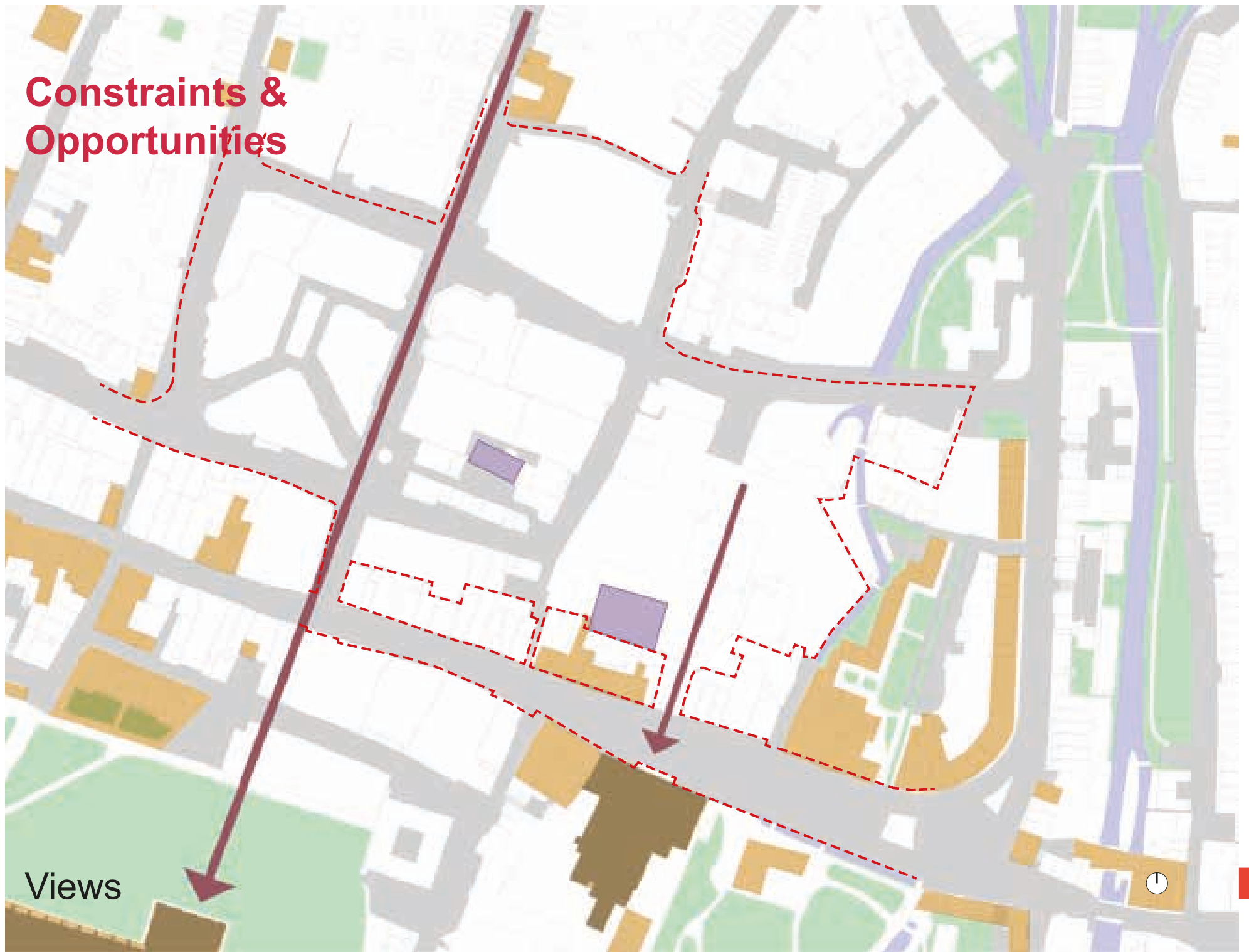


Woolstaplers Warehouse view from Bus Station



Woolstaplers Warehouse view from Tanner Street

Constraints & Opportunities



Views

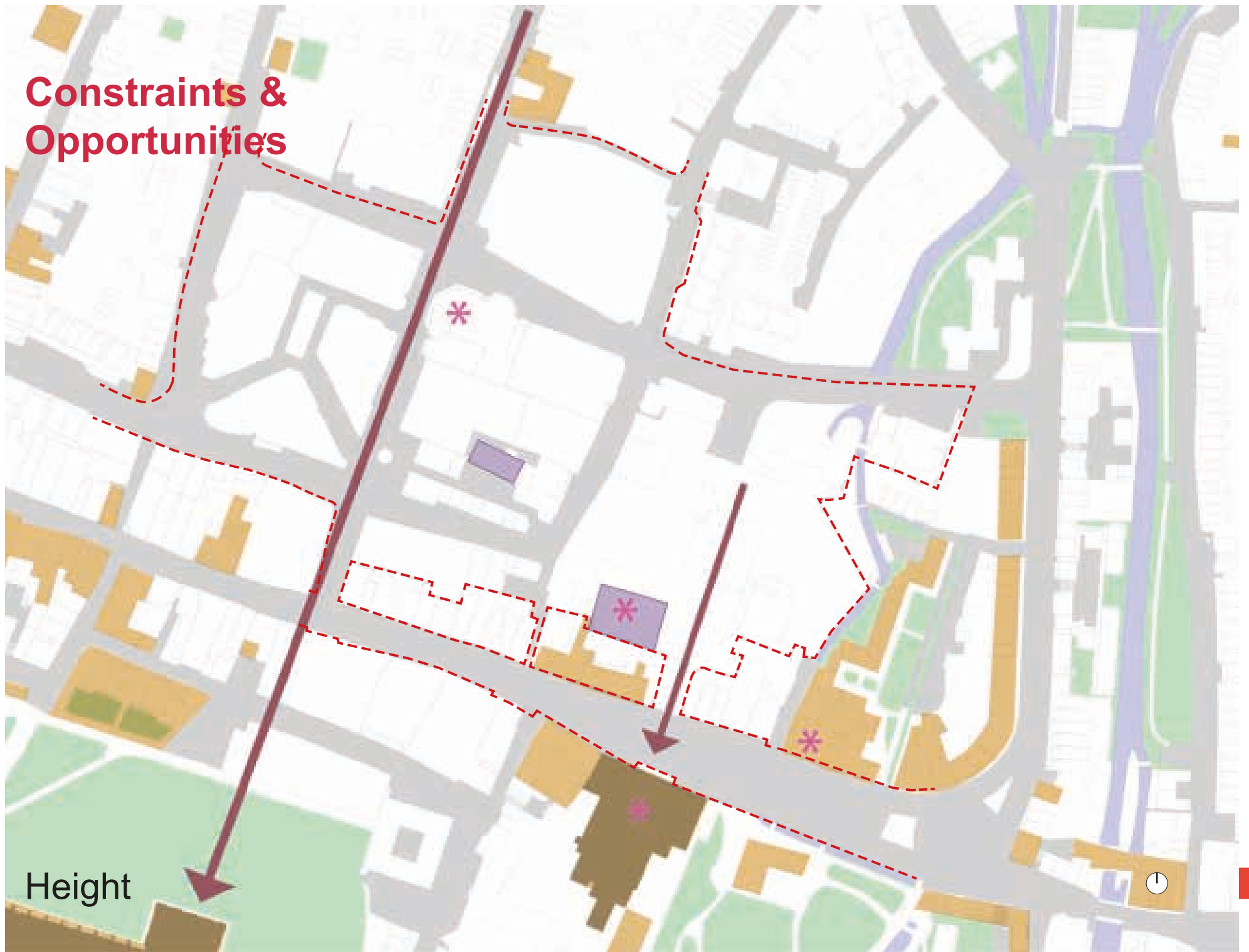


View from Bus Station to Guildhall



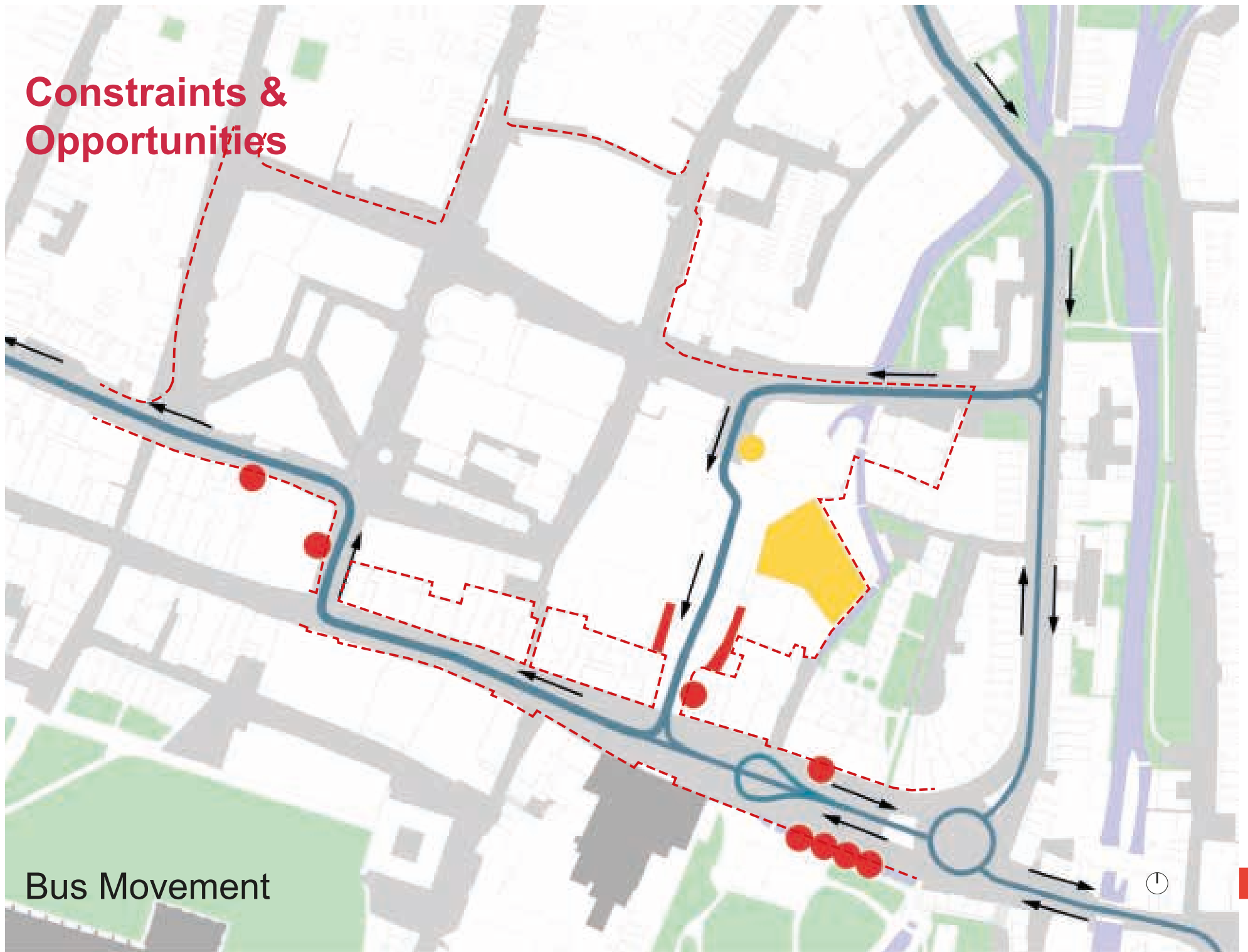
Long view down Middle Brook Street

Constraints & Opportunities





Constraints & Opportunities



Bus Movement



The Broadway to the High Street



Turning right along Middle Brook Street

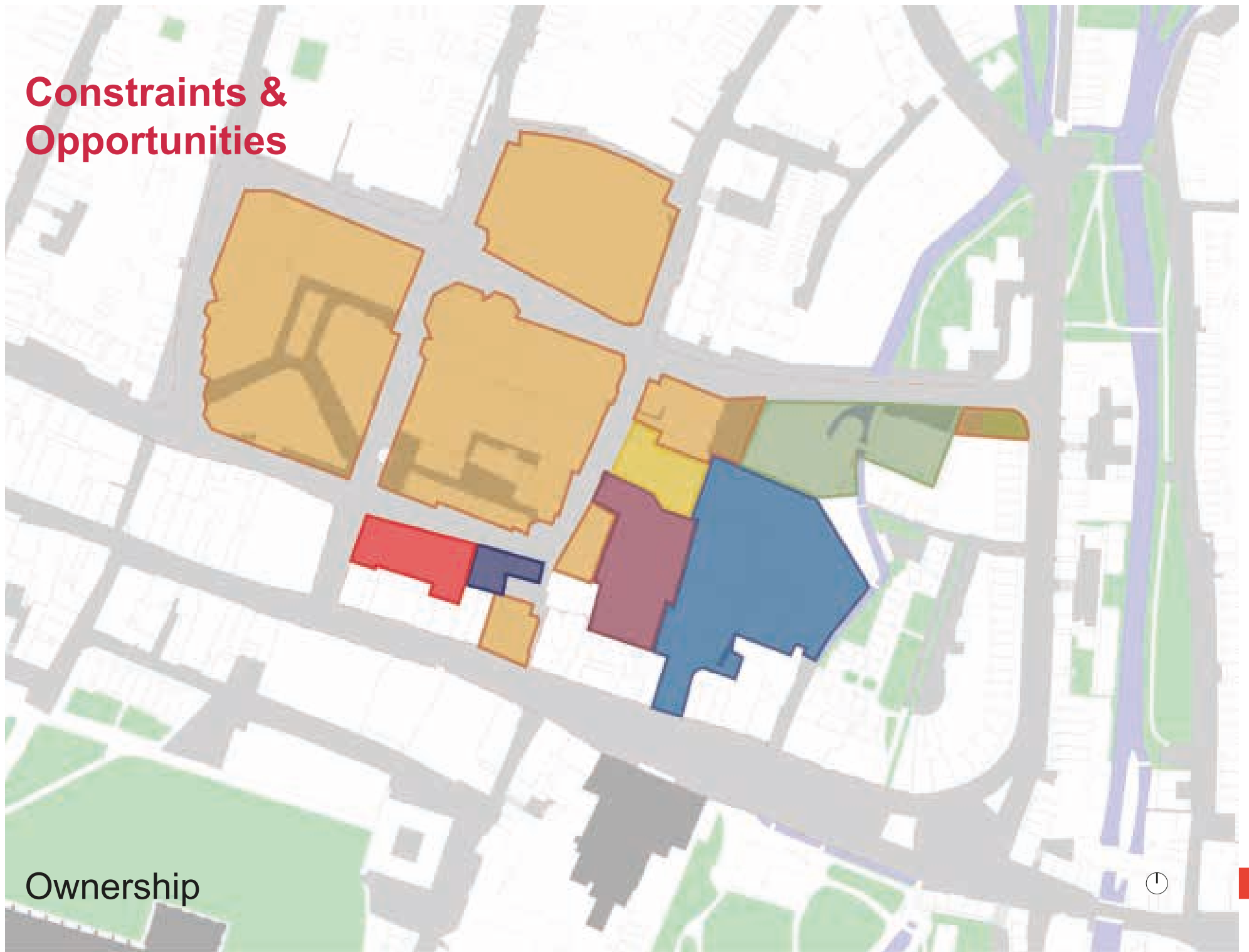


Middle Brook Street



Sainsbury's

Constraints & Opportunities



Ownership



Kings Walk



Bus Station



St Clement's Surgery



26 Friarsgate

Key themes



1. Support for Central Winchester Regeneration

The community planning process focused on a unique site in the heart of Winchester. Local people are passionate about their city and Community Planning participants supported the opportunity for positive change, brought forward in incremental phases – delivery could be ‘bit by bit’. Participants envisaged a mixed use pedestrian friendly quarter that is distinctly Winchester, supporting a vibrant retail and cultural offer and incorporating the imaginative re-use of existing buildings, such as the Antiques Market and the Woolstaplers Hall.

“We don’t have to have one big scheme – let it happen organically.”



2. Winchesterness

New buildings, streets and spaces should be in keeping with the city's historic context - "Winchesterness" - whilst providing for the 21st century needs of residents, workers and visitors. Proposals should respect the DNA of Winchester whilst writing the next chapter of its history. There would be a mix of styles and materials; the roofscape, scale, massing of buildings and street design should sit appropriately within the historic townscape. The Supplementary Planning Document should be flexible but definitive enough to provide appropriate direction for forthcoming development proposals.

"If we're talking about Winchesterness, there are two starting points: one, there's a crazy jumble of buildings, a "happy accident", which makes it work. And then there's its cultural character as a trading, educational and ecclesiastical centre."



3. Streets, spaces and water

The spirit of Winchester should be preserved and enhanced through the design of new streets and spaces, with appropriate materiality, sense of enclosure and views. New streets and alleyways can stitch the neighbourhood north of the Broadway back into the city centre grain, with links to Abbey Gardens to the south and Winnall Moor to the north. The new quarter would be pedestrian friendly but accessible for disabled people, cyclists and servicing. Flexible use will allow a market to trade and provide space for other street activities and performances, all of which attract visitors to the city. Opening up watercourses of different character would change the ambiance of the spaces. The Broadway represents an opportunity to create a significant and adaptable public space in the heart of Winchester, through rerouting of buses and taxis.

“The old street pattern used to follow the brooks – why not bring it back?”

4. “City experience” economy

It was felt that Winchester should aim for a distinctive brand and not try to compete with the Southampton and Basingstoke offer but complement them by offering visitors a “city experience” including heritage, food, leisure, retail and markets. The regeneration of the central areas provides an opportunity to invigorate the town centre, including with appropriate retail accommodation and support for the markets. There should be a mix of new small and larger shop units, but not an oversupply. There was a strong desire that shops should cater for all people and all incomes. The Brooks Centre is in need of new uses and revamping. It was felt possible to retain the Antiques Market building and make more use of this, with an improved public realm setting. Employment spaces could provide for creative and start-up businesses. The re-routing of buses would provide the opportunity for the market to move down to the lower High Street and The Broadway to reinforce the offer of the regeneration area.

“Winchester must compete by differentiating itself!”



5. Getting about

As with most cities, traffic has a huge impact and there was strong support for a more pedestrian and cycle friendly environment in central Winchester. This could draw people into the site with better pedestrian links east-west and north-south and improvements to cycle routes and facilities. To achieve this end appropriate bus routing and parking strategies should be considered taking account of the needs of city dwellers and those who travel in from the wider district. Future flexibility is important to deal with the development of new technology, such as driverless cars, other policies and longer term (as yet unknown) innovations.

“People are divided by those wanting to reduce car use and those needing to use the car.”

“I live outside and come to the city seven times a week, but it has become a nightmare to park. We need a backup for P&R facilities, otherwise I will stop coming to Winchester!!”



6. Buses

Participants believe that there is no requirement for a bus depot and bus parking in the city centre. The bus interchange could stay near the High Street, but better connectivity with the railway station is important. Bus stops should be conveniently located, with facilities such as shelter, 5 star toilets and real time travel information. One option suggested was to move the bus interchange to Middle Brook car park, as it is close to the High Street and might improve footfall along Middle Brook Street. Any new interchange could incorporate a cycle focus.

“To get proper integrated transport you’ve got to get the location right.”





7. Heritage and culture

Winchester's history and culture has shaped the character of the city and represents a huge tourism asset. Cultural activities and festivals are a big attraction for residents and visitors. It is important to develop a viable strategy for archeological investigation, which will inform detailed building and public realm design. Many participants supported the interpretation of the unique Anglo Saxon heritage, possibly including a new museum and city trails. A flexible planning brief could include the option of a museum but should not be reliant upon it. Winchester has an important creative sector, representing all ages and backgrounds, whose input into developing the character of this new quarter would be very valuable. Once again, flexibility should be a key component.

“Winchester has a strong festival / cultural events dynamic. We want to facilitate this and recognise the need – formal and informal. It's part of what makes Winchester “Winchester”.”

8. Housing and community

It was understood that housing will play an important part in the Central Winchester Regeneration area, given the sustainable location. The type of housing needs to be decided and will need to be assessed in the context of other community benefits provided as part of future proposals and available residential sites elsewhere in Winchester. There were suggestions of homes for downsizers, retirement living, car free housing that was truly affordable, student accommodation, as well as living above the shop. Regeneration of the site should cater for the full spectrum of the community, including those on lower incomes, as well as the more affluent residents or commuters to London and Southampton. It was suggested that there could be a community-focused Day Centre, which could bring people together: young parents during the day, the unwaged, lonely elderly, offering affordable classes and companionship.

“Make it better for people to live here!”





9. Delivery and meanwhile uses

Development of mixed use quarters is complex and opportunities should be taken to learn from other places and explore options for delivery. A key aspiration is to build for the long term, allowing future proofing for what may come later. It was felt that the potential for meanwhile uses could also be explored on site if these are needed. Participants were also keen that other development sites should be included as part of a 'bigger picture' assessment of the future of Winchester.

"We need flexibly planned buildings whose ground floor can adapt over time."

10. Community participation – keep the process going

Participants were appreciative of the community planning process, which generated a huge number of ideas, and enjoyment from working together to consider the complex design and delivery challenges. It is important to keep the momentum going, find ways to build on the enthusiasm and ensure that people from all age groups and backgrounds are well represented as the process continues. Small interventions and early wins will help. In developing the plans, it is essential to consider viability and other practical issues, and to hone the proposals so that the Supplementary Planning Document is a robust blueprint for the future.

“The most important thing today is how much people agree.”

“We’re full of hope and we’re being patient – it’s all part of “Sense and Sensibility”.”



City Context



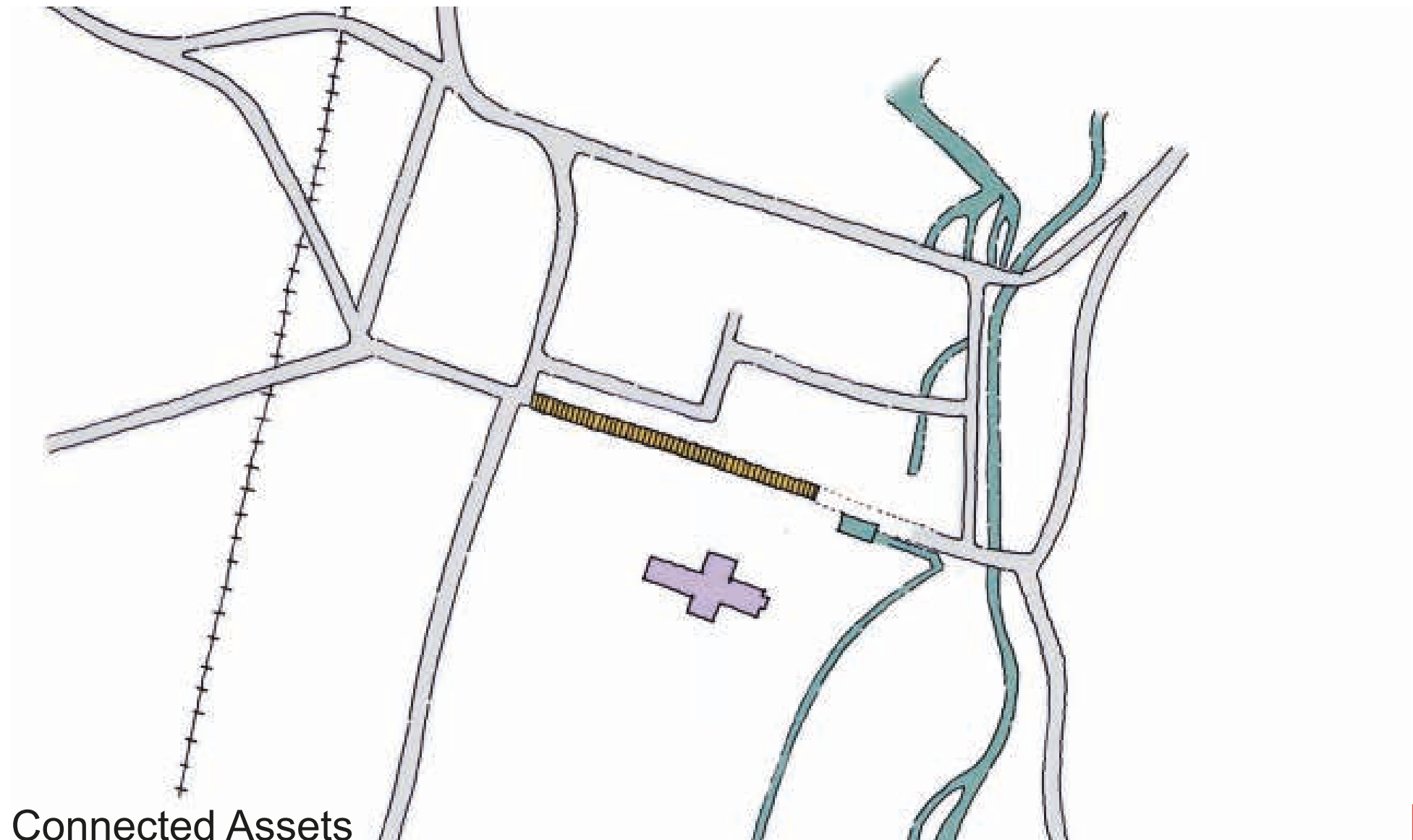


Connected streets

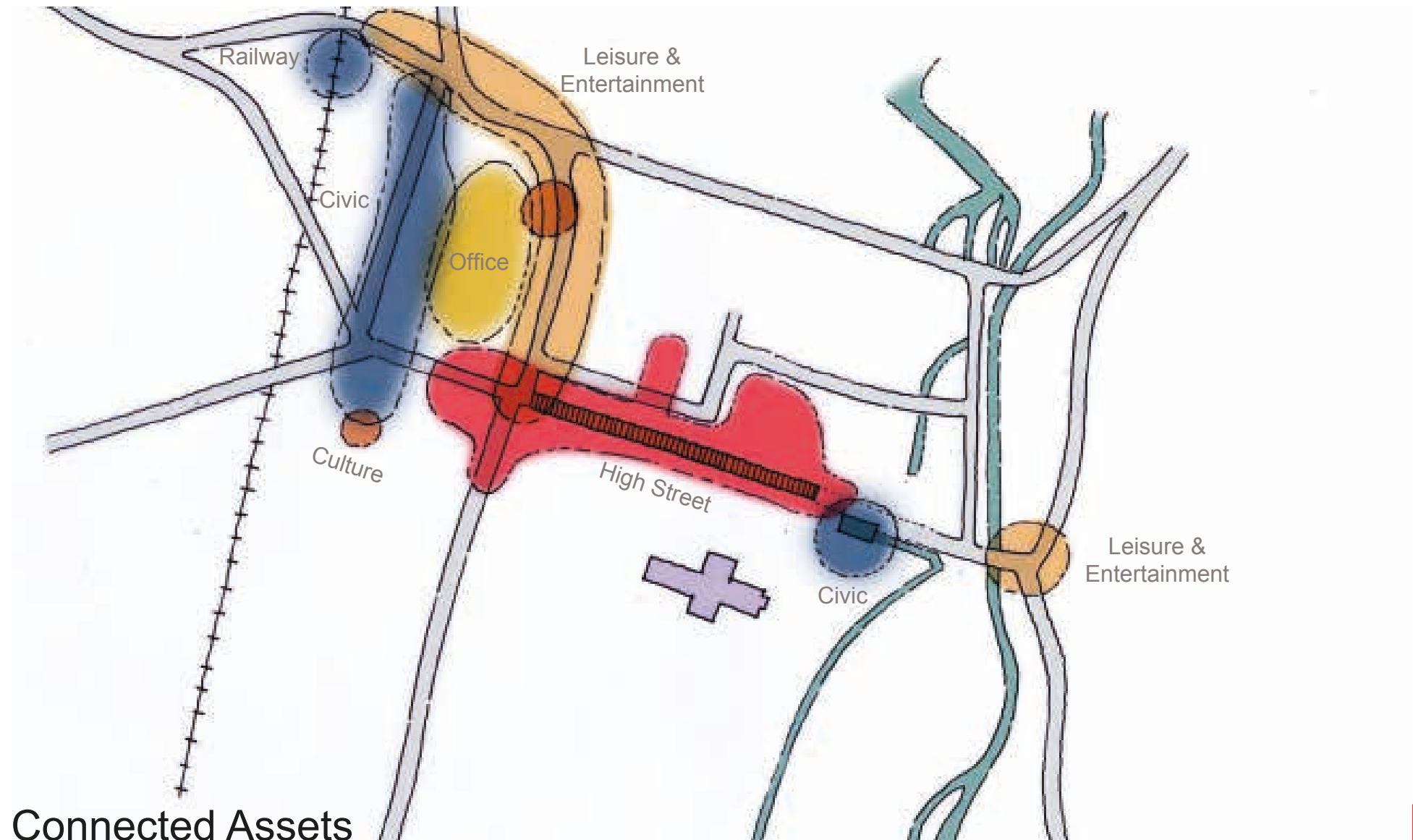
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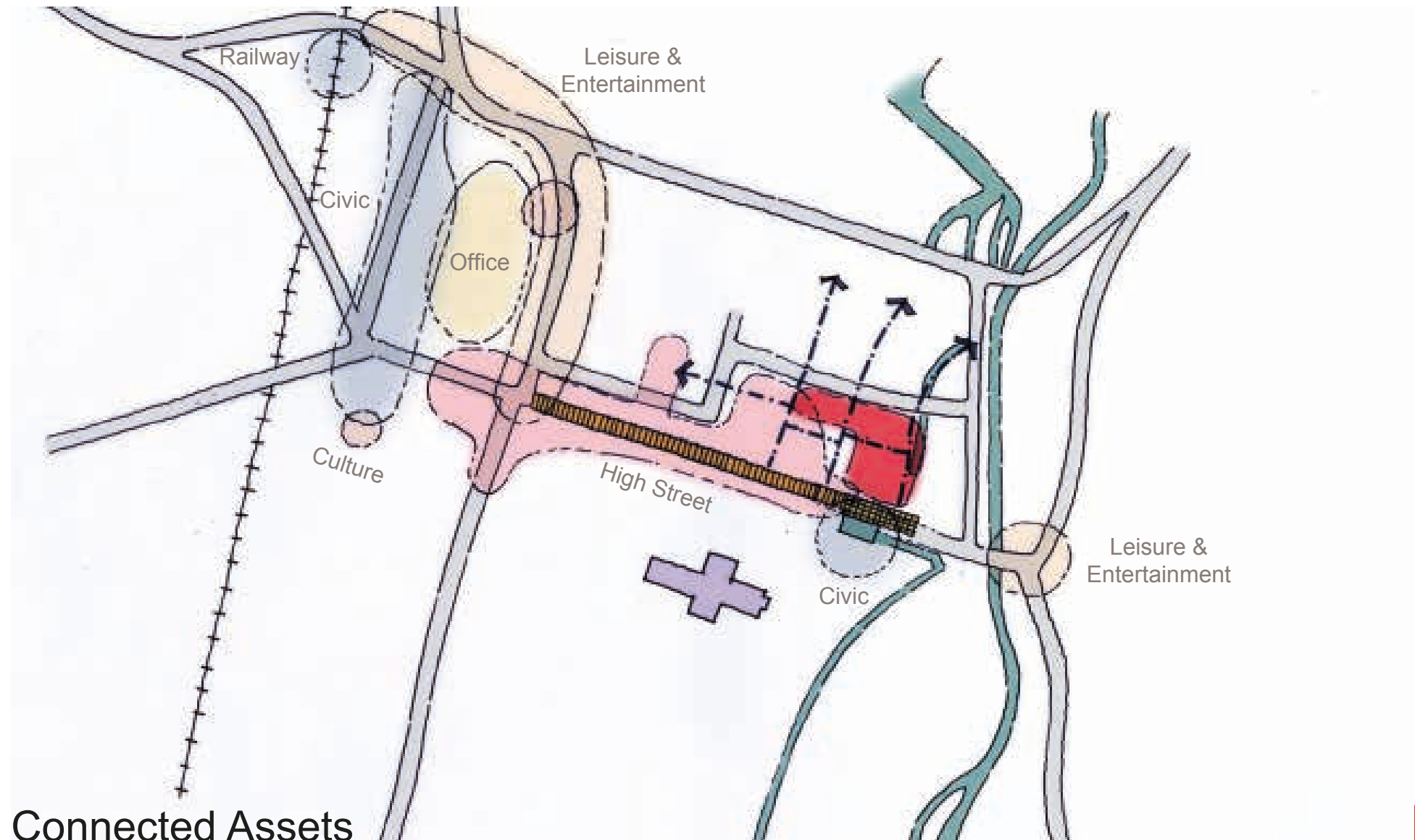
The High Street



City Quarters



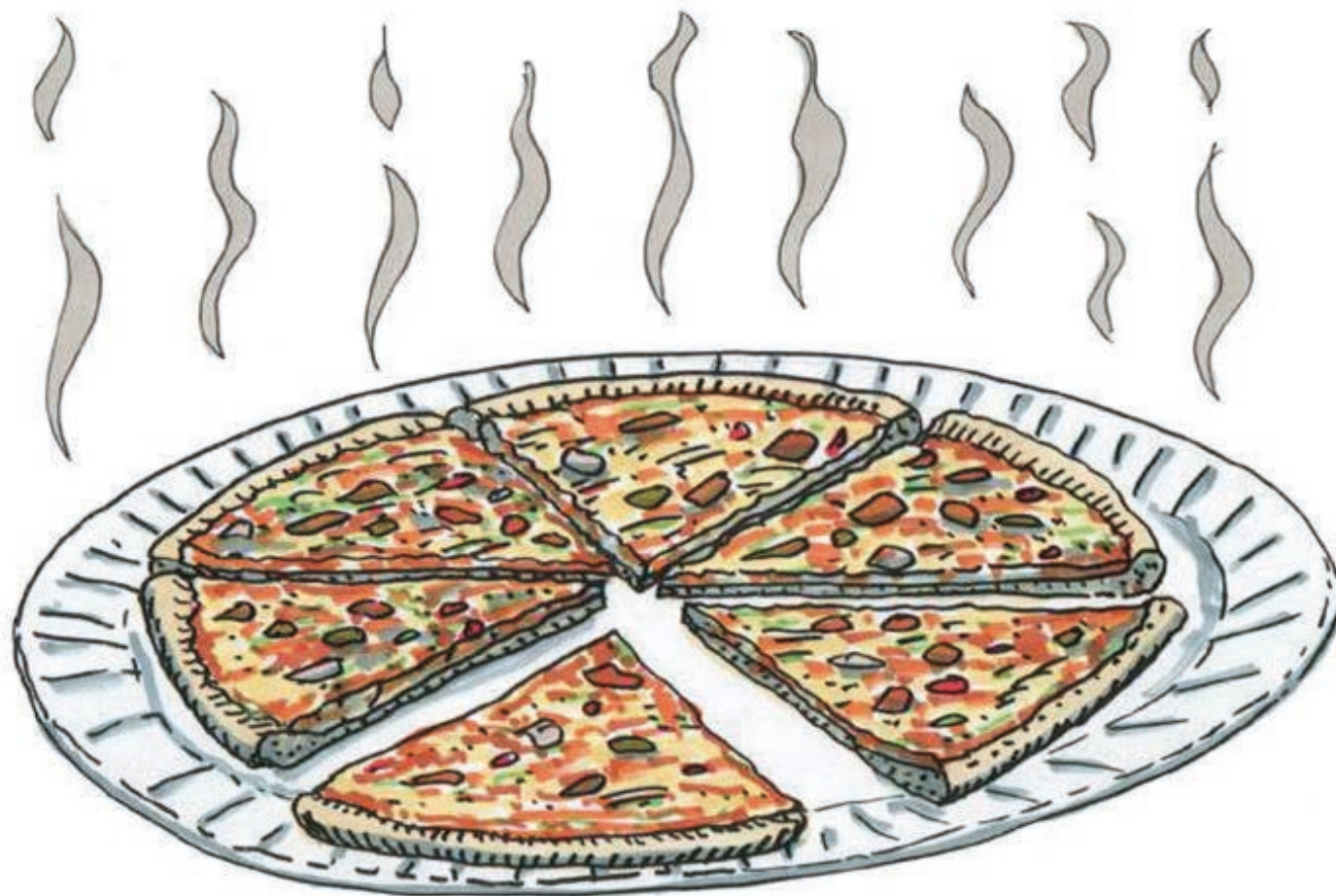
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Connected Assets









Central Winchester Regeneration

Next Stages



Winchester
City Council



Timetable (1)



- IPG Meeting 4th April – feedback from engagement to date
- Some ongoing focused engagement in Mid April/ Early May
- Ongoing technical work to feed in, archaeology, transport and retail – early to mid April

Timetable (2)



- Some further key stakeholder discussions by end of April
- IPG Meeting 23rd May - update on emerging SPD

Timetable (3)

- First Draft SPD Summer
- Consultation on draft SPD to follow
- Consideration of comments and further engagement
- Draft final SPD Winter 2017



CENTRAL WINCHESTER REGENERATION COMMUNITY PLANNING

An aerial night photograph of Winchester, UK, showing the city center with its historic architecture and illuminated streets. The image is used as a background for the text.

THANK YOU

MARCH 2017

itp