

REPORT TITLE: ENHANCING ST MAURICE'S COVERT

WINCHESTER TOWN FORUM

16 NOVEMBER 2016

CABINET

7 DECEMBER 2016

PORTFOLIO HOLDER: CLLR VICTORIA WESTON, PORTFOLIO HOLDER FOR  
BUILT ENVIRONMENT

REPORT OF ASSISTANT DIRECTOR (ECONOMY & COMMUNITIES)

Contact Officer: Eloise Appleby Tel No: 01962 848 181 Email  
eappleby@winchester.gov.uk

WARD(S): ST MICHAEL'S

PURPOSE

As part of a package of measures to enhance the commercial centre of the city, Winchester Town Forum allocated a budget to improve the presentation of St Maurice's Covert on the High Street. The Covert is part of the site of the former church of St Maurice, between Debenhams and Greggs.

Members felt that the potential of the Covert – as a linking route between High Street and Cathedral, as a shelter and as a covered space for community activities or cultural performances – was not being fulfilled. There was a concern that its appearance actively deterred wider usage, and invited antisocial behaviour.

With the support of an Informal Member Working Group drawn from the Town Forum, a commission was advertised for consultants to research and develop a design scheme for the Covert. A budget of £10,000 was allocated from the Town Account for this design work – now all but complete – and a further £30,000 to support delivery of the new scheme.

A full presentation was given by the appointed architects at the meeting of Winchester Town Forum in September 2016. This report summarises key aspects of the design scheme, and proposes a further financial contribution to enable delivery of the first phase of the completed scheme in the Council's capital programme for 2017/18.

RECOMMENDATIONS:To Town Forum

1. That the Enhancement Strategy produced by ScottWhitbyStudio to improve St Maurice's Covert be welcomed;
2. That confirmation be given by Members as to whether they wish to proceed to delivery or withdraw from the project at this stage;
3. That, should delivery be the preferred option, the £30,000 budget identified to support the enhancement scheme be confirmed for the purpose and made available as soon as the necessary consents are in place to begin delivery;
4. That, should delivery be the preferred option, a further capital contribution from the Winchester Town Account to the delivery project of £30,000 be recommended to Cabinet for 2017/18;
5. That, should no further funding be made available from the Town Account or General Fund, enhancements delivered to the value of the existing Town Account allocation of £30,000 be commissioned as a first step to more complete delivery;
6. That the Town Forum Informal Steering Group, having fulfilled its original terms of reference, be extended as a steering group for the delivery of the enhancement works.

To Cabinet

1. That the Town Forum be acknowledged for championing and leading the St Maurice's Covert enhancement project to this point;
2. That the proposals of ScottWhitbyStudio to improve St Maurice's Covert be welcomed;
3. That confirmation be given by Members as to whether they wish to proceed to delivery or withdraw from the project at this stage;
4. That, should delivery be the preferred option, a further capital contribution from the Council's Capital Programme of £140,000 be considered for 2017/18 to enable prompt delivery of the first package of enhancement works;
5. That, should delivery be the preferred option, provision be made in the Town Schemes within the Capital Programme in 2017/18 for a further capital contribution from the Winchester Town Account to the delivery project of £30,000 be recommended to Cabinet;

6. That a direction be made under Contract Procedure Rule 2.4a for authorisation to negotiate with ScottWhitbyStudio for the delivery of architect's services to oversee delivery of the first package of enhancement works, from planning stage to completion, at a cost of £15,000 + VAT as detailed in paragraphs 3.5 and 3.6 of the Report.

## IMPLICATIONS:

### 1 COMMUNITY STRATEGY OUTCOME

- 1.1 The enhancement for St Maurice's Covert supports three of the Community Strategy outcomes as follows:
- a) Active Communities – encouraging walking in the city. St Maurice's Covert is a thoroughfare which links the commercial centre with the cathedral quarter;
  - b) High Quality Environment – the project would improve the look and feel of a well-loved historic structure, which includes a Norman tower, ensuring it reflected the past use of the site appropriately whilst making it more relevant to the modern-day city;
  - c) Prosperous Economy – the Covert is in the middle of the busiest shopping area, which has seen significant investment in paving, signage, street furniture and public art in recent years. Improving its appearance and usefulness will help to enhance the overall appeal of the High Street, as well as improving the experience of tourists and guests at the Wessex Hotel.
- 1.2 Winchester Town Forum has also produced [The Vision for Winchester Town](#) which sets out a number of themes for the development of Winchester. This project aligns with the following:
- care for our history, heritage and setting;
  - be a natural destination for visitors and shoppers;
  - improve transport, infrastructure and air quality;
  - be a regional centre for creativity and culture;
  - be a town that supports safe and stable communities.
- 1.3 A [Walking Strategy for Winchester](#) has also been produced by a cross-party group of councillors and representatives of local organisations. It is formally supported by the City Council, and references St Maurice's Covert as a priority intervention.

### 2 FINANCIAL IMPLICATIONS

- 2.1 Winchester Town Forum made a total allocation in the Town Account of £40,000 to support the St Maurice's enhancement project. Of this, £10,000 was the fee to produce a design scheme and £30,000 was intended to support delivery of the scheme.



2.2 The commission for the design scheme is now all but completed, with final costings coming in at the time of writing this Report, and the initial £10,000 has been spent.

2.3 The estimated costings were reviewed at an earlier stage by the Winchester Town Forum (St Maurice's Covert) Informal Group, which proposed that the scheme be delivered in two 'packages':

a. Initial design costs (already spent)	£ 10,000
b. Phases 1 & 2 delivery (ie the bulk of the enhancement works)	£170,000
c. Professional fees and charges for phases 1 & 2	£ 30,000
d. Phase 3 delivery(opening the tower, narrowing Market Lane)	<u>£105,000</u>
<b>TOTAL</b>	<b>£315,000</b>

These figures are best estimates at this stage of the project. It is anticipated that the bulk of the professional fees would be incurred for Phases 1 & 2, which in themselves are likely to have the highest impact for users of the city centre. Consequently a total estimated budget of £200,000 is required to progress delivery of the first package of works.

2.4 Commercial stakeholders such as The Wessex Hotel and Debenhams – who have been active participants in the project - have been asked if they might be willing to contribute to the overall budget. The view is that those responsible for making such decisions would find it hard to justify with no direct return on such investment.

2.5 With public interest stimulated through the thorough and creative engagement programme run by ScottWhitbyStudio, Members are invited to consider allocating additional resources to the project to facilitate the early delivery of phase 1.

2.6 To this end it is suggested that

- a) Members of Town Forum consider recommending to Cabinet that provision be made in the Town Schemes within the Capital programme for 2017/18 to allow an additional contribution of £30,000 from the Town Account in 2017/18, over and above the £30,000 already identified. This could be funded from the Town Account allocation of Community Infrastructure Levy income.
- b) Cabinet considers an allocation of £140,000 in the capital programme for 2017/18. It may be possible to use the District Community Infrastructure Levy funds for this purpose, in view of the significance of the Covert as a route for shoppers, tourists and office workers, many of whom come from outside the Town area.

- 2.7 Based on the above formula, the enhancement scheme could be funded as follows:

Item	Estimated Cost
Phase 1 & 2 Delivery Cost, including professional fees/charges (rounded up)	200,000
Funding Source	Budget Contribution
Town Account – existing identified allocation for scheme delivery	30,000
Town Account – proposed additional allocation 2017/18	30,000
General Fund Capital Programme – proposed allocation 2017/18	140,000
<b>Total Funding</b>	<b>200,000</b>

- 2.8 There would be an outstanding requirement for £105,000 if Members wished to deliver Phase 3 at a future date. This would need to be subject to a further discussion, informed by the success of the first package of works in Phases 1 and 2 and the appetite for further enhancements.

### 3 LEGAL AND PROCUREMENT IMPLICATIONS

- 3.1 If Members are committed to delivery of Phases 1 & 2 of the enhancement scheme, there will be a need to procure the various works listed at Appendix 1. These range from operational changes such as improved street cleaning to the construction and installation of a new gateway. The project team (see section 4 below) would determine the options for each of these and follow the appropriate corporate procedures. For example, the lighting strategy would need to be commissioned from consultants, whereas changes to the frontage of the Market Lane toilets will require action from the Hampshire Cultural Trust which has curatorial responsibility for the display in the window.
- 3.2 There are a number of legal issues associated with the ownerships and leaseholds around the Covert which have been taken into account by the architects. These include a restrictive Covenant. The Head of Legal and Democratic Services has reviewed the Covenant and provided advice to the ScottWhitbyStudio who were commissioned to produce the enhancement scheme. There is no legal covenant included in the deeds by which the Council acquired the Covert which prevents commercial use of this space although, in the past, the Council's practice has been to only allow charities

and other non-profit making organisations to use the space, in respect of the fact that this was historically a church.

- 3.3 As set out in the brief for the design scheme commission, there is a covenant which requires the land to be maintained as an open space – the erection of noticeboards, display boards, seats, shrubs, flower beds, monuments, exhibits or boundary walls included. There is also a requirement to provide a footway and other public space, and to allow the public to pass across the land on foot.
- 3.4 Putting some form of permanent building up would be a breach of the covenant, and the Church Commissioners could pursue this with the Council if it did so. Officers are already in contact with the Commissioners, and will continue to liaise with them about the design scheme to ensure that the appropriate permissions are in place for any permanent works.
- 3.5 In view of the good quality of the work carried out by the ScottWhitbyStudio in producing the enhancement scheme, including proactive working with stakeholders and the wider community and a good understanding of Member aspirations, it is proposed that they should be the architects contracted to deliver the first package of enhancement works, from planning to completion, at a cost of £15,000 + VAT (included in the costs for fees and charges in section 2 above). This would ensure best value in terms of the Town Forum's investment of £10,000 in the commission to produce the design scheme, enabling ScottWhitbyStudio to draw on a detailed working knowledge of the site and of local stakeholders, and also previous contact with professional officers within the Council.
- 3.6 In normal circumstances, officers would be required to seek three competitive quotes to commission these architectural services. Officers therefore seek a direction under Contract Procedure Rule 2.4a for authorisation to negotiate with ScottWhitbyStudio only, in this instance. All other services would be procured in the usual way.

#### 4 WORKFORCE IMPLICATIONS

- 4.1 The project, if progressed from the design stage to the delivery stage, would need to be managed by officers in consultation with Members and stakeholders, in a similar way to the Casson Block enhancement scheme.
- 4.2 A wide spectrum of officers have been involved from the early stages of this project, ensuring that their professional interests have been considered and any proposals in accordance with technical and corporate requirements.
- 4.3 Given the multi-faceted nature of the proposed scheme, there will be a need for a corporate project team. It is also proposed that the current Town Forum Member Group (which includes key stakeholders such as the Winchester Business Improvement District (BID), Debenhams, the Wessex Hotel and the Church Commissioners) be retained and form an advisory group to the project team.

- 4.4 It is proposed that the project sponsor be the Assistant Director (Economy & Communities) who has led the project so far.

## 5 PROPERTY AND ASSET IMPLICATIONS

- 5.1 The enhancement project is for a public space largely owned by the Council, and Estates officers have been involved from the outset. The scheme takes into account a great many of the issues and opportunities raised during the evidence-gathering phase of the project, as well as thinking about the space in a more holistic way as an 'outdoor living room' for the city. Measures range from an improved street cleaning regime for the Covert and the creation of storage for commercial bins to the creation of a shared surface across Market Lane to the Wessex Hotel and the introduction of fixed seating. A itemised list of the proposals and their estimated associated costs can be found at Appendix 1, and an illustration of the enhanced Covert area at Appendix 2.
- 5.2 In developing the scheme, ScottWhitbyStudio have taken into account ownerships, access arrangements, leases and restrictive covenants. The Church Commissioners (England) have been helpful in proposing some 'tidying up' of historic arrangements. The site currently remains legally consecrated and subject to the Church Faculty Jurisdiction, but officers are in conversation with the Diocese in the hope that these effects can be lifted by Order of the Bishop.

## 6 CONSULTATION AND EQUALITY IMPACT ASSESSMENT

- 6.1 Emphasis has been placed on community engagement from the development of the commissioning brief for the design scheme to delivery of the proposed scheme by the ScottWhitbyStudio. The commissioning outcome given on the specification for the work was:

*"That there is an affordable, deliverable and imaginative scheme laid out for St Maurice's Covert, which is well supported by local residents and stakeholders and which will instruct the delivery of a phased enhancement programme."*

- 6.2 The project has been overseen by a working group of Members from Town Forum, but was rapidly expanded to include representatives of the Winchester BID, Debenhams, The Wessex Hotel and The Church Commissioners (England). Greggs have also been invited to all meetings, and the architects have visited the store in person to foster communications.
- 6.3 Since the appointment of the architects, the following research and engagement activities have taken place:
- A stakeholder 'drop in' day at the Wessex Hotel (officers, Members and external stakeholders) to gather up issues and opportunities
  - Face to face interviews with shoppers and other users of the city centre

- Studying film and CCTV footage showing how people use the Covert
  - Research into the history of the site, including St Maurice and the church building
  - A series of live 'test' activities in the Covert, including the inclusion of a coffee stall, relocation of the flower stall, and the opening of the tower for public visits as part of Heritage Open Days in September 2016
  - A presentation to Winchester Town Forum at its meeting of 21 September 2016, followed by an exhibition of the proposals in the Tourist Information Centre for the following four days
- 6.4 A further stakeholder drop in session is scheduled for 30 November 2016 in the Council offices. This is intended to ensure that technical, legal or other concerns about the proposed scheme have been addressed with the relevant officers and agencies before the project moves on to a delivery phase.
- 6.5 The commissioning brief for the design scheme included specific reference to equalities impact, with evaluation marks awarded for "recognition of the need to engage with and provide for individuals from minority backgrounds as identified by Equalities Law (eg consideration of access issues for those with disabilities; potential for tactile features for those with impaired sight).
- 6.6 Many of the proposed improvements will have a direct benefit for individuals from the range of groups named under equalities legislation: for example, the removal of street clutter and improvements to lighting will be beneficial for those with visual impairments. The addition of fixed seating may be helpful to older people and pregnant women. The aim of the proposed plinth is to allow ramped access up through the tower, improving access and movement through the Covert for wheelchairs and prams.
- 6.7 Winchester Area Access for All Forum has been invited to send representatives to the drop-in session on 30 November 2016. It is not considered that any of the proposals would have a negative impact on any other minority groups.

## 7 RISK MANAGEMENT

<b>Risk</b>	<b>Mitigation</b>	<b>Opportunities</b>
<i>Property / Community Support</i> Enhancements may be considered by some residents to detract from this public space (exhibition feedback "Why does everything have to be made more modern)	Active programme of community/commercial engagement to build understanding and support for the design scheme	Further engagement potential in delivery stage – eg involvement of residents/businesses in the commissioning of the lighting strategy

<p><i>Project capacity</i></p> <p>The project office has a number of major projects in hand at present, and this would add to the workload.</p>	<p>This is not a 'major' project so it would be possible to draw on officer capacity from other parts of the Council to create part of the project team – which in turn would be a positive development opportunity for colleagues</p> <p>There is no fixed pressure of time to deliver these enhancements, and they can be delivered in a way that maximises use of 'pauses' in other major projects</p>	
<p><i>Financial / VfM</i></p> <p>There was some Member concern about expenditure on the Casson Block enhancement scheme. Delivery of the Covert scheme will be of a similar order for phase 1. Equally, some members of the public may feel that this is not a priority for Council funds at the present time.</p> <p>There is no direct 'return on investment' for the project, so it may be difficult to articulate value for money.</p>	<p>Members of Winchester Town Forum have been involved throughout the process and are supportive of it. The Informal Group has reviewed indicative costs and considers them to be reasonable. Members have been present when attempts have been made to secure funding from commercial stakeholders to reduce the burden on the Council.</p>	<p>The completion of the Casson Block enhancements may provide visual 'evidence' of the value of this kind of expenditure on Winchester's public realm.</p>
<p><i>Legal</i></p> <p>Failure to respect the tenancies, leases, Covenant and other constraints on the site may lead to a legal challenge to the Council.</p>	<p>Research and consultation has been ongoing since development of the commissioning brief to ensure that all such legal considerations are appropriately accommodated within the scheme, and the relevant permissions sought.</p>	<p>The project provides an opportunity to review the Church's interest in the site as consecrated land, leading to simpler processes in the future.</p>

<i>Reputation</i> Potential for reputational damage to the Council if the project is not delivered successfully, or is not considered value for money or fails to observe legal constraints.	Full project management process proposed to oversee delivery of enhancements.  For other mitigations see above.	
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## 8 SUPPORTING INFORMATION:

### 8.1 Background

As part of a package of measures to enhance the commercial centre of the city, Winchester Town Forum allocated a budget to improve the presentation of St Maurice's Covert on the High Street. The Covert is part of the site of the former church of St Maurice, between Debenhams and Greggs.

Members felt that the potential of the Covert – as a linking route between High Street and Cathedral, as a shelter and as a covered space for community activities or cultural performances – was not being fulfilled. There was a concern that its appearance actively deterred wider usage, and invited antisocial behaviour.

With the support of an Informal Member Working Group drawn from the Town Forum, a commission was advertised for consultants to research and develop a design scheme for the Covert. A budget of £10,000 was allocated from the Town Account for this design work – now all but complete – and a further £30,000 to support delivery of the new scheme.

### 8.2 Recent Developments

The objectives set for the design scheme were as follows:

- a. to highlight the special qualities of the Covert - including its architecture and its historic setting – and enhance its presentation, whilst considering sympathetically the covenants, character and history of the site;
- b. to strengthen the Covert's role in linking High Street, the commercial centre of the city, with the Cathedral, the Wessex Hotel, Council offices and public lavatories, actively encouraging footfall between these areas;
- c. to minimise visual and physical clutter;
- d. to ensure that the area is attractive for a variety of uses at different times of the day and year, including effective use of lighting;

- e. to be of a form that requires minimal ongoing expenditure on maintenance and repair.

The commission to produce the scheme was won, following a competitive procurement process, by ScottWhitbyStudio from London. A full presentation was given by the architects at the [meeting of Winchester Town Forum](#) on 21 September 2016. This set out the proposed design scheme, explaining the considerations behind the various elements of the scheme and suggesting (as anticipated) a phased approach to delivery to make the most of available funding.

The final draft scheme with estimated costings has now been received by the Council, subject to feedback from technical officers, stakeholders and Members at the drop in session on 30 November 2016.

The scheme seeks to achieve the following:

- to create a new 'urban room' for Winchester, which is a place to stop and a place to enjoy city life;
- to establish a new connection, joining up views and drawing footfall between the High street and Cathedral;
- to add value to the local economy by celebrating existing businesses and institutions (eg local charities) and by helping more business to be transacted;
- to highlight to history and heritage of the tower and the historic route to the Cathedral.

The scheme includes actions such as:

- decluttering the site and cleaning the floor and walls
- installing a plinth to improve access for wheelchairs and pushchairs through the site
- creating market street furniture for charities and the public
- to provide storage/screening for the bins
- to introduce a new 'gateway' to the Covert
- to integrate appropriate lighting

The full Enhancement Strategy can be found with the Background Papers to this Report.



### 8.3 Member Decisions

At this point in the process, Members now need to determine:

- a) Whether there is a commitment to moving on to the delivery of the project. Officers suggest phase 1 only at the current time, with phase 2 to be considered again by Members once this is complete;
- b) Whether to allocate funding for phase 1 delivery (potentially from CIL funds at both Town and District level), over and above the £30,000 identified in the Town Account budget or simply to carry out the enhancements that can be funded from this identified budget of £30,000;
- c) Whether to stop the project at this point to focus on higher priority areas of work for the Council.

This Report is intended to be considered in time to inform the 2017/18 budgeting cycle for Winchester Town Forum and the General Fund.

## 9 OTHER OPTIONS CONSIDERED AND REJECTED

- 9.1 The enhancement scheme for St Maurice's Covert has been shaped by ongoing engagement with Members, stakeholders and the public. As such, a variety of options have been considered and – in some cases – tested along the way. See section 6 above.
- 9.2 Overall, there is not a direct alternative to this project but Members do have the option not to proceed with delivery if they consider other priorities to be more pressing at this time.

### BACKGROUND DOCUMENTS:-

#### Previous Committee Reports:-

[Minutes](#) of the Winchester Town Forum meeting of 21 September 2016 at which a presentation was given by ScottWhitbyStudio of the emerging design scheme

[WTF219](#) – St Maurice's Covert Environmental Enhancement Update, 10 June 2015

[WTF 200](#) - St Maurice's Covert Update, 22 January 2014

[WTF 193](#) – St Maurice's Covert and Other Town Centre Enhancements, 11 September 2013

Other Background Documents:-

Minutes of the Winchester Town Forum (St Maurice's Covert) Informal Group

Commissioning Specification for "Public Realm Design Scheme, St Maurice's Covert, Winchester"

St Maurice's Covert Enhancement Strategy Stage 2 Report, produced by ScottWhitbyStudio

APPENDICES:

Appendix 1 – Proposed list of improvements with estimated costings

Appendix 2 - Illustration of Proposed Enhancements to St Maurice's Covert

## ST. MAURICE'S COVERT ENHANCEMENT STRATEGY

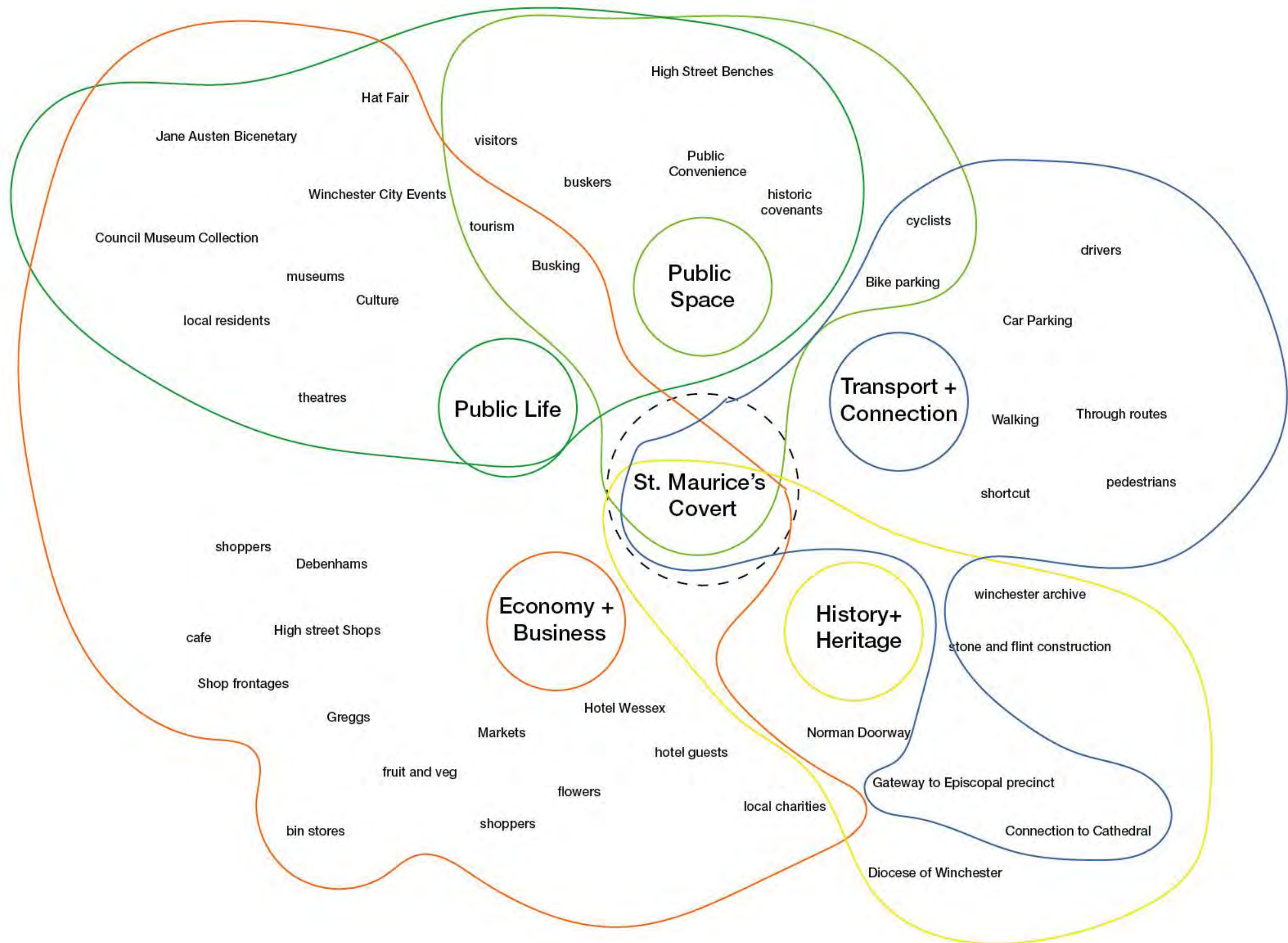
SCOTTWHITBYSTUDIO



SEPTEMBER 2016

## STAGE 2 REPORT





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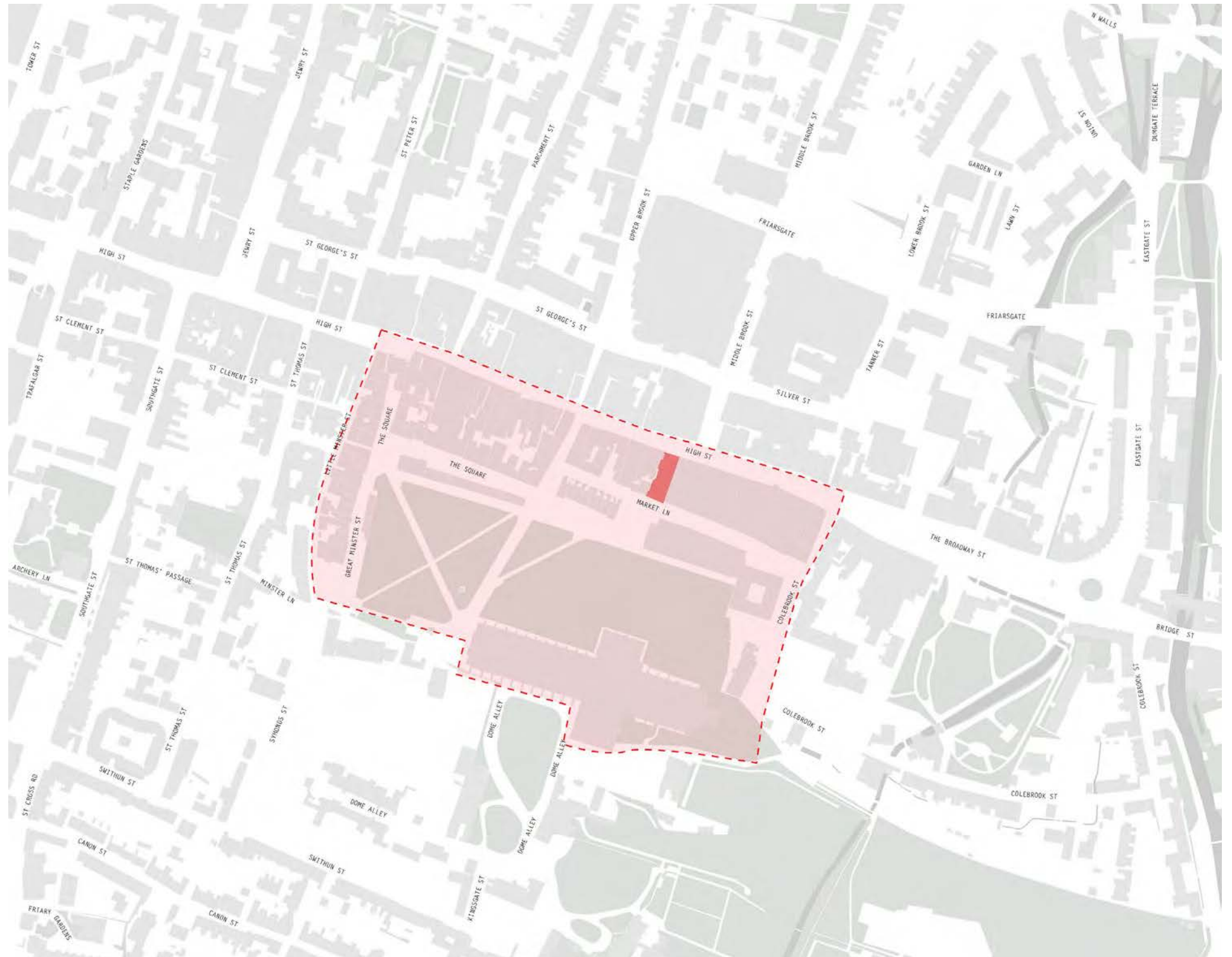
## 1 St. Maurice's Covert



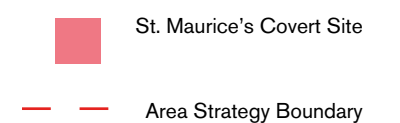
## 1.1 Strategy Boundary

Although this project and commission is solely focussed on St. Maurice's Covert- the strategy boundary indicated which relates to the covert's role to the rest of Winchester as a connecting point between the High street and the Cathedral Precinct. The area is bounded therefore by the edge of the high street to that block- which contain all 3 routes to the cathedral taken from the northern side of Winchester- the most used routes for tourists.

The streets grain is narrow- the covert is one of the few places off the Highstreet which widen to allow for congregation, the other two main areas are the square and the Buttercross-



Map of Winchester showing area strategy boundary





1.2 Local Boundary

St. Maurice’s Covert is located in the centre of Winchester, situated between the High Street and the Cathedral

The Covert is of strategic importance in Winchester, as it should form one of the key connections between the main shopping street and the city-defining Winchester Cathedral. This route is currently ruined by a cluttering of bins and disorganised uses, devoid of quality public realm and navigation. St Maurice's Covert is a priority in giving quality public realm back to the very heart of the city, where it is needed the most.





# 1 St. Maurice's Covert

## 1.3 Historic Development

### Street Pattern and Land Use

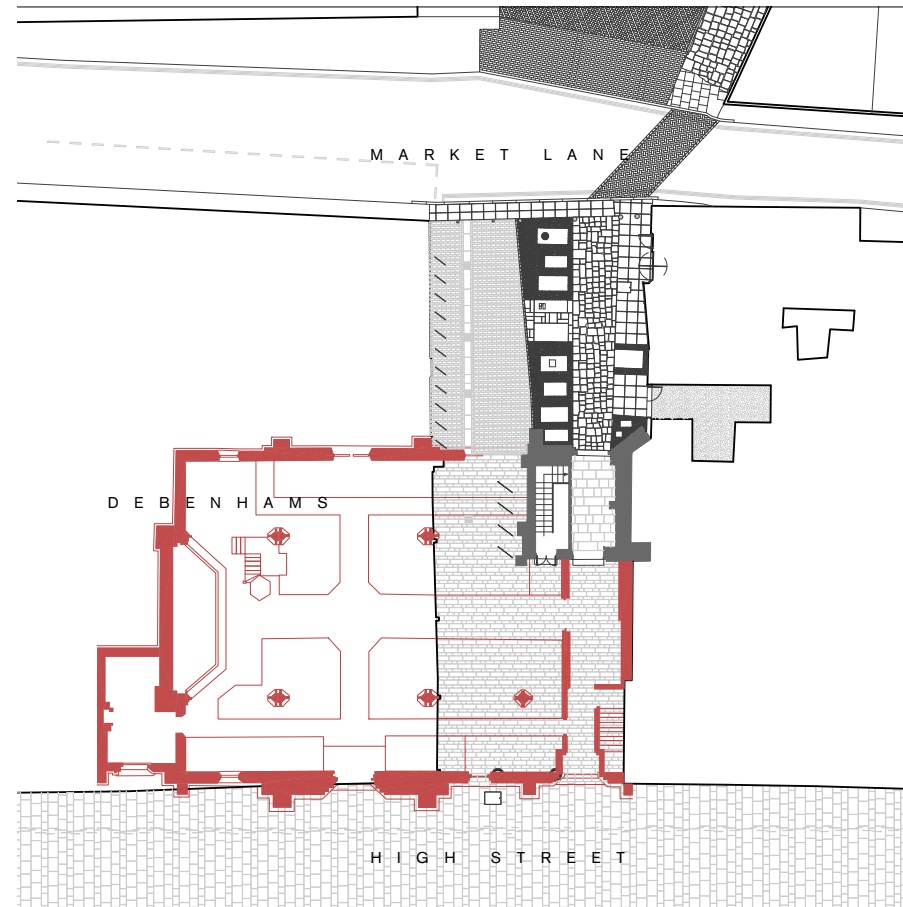
St. Maurice's Covert is a public thoroughfare St Maurice's Covert is a public thoroughfare in Winchester's Conservation Area. It was formed when the Victorian Church of St Maurice was demolished in 1957 and replaced with the shopping development currently occupied by Debenhams.

The Victorian Church had replaced one of the City's more important medieval churches dating from before the Norman Conquest, when the Danish King Cnut sat on the throne of England. In 1172, the benefice belonged to the Priory of St Swithun and the church was served by priests of the Fraternity of St Peter. The medieval church was knocked down in 1842 and replaced with a bland Victorian church, but the medieval tower with its Norman arched doorway was retained as part of that composition and is now Grade II Listed. The Victorian church was accessed directly from High Street and backed on to the cathedral grounds, part of which is now occupied by the Wessex Hotel. Nothing of the Victorian church remains.

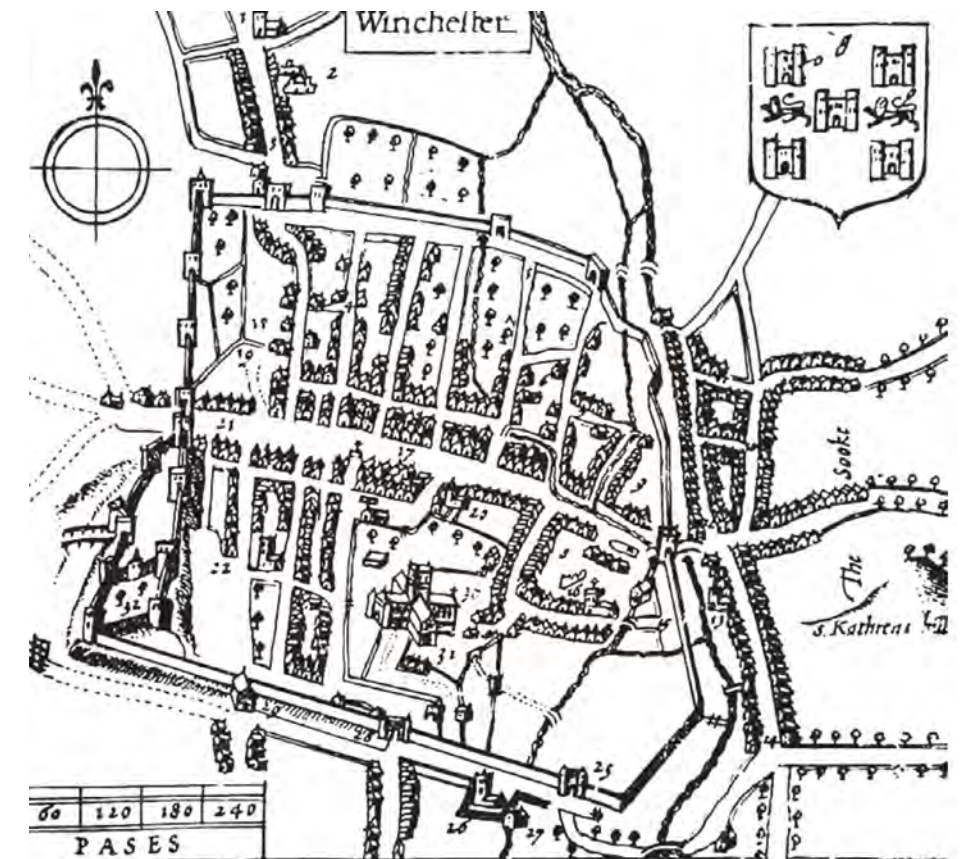
An underused route to the Cathedral yard today, scholars believe that St Maurice's gateway may have served as a key point of access to the Royal palace grounds as early as the ninth century. The archway might have evolved into a precinct gate to the New Minister, and subsequently to the Norman-built Cathedral, which defines Winchester's skyline today.

Even before the Norman conquest, the boundary of the New Minister extended as far as the High Street: human bones have been found beneath the site of Lloyds bank and under Market Lane, making it probable that St Maurice's acted as a boundary church for the Ministerial cemetery.

Winchester's high street, or 'Decamaus Maximus' as the Romans knew it, has always been central to the topography of the city. A series of smaller streets of Saxon origin (much unchanged today) that run perpendicular, feature clearly in John Speed's map of 1611 (above). This map shows the continued importance of the covert as a tangent from the north part of the town through to the grounds of the Cathedral.



Plan of the Covert with the footprint of former church St. Maurice overlaid



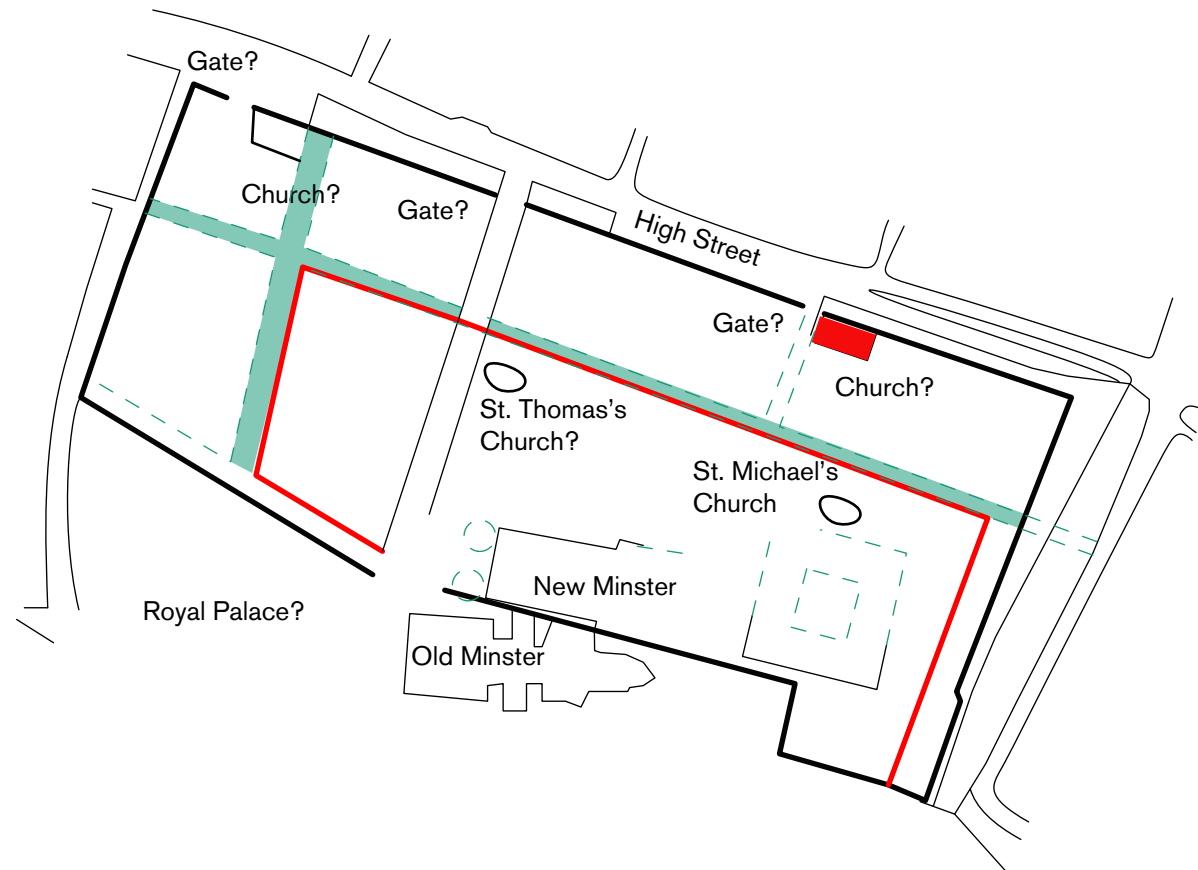
John Speed's Map of Winchester 1611



View of High Street with Former St. Maurice's Church

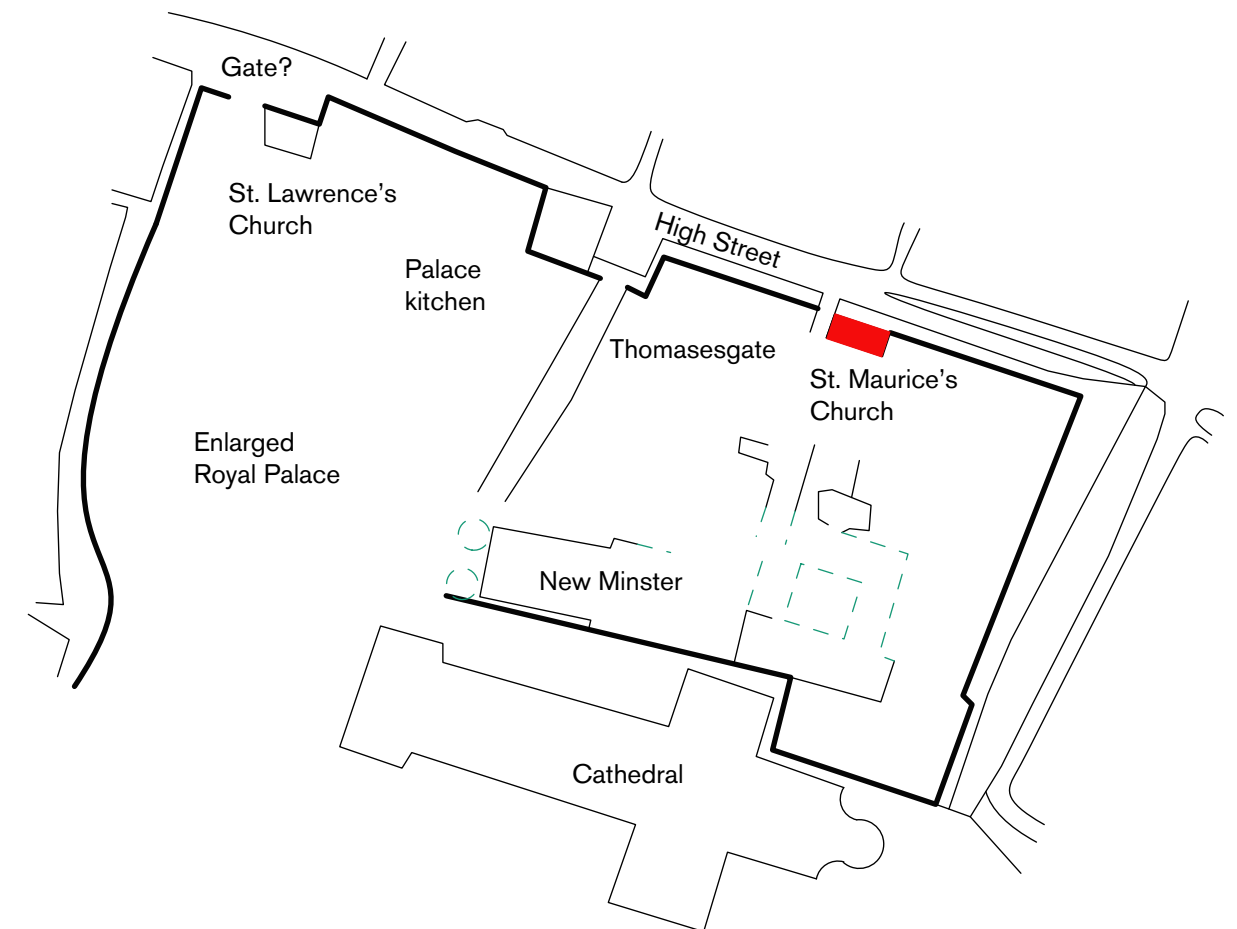


c. 963-1066



- Boundary of New Minster under Edward the Elder
- Wall enclosing enlarged New Minster precinct
- Streets closed after enlargement of New Minster precinct c. 970

c. 1100



- Outerwall of enlarged royal palace and reduced New Minster precinct
- St. Maurice's Church situated at a gate to the New Minster precinct

1.4 Policy Context

This project is intended to support the delivery of a key number of themes of the Winchester District Community Strategy (see text to left) but the project also addresses and relates to a number of issues highlighted in various other key documents issued by WCC. These are explained in more detail later on.

i)      **Active Communities – encouraging healthy lifestyles and active participation in communities, ensuring people can access the services they need.**

encouraging walking in the city. St Maurice’s Covert is a thoroughfare which links the commercial centre with the cathedral quarter;

ii)     **High Quality Environment – ensuring that our natural and built environments are valued, enhanced and respected in a way that contributes to a sense of place and underpins a prosperous economy.**

the project would improve the look and feel of a well-loved historic structure, which includes a Norman tower, ensuring it reflected the past use of the site appropriately whilst making it more relevant to the modern-day city;

iii)    **Prosperous Economy – fostering a dynamic and creative economy, supported by excellent education and communications. Encouraging new business and entrepreneurship, tackling worklessness and promoting a low carbon economy.**

the Covert is in the middle of the busiest shopping area, which has seen significant investment in paving, signage, street furniture and public art in recent years. Improving its appearance and usefulness will help to enhance the overall appeal of the High Street, as well as improving the experience of tourists and guests at the Wessex Hotel.

Taken from WCC Brief for St. Maurice’s Covert, Winchester District Community Strategy

# Winchester District Community Strategy 2010 – 2020

January 2014



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## Winchester Conservation Area Project

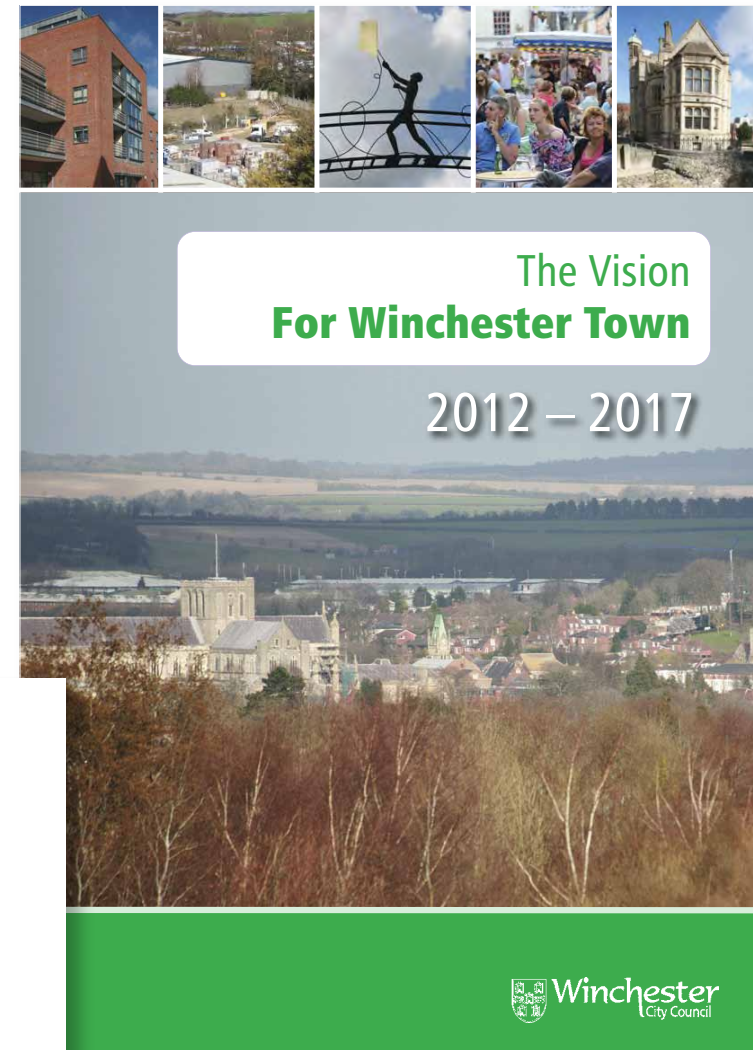
The Winchester Conservation Area Project contains a Conservation Area Appraisal, Review and Strategy. The Project was commissioned by Winchester City Council with the support of English Heritage, Hampshire County Council and the City of Winchester Trust. The Project has been subject to extensive public consultation and relevant recommendations have been incorporated into the Winchester District Local Plan Review (Revised Deposit 2003). The Conservation Area Strategy provides Winchester City Council with a tool for the management of the Conservation Area and contains specific guidance on new development, and this has been adopted as Supplementary Planning Guidance.

Copies of the Winchester Conservation Area Project are available for inspection or purchase at the address below during normal opening hours. Copies can also be inspected at Winchester Library and viewed on the Council's website.

Robin Cooper,  
Director of Development Services,  
Winchester City Council,  
Avalon House,  
Chesil Street,  
Winchester,  
SO23 0HU.

Tel: (01962) 848177  
Fax: (01962) 849101  
Email: [planning@winchester.gov.uk](mailto:planning@winchester.gov.uk)  
Web Site: [www.winchester.gov.uk/planning/conservation](http://www.winchester.gov.uk/planning/conservation)

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Winchester

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## Walking Strategy for Winchester

Promoting walking as a prime  
mode of transport

*“People say it is the quality, not quantity,  
of streets and parks that will encourage  
them to walk more”*

'City Health Check - How design can save lives and  
money' RIBA December 2013

October 2014

1

## 2 Public Consultation

### 2.1 St. Maurice's Area Public Consultation

Various consultation exercises were undertaken in June and July of this year, in which we sought the views of users, occupiers and stakeholders, in order to understand key issues of the Covert.

Alongside the Core Strategy policies, these outcomes have provided the background and brief for this strategy, making sure that the recommendations were mindful of the needs and expectations of the multiple local workers and occupiers in both the short and longer terms.

The aim was to find out from the users themselves, -those working locally, shopping locally, visitors, etc- their thoughts on the current state of the covert and its future.

The study identified key issues and opportunities for the area and priorities of certain user groups.

The consultation programme consisted of :

- Workshops with key stakeholders and user groups
- On site questionnaire
- A blog which documented the consultation process as well as a way of collecting comments from the public anonymously
- Detailed one-to one interviews with a cross section of users and interests groups and occupiers both onsite and nearby

**The consultation process illustrated a very clear set of user priorities for the space- The main ideas from the respondents were:**

- Reduce clutter and bins
- Clean the site + address the issue of maintenance of the space
- Address the issue of anti social behaviour in the space
- Address the lack of signage for the space and for the Cathedral
- Address the issue of WC maintenance

It was identified during the on site questionnaire that many people did not recognise the remaining medieval tower as a site of interest – or even know it was there- about 80% of people asked where the tower was identified it as the Westgate.

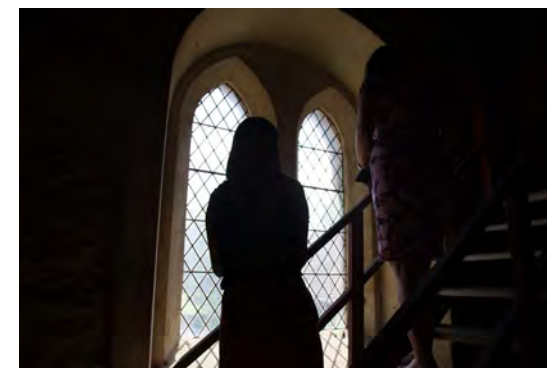
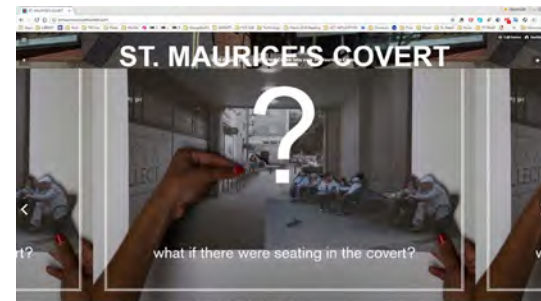
**There were many positive comments about the Covert too, highlighting its potential as a public space and its present important relationship with the local community.**

Many noted that it was one of the only open covered spaces in Winchester and thus various users (the Hat Fair, tourist groups, school groups) would use it as shelter during adverse weather conditions. Though the WC maintenance and quality was criticised, many expressed fondness for the display in the window (managed by the City Museum) though there was concern over the cleaning of this window and it was generally agreed that a lighting strategy for this window would greatly improve the Covert.

Other positive comments:

- The history and heritage of the Norman tower, and its relationship to the Cathedral and medieval history of Winchester
- Emerging from one quarter of Winchester to another
- The potential for space to be used as a performance space/ exhibition space
- The mix of architectural styles and this being reflective of Winchester
- The potential for it to be a celebrated route through to cathedral
- It as an ideal space for charities to hire/use





Photos From top left across:

1. On-site visit with Winchester neighbourhood officer
2. Screenshot of blog [www.stmauricescovert.tumblr.com](http://www.stmauricescovert.tumblr.com)
3. Survey postcard, asking people of Winchester to identify Norman Arch of Covert- many said Westgate
4. Drop in session- getting views about the Covert
5. Drop in session- outcome of views
6. Drop in session- Model film and drawings were used for discussion
7. Drop in session - observational film was used to prompt discussion
8. Drop in session- Model film and drawings were used for discussion
9. On site discussion with members of Incredible Edible Winchester
10. Speaking with tourists on site
11. Talking with market sellers about their views of the Covert
12. Speaking with the manger of Debenhams, in the tower

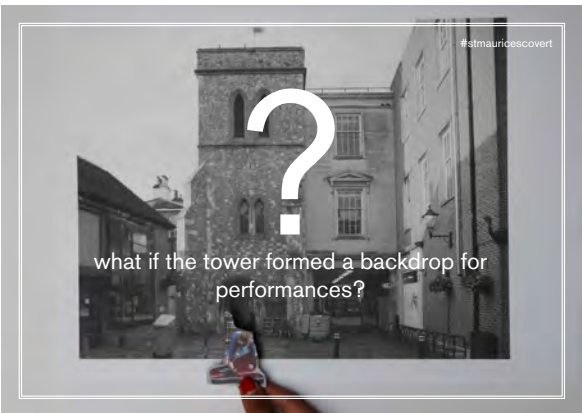


2 Public Consultation





2.2 Spatial Tests

In addition to the policy context site analysis and public consultation, spatial tests were undertake to understand better the current potential of the site.

These tests were defined after stage 1 and after the public consultation had been undertaken. They reflect much of the vision for the Covert.



Posters made, to highlight the potential of the Covert

Description	Event 1	Event 2	Event 3
	<p><b>Moving dave into centre of Covert for a day to record pedestrian circulation (see 3.5 Traffic, Transport and Movement)</b></p>	<p><b>Pop up cafe Flat Whites were invited to sell coffee in space with outdoor seating.</b></p>	<p><b>Overt Covert mini day festival</b></p> <p>Talk in tower about the project</p>
Images		 	
Learnings + Obseervations	<p>We noted that though this opened up the view through to the tower doorway and to the Cathedral beyond, it still did not affect the movement greatly, and that the covered space of the covert very still felt like a back alley- particularly because the flower stall still had its back facing into the covert.</p>	<p>The south east facing outdoor space of the covert was a very pleasant space to sit and people watch- a few people waiting for friends/family in the WC used the benches to wait and the space was used by a few for lunch. The view through the covert from the High Street was greatly improved, and showed activity, and signage to the coffee pop up which drew people into and through the Covert. The pop up seating did not require licensing permission as the site was deemed as highways.</p>	<p>The mini one day festival was held to test multiple events in the space, from talks to projection screenings on the wall, to a tower tour, to an exhibition and installation exhibiting the history of the space.</p> <p>The talk and exhibition within the tower was successful, with exhibition material displayed on the walls of the tower improving the use of the space.</p>



Projection on the wall of film made by local artist



As the day progressed and got darker, the projection became much clearer. We projected straight onto the render but it didn't affect the quality of the projection too much when viewed further back. Our projector was set up using the plug from the high street, and cabled along the floor. There were discussions of a potential rig that could have been installed.

Jetwashing the old plan of St. Maurice's in the stone floor



Working with the Street Maintenance team we gave the team a plan outline of what we wanted to jetwash and it was carried out very successfully. The initial opposition and concern was due to the grout being pulled off from the jetwash, and this is something we will need to investigate further should we jetwash the whole floor.

Mini exhibition in the tower thoroughfare about the history of St. Maurice's



The signage and exhibition boards attracted passers by into the tower and proved successful, questions of maintenance and lighting would have to be considered if the exhibition space became permanent.

Tour up 'fire escape' medieval tower



This attracted about 100 visitors, with many being pulled in from the street, seeing the view of the open doors of the fire escape. There is great potential for this tower to offer a new view of the Cathedral and Winchester.



# 3.1 Analysis of Area- Character

## General comments:

St. Maurice’s Covert is currently under utilised, and its current use as a bin store is a consequence of no ownership over the space by any parties. It has no sense of place and is currently associated with anti social behaviour and an unsafe atmostphere.

## Materiality

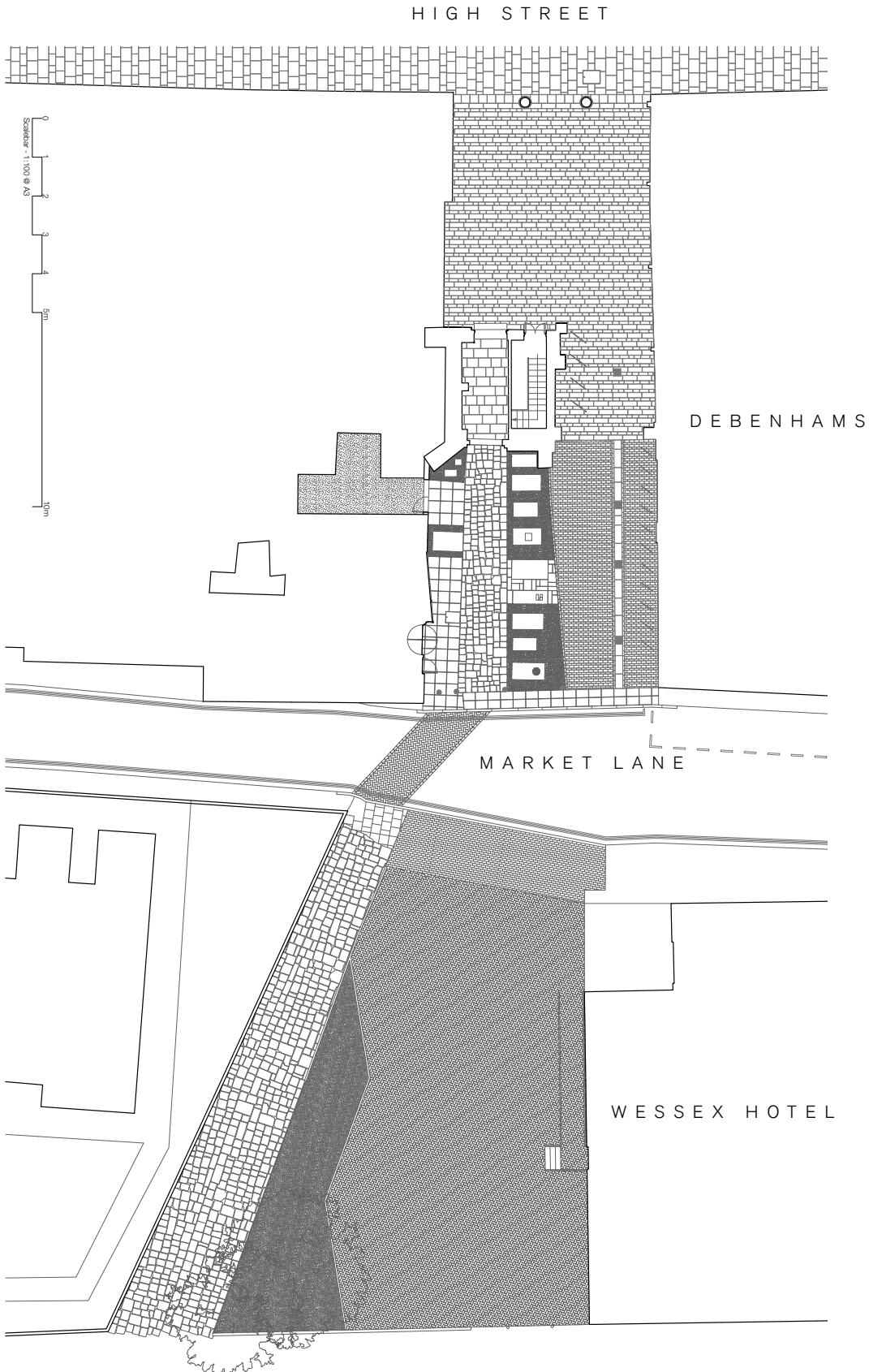
The Covert is paved in York stone slabs. The west side wall is semi-smooth render and is painted light cream. The High Street entrance is completely open, save for two stone Doric columns supporting the masonry above. Entrance to the covert from the High Street is level but access through the Norman arch at the west rear is via a couple of steps. To the rear the ground is divided up with different surface materials – cobbles and re-laid gravestones form the central divide between the two thoroughfares which are laid with small unit York stone matching the High Street, on the Debenhams side, and York stone slabs on the Norman arch side. On the Debenhams side, numerous bicycle stands are located. Adjacent to the space behind the Covert on the west side are the public conveniences in an award-winning converted building with an intriguing and attractive window display drawn from the Council’s museum collections. The square formed at this location is separated from Market Lane by a mix of municipal bollards.

## Market Lane

Market Lane is predominantly used by service vehicles at all points of the day, many vehicles unload by the Covert and many shops (including Debenhams) have most of their waste storage on this street with little to no active frontage. Thus the street feels like a back alley, including the Covert area despite its connection to the Cathedral.



Above: Collage of existing materiality of the Covert



Above: Plan of St. Maurice's Covert showing the different paving

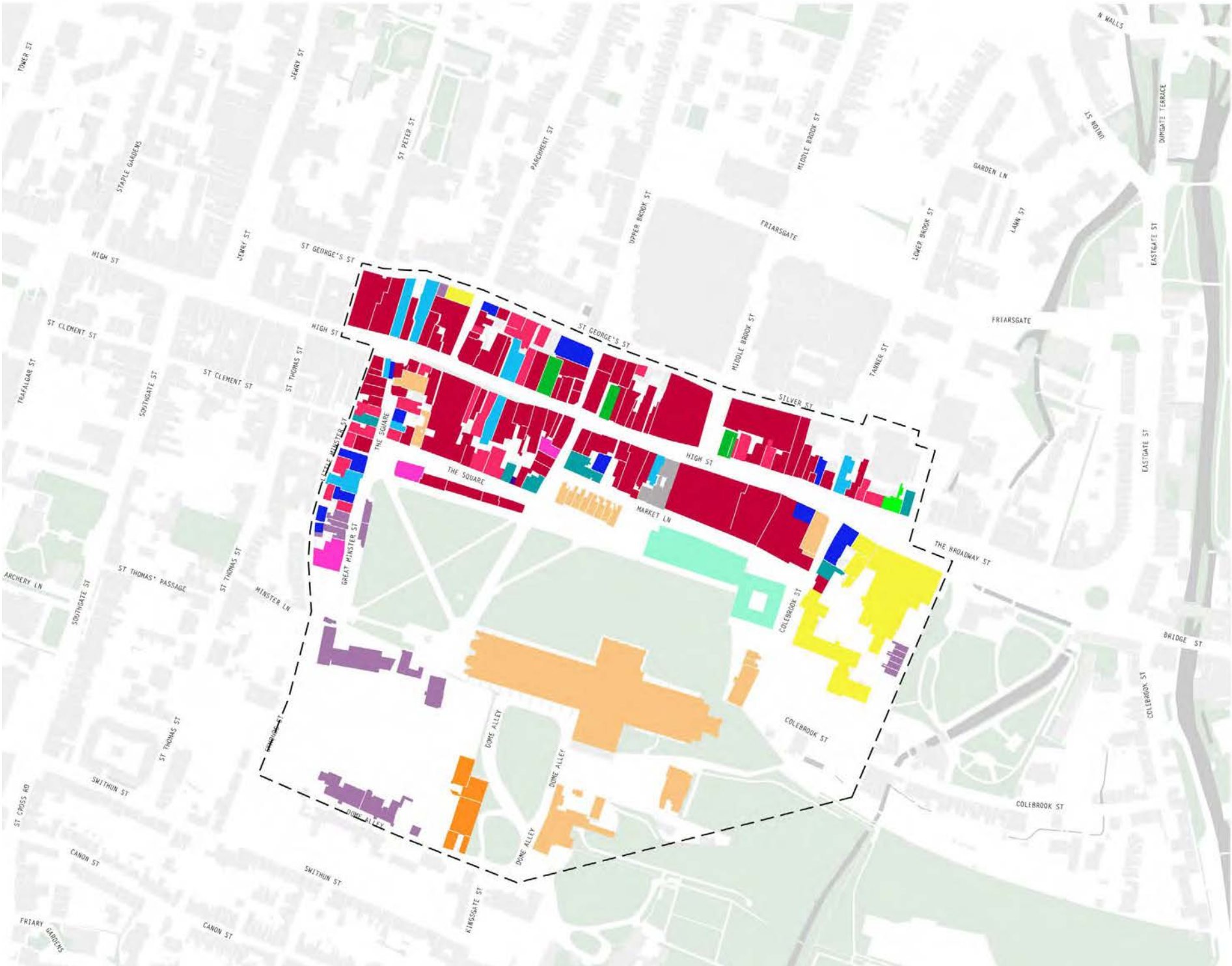


Above: Elevational view of Market Lane



Land Use

The dominant use of the space is chain retail space, due to the high rents imposed on the High Street. There are many food markets that use the High Street during the day, which is pedestrianised during working hours.



KEY



Building Use survey



### 3.2 Analysis of Area- Public Realm

#### Ownerships

The surfaces and objects within the Covert are shared across multiple stakeholders.

Winchester City Council is responsible for the normal maintenance of the tower but significant repair work or any form of demolition must be referred to the Church Commissioners and the Diocese for approval. The walls, ceiling (including the lights) and floor surface are maintained by Winchester City Council. The space is also affected by restrictive covenants requiring that public access is always available across it. This is included on the tower, where its lease to Debenhams states that the “The Lessees shall provide reasonable facilities during their opening hours of their shop for members of the public wishing to inspect the Tower to do so by means of the stairway”

#### Historic Covenants

The Covert is subject to a covenant from the Church Commissioners which requires that the space be maintained as public open space and that it should not be subdivided. This may not be a definitive constraint.

Howard Bones, Head of Legal and Democratic Services WCC: “As discussed, there is no legal covenant included in the deeds by which the Council acquired the Covert which prevents commercial use of this space, although I understand that in the past, the Council’s practice has been to only allow charities and other non-profit making organisations to use the space, in respect of the fact that this was historically a church.”



Winchester City Council

Church

Greggs

Debenhams

Street Market

Hampshire County Council

City Museum Winchester







Clutter and poor maintenance

The Covert suffers from a great deal of clutter and street furniture that are at odds with each other. There is no seating in the covert though many people will lean against the wall, sit on bike racks or even bollards. Because of the lack of ownership in the Covert, there is also a lack of care and maintainence for each element- the bins by Greggs are left out often as there is no enforcement for them to keep them hidden.

The WC display is very hard to clean currently, and thus though it is mantained, always appears dirty. There are discussions about how to recurate the content of the display to allow for a more manageable maintainence strategy.



Worn away door



Bins



Storage clutter



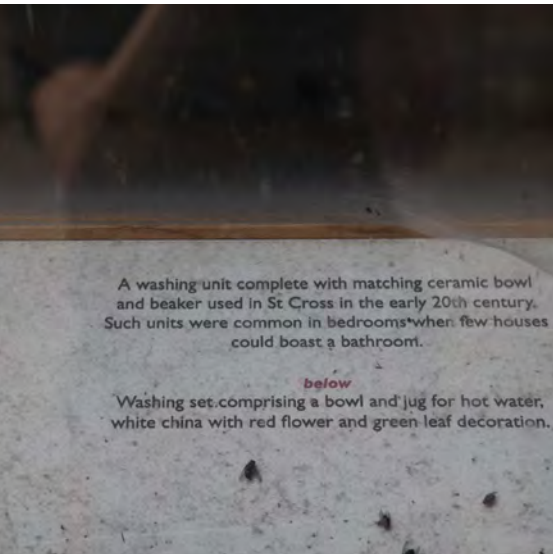
Odd paving, odd bollards



Poor accessibility



Poor floor surface for use



Poorly maintained display



Poorly maintained wall/ceiling



Elements no longer in use





Existing covert



Highlighted elements to be removed



Decluttered space



### 3.3 Analysis of Area- Land Use

#### Markets + Charity Stalls - Bins

There is an historic agreement that a flower stall be situated on the front corner of the covert adjacent to Greggs. The stall operates from Tuesdays to Saturdays.

The general market is held Wednesday to Saturday. The first Sunday of each month is the Antiques and Collectables market. On the third Sunday it is the Art and Design market and finally on the second and last Sunday is the Farmers' Market.

Based on the one to one interviews with sellers of the market/ etc it has been mentioned that the covert is a very windy and particularly cold in the winter -

Whilst commercial use is not entirely ruled out, the past practice has been that only charitable sales may take place in the Covert. These often take the form of volunteer-run table sales, which are not presented to a high standard and do not attract a high level of footfall. However, the opportunity to raise funds in this way is very much established as part of life on the High Street, and it is appreciated by community groups. Theses charity stalls are booked through an online system, though there are many occasions when the space is not booked.



Flower Seller



Storage items for flower seller



Charity Stalls

10AM



Storage for flower seller



During charity events sometimes, the path is narrowed



Without charity

12PM



Fruit and Veg Market clearing up



Van drives in from Market Lane



Cars come into high street to park up

5PM



# Bin Use

## 1.1 Markets + Charity Stalls - Bins

The bins are a key issue for Winchester and the problem is reflected in St. Maurice's Covert. Key views to the Cathedral, historic alleys are blocked by bins.



Bins in St. Maurice's Covert



Diagram highlighting where Bins sit in Winchester



Bins around Winchester



### 3.4 Analysis of Area- Patterns of Use

#### Day Time Use 9-5pm

The Covert is used quite a lot during working hours (9-5pm) The WC is open from 9am-6pm and many locals especially market traders use this facility. During this time, many people can be seen waiting for friends, relatives around the Covert, some sitting on bollards, other looking at the WC display, the gravestones.

The space is also used as a link between the Cathedral Grounds, however there is currently no signage to the Cathedral from the High Street via the Covert.

Cars often use the wider road by the Covert as an opportunity to three point turn, and local businesses on the high street such as Hotter Shoes and Holland and Barrett use Debenhams' loading bay (next to the Covert). Loading takes place during all hours 9-5pm.

#### 5pm-7pm

From 5pm-7pm the Markets on the High Street close up, and loading vans appear on the High Street to take goods away. Much rubbish is transported to the Covert bins.

#### Night Time Use

During the hours when the Covert is not used as a busy thoroughfare and the toilets are close, the covered space of the Covert is used as a covered space by those who are homeless.



Sitting on the steps



Small plaque with history of St. Maurice's Covert located on outside of tower



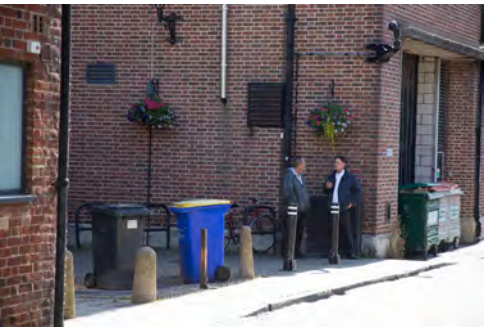
Using butress as a ledge



Graduations happening at Cathedral grounds



The covert is used as a bike thoroughfare



Smoking area



Thoroughfare



Interest in grave stones



Buying flowers



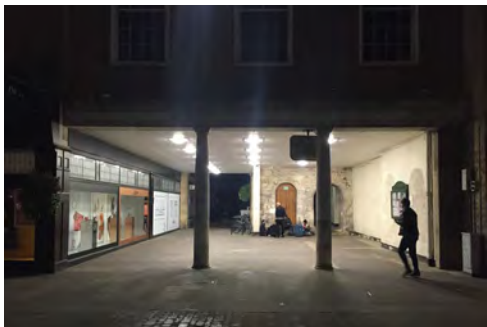
Going to and from the WC



Waiting for people from the WC



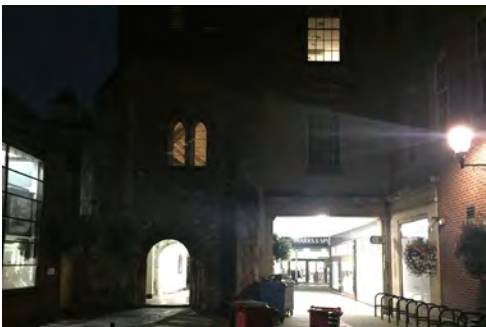
At 6pm : Sitting in covered space



Homeless sitting by the steps at night



WC frontage- objects not lit up



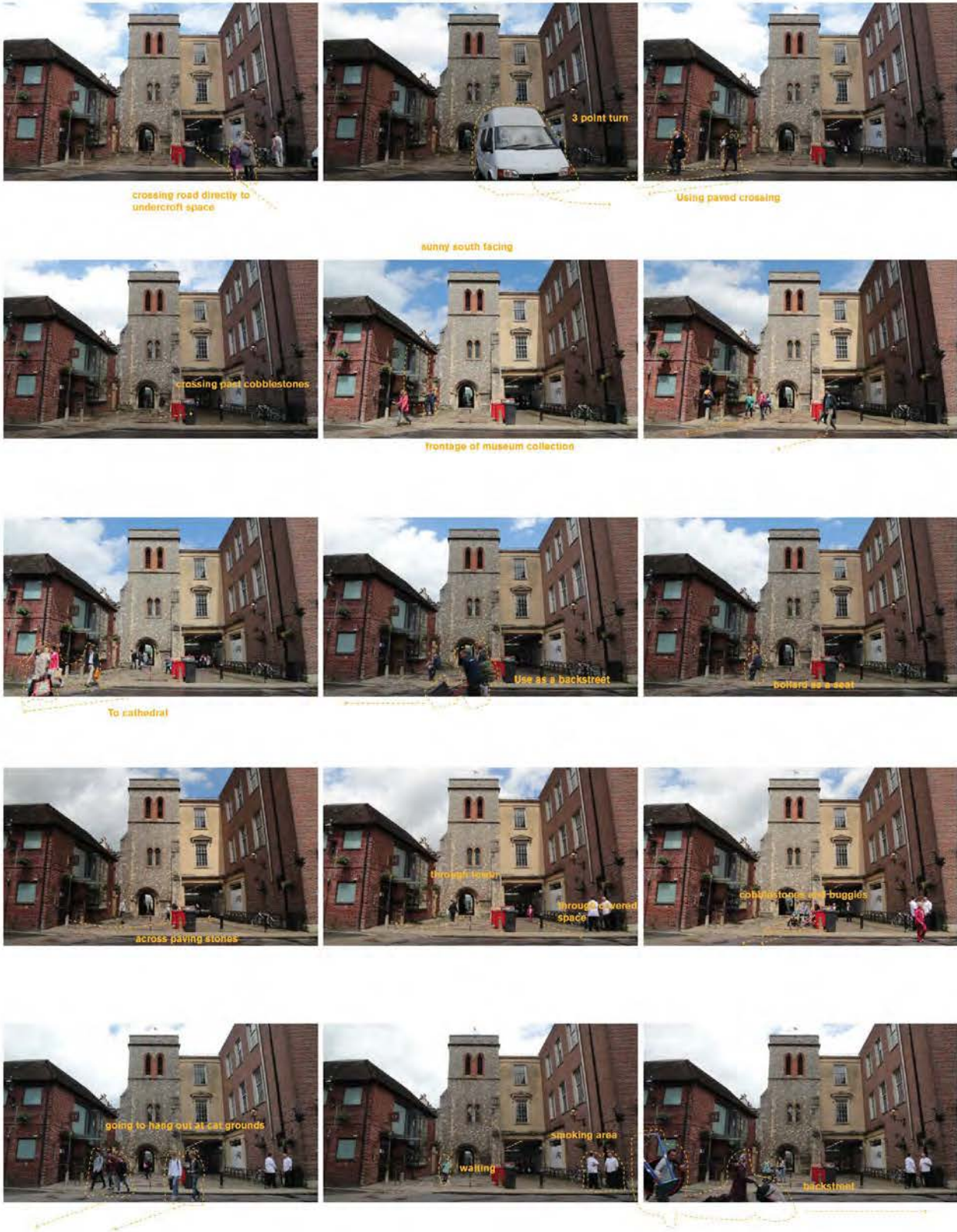
Inside covert is overly bright, but lighting inside stair of tower is a more suitable level



### 3.4 Analysis of Area- Patterns of Use

#### CCTV + Safety

The area is considered by many especially at night to feel unsafe and unwelcoming and therefore this has meant that the lights in the covert are turned up in brightness. This however, does not deter the antisocial behaviour but actually alienates the covert from the rest of Winchester's lit night time public realm as the lighting strategy across the city is much dimmer. There is a CCTV camera located on the wall at the back of the Covert on Debenham's wall which uses a convex mirror to monitor both the tower space and the larger thoroughfare.



15 minutes in St. Maurice's Covert  
15 screen shots

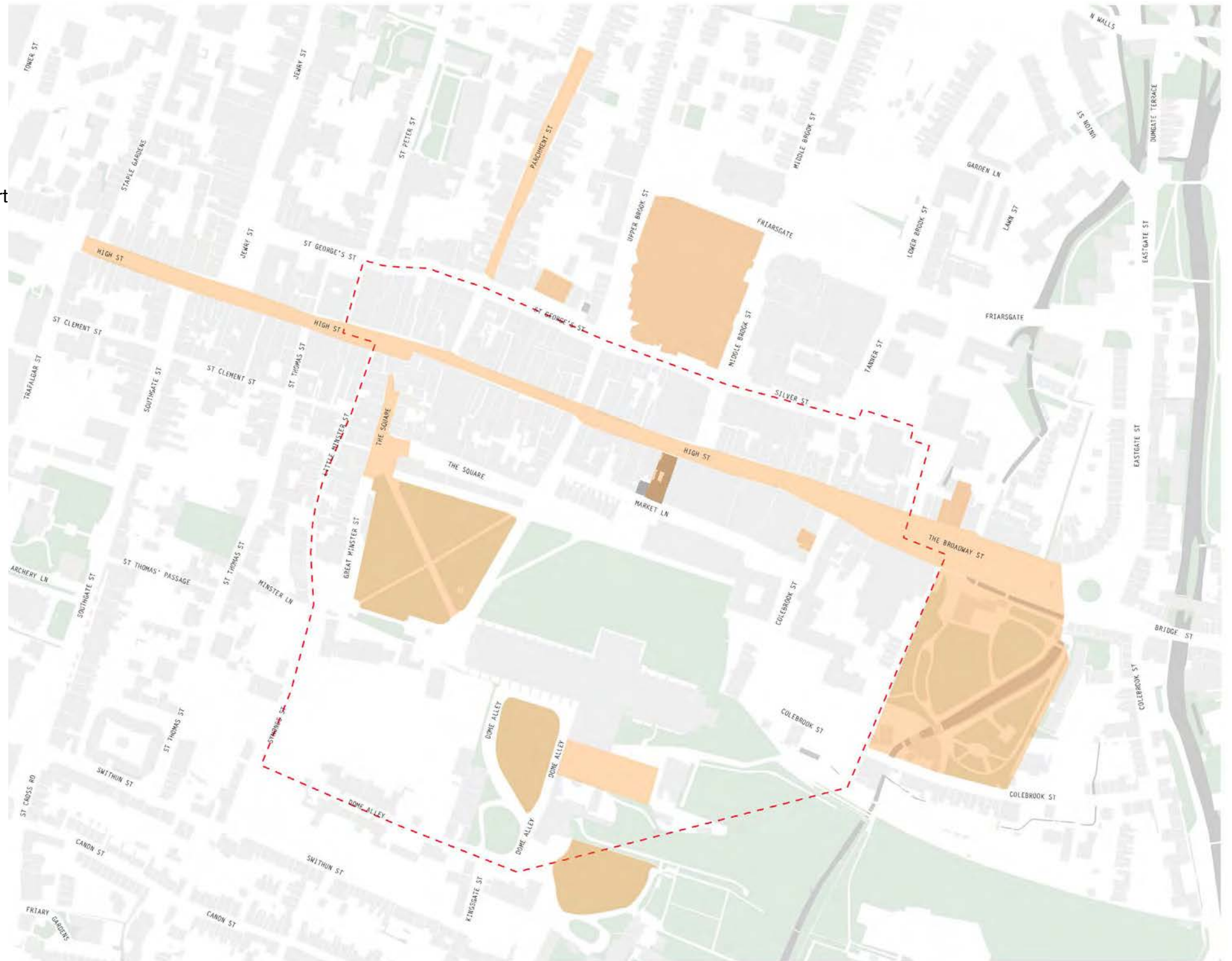
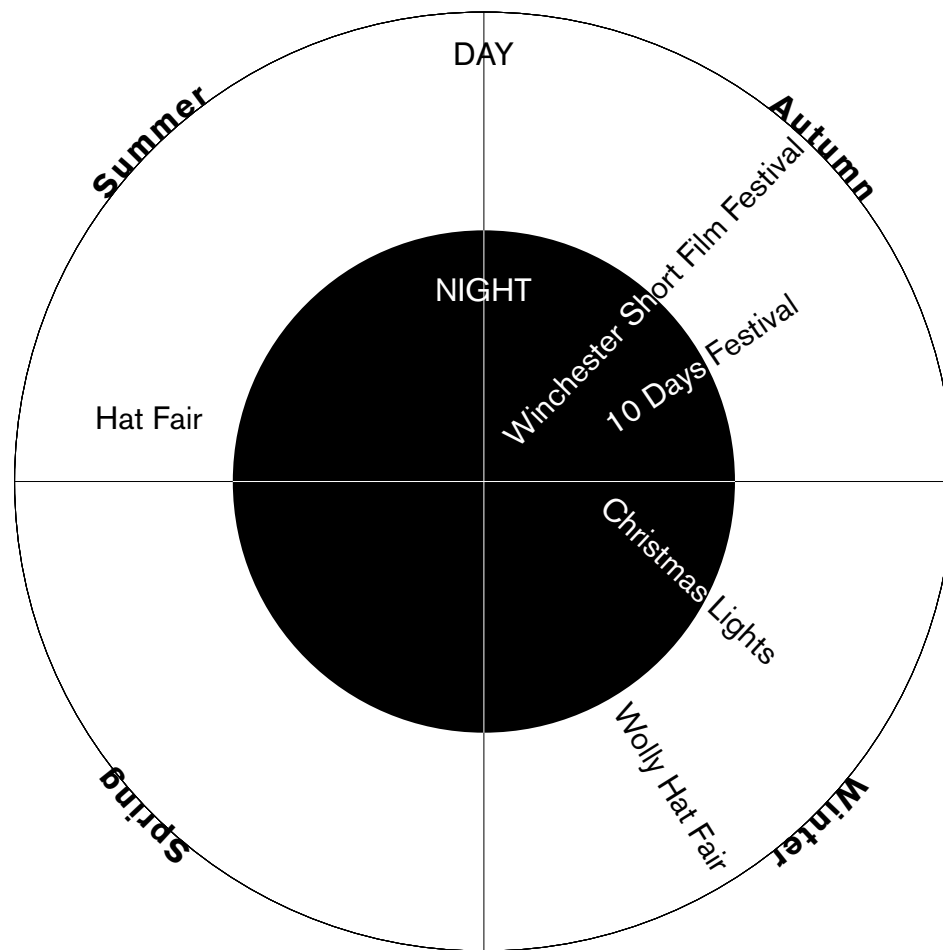
Film footage analysis of use in St. Maurice's Covert



### 3.4 Analysis of Area- Patterns of Use

## Hat Fair + Seasonal Use

During the year, the Covert is taken over by many cultural events that occur in Winchester- the Hat Fair in particular utilises outdoor spaces in the city to turn them into venues for its festival. The Covert however, is mostly used as covered storage, and does not seem appealing to most as a venue. There is however, a great deal of potential for this space to become an important venue and host for cultural events.



## Hat Fair venues in Winchester

Alongside charity stalls, there are days when the covert is not used for anything- strategically programming this space so that it can hold independent businesses or other semi commercial uses will encourage more activity in the space and deter antisocial behaviour.



Hat Fair event



### 3.5 Traffic, Transport + Movement

#### Pedestrian Flows

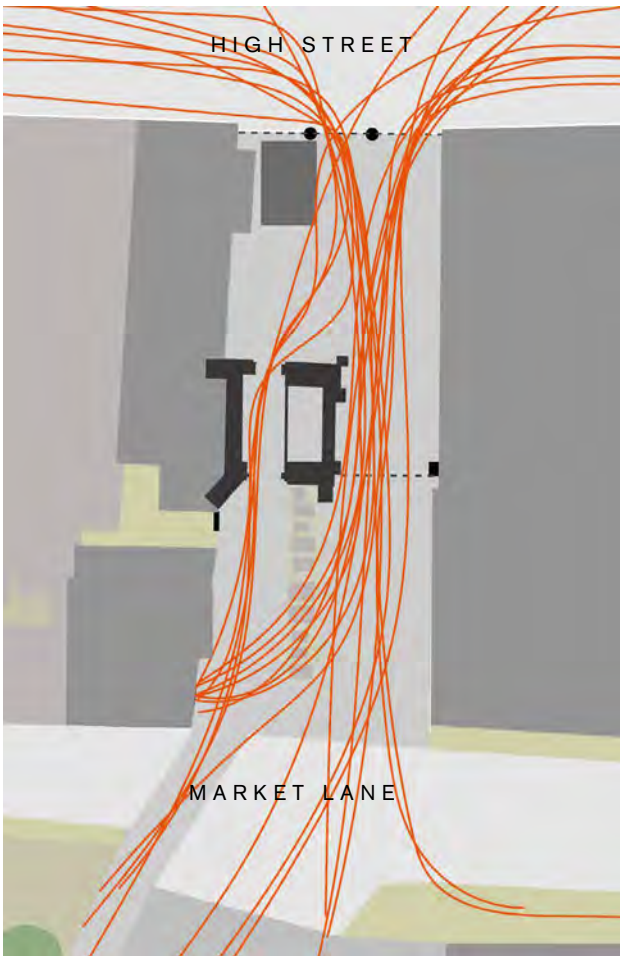
The flow of pedestrians is determined by the activity happening in the Covert, whether the Flower seller is present, or whether the charity stalls are there. At present, there is no set area for these businesses and so they expand and shrink as they please. Both flower seller and charity stall face the High Street as the principal frontage and therefore there is always a feeling of a “back” when one is inside the covered space of the Covert.

The route through the tower is currently blocked visually by the flower seller, and most people avoid going through, especially at night time. There are steps up through and so most buggies and wheelchair users use the larger opening instead.

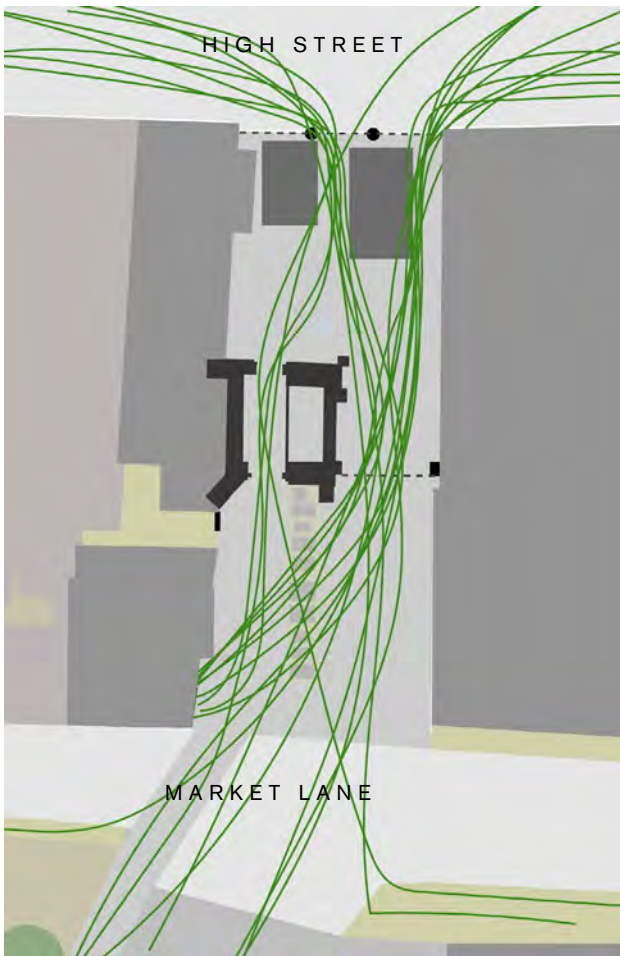
The routes taken by users varies across the Covert- it is clear however, that many do not use the marked out crossing on Market Lane- many cross where they feel is most efficient, some walk through the Wessex Car Park to the Cathedral.v

#### Vehicular Flows

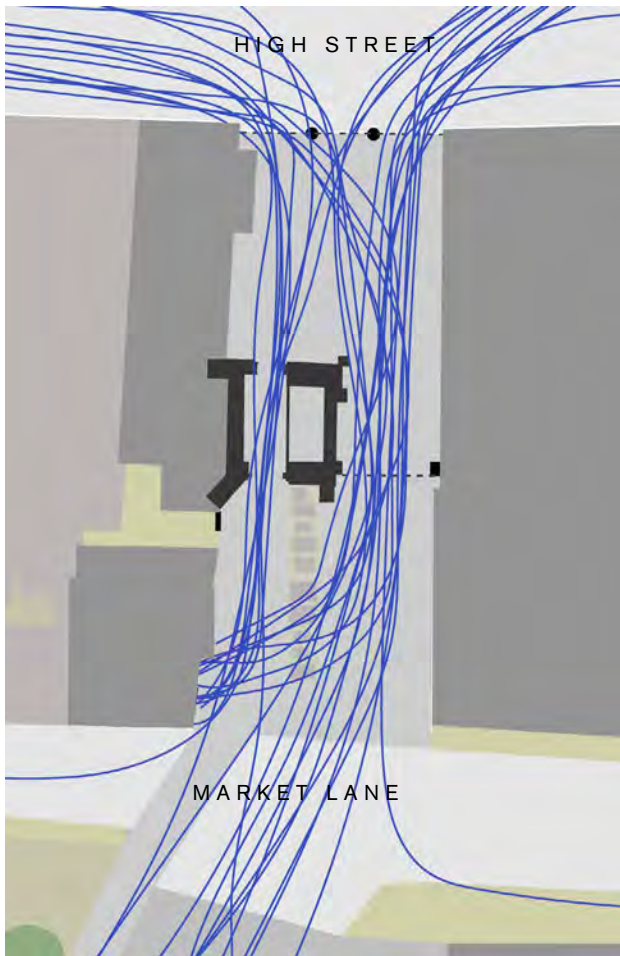
Market Lane is used as a service alley throughout the day, but also due to the one way system, many cars use Market Lane at the Covert a place to three point turn



Flower Stall: Right (Typical Position)  
Charity Stall: No



Flower Stall: Right  
Charity Stall: Middle



Flower Stall: No  
Charity Stall: No



3.5 Traffic, Transport + Movement

Tourist Routes + Wayfinding

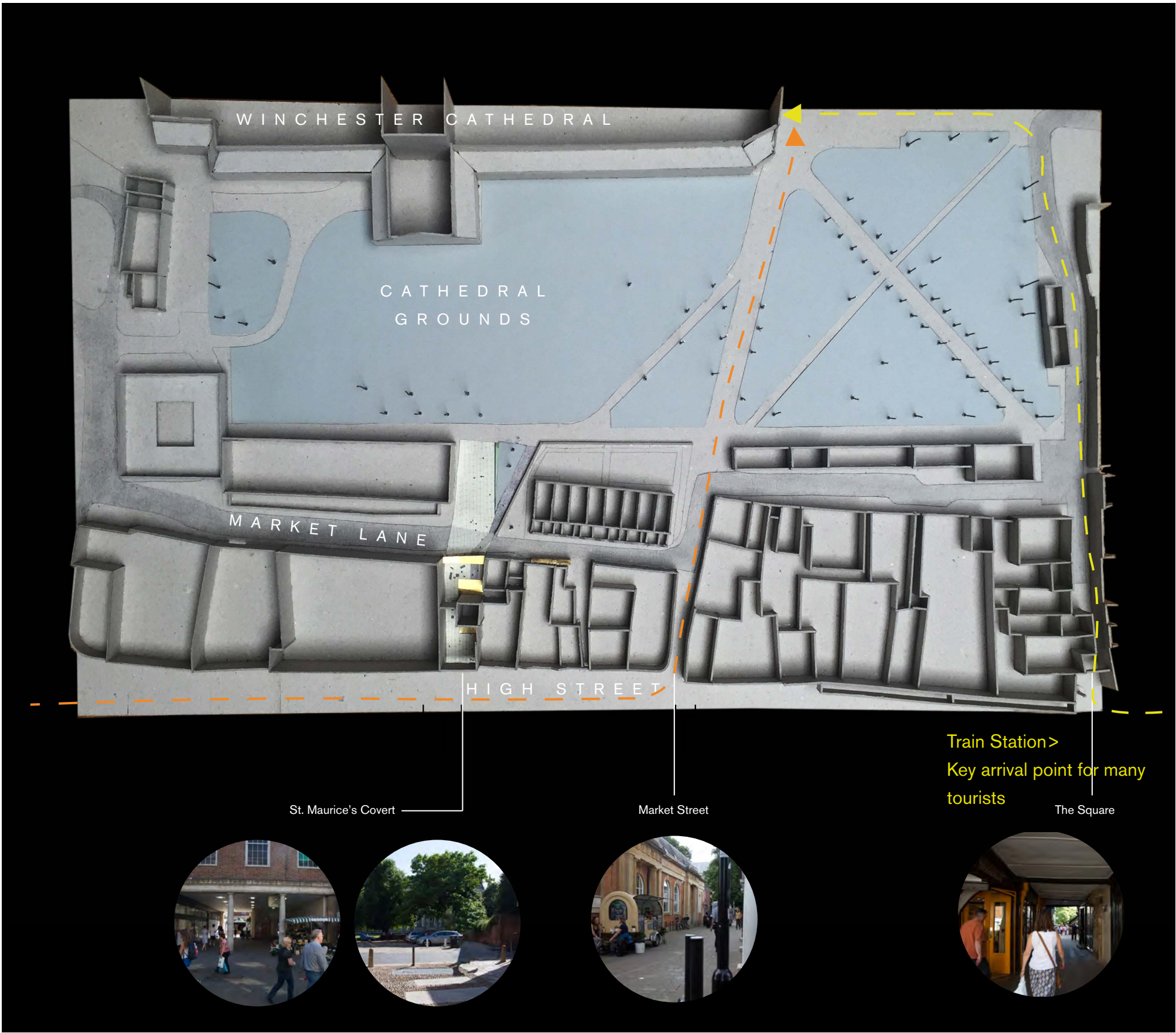
“At the moment, we direct them up the high street, because it’s the nicer of the options....past monsoon which makes sense and there’s nothing wrong with that, however, St. Maurice’s covert is nice, you get a nicer view of the cathedral- you can see the side of it before you see the front of it.. it would be nice to direct people that way but we don’t because at the moment there are bins there. ..”

Sarah Harfield, Tourist Information Centre Manager

The Covert is one of the three routes from the High Street linking up to the Cathedral Grounds- it is by far the most generous and historically interesting, yet is not the main tourist route currently due to the bin clutter and smell.

< Bus Station- Key arrival point for tourists arriving by coach

Train Station>  
Key arrival point for many tourists



-----  
Main Tourist Routes  
-----



Navigation and Vistas



View to back of Wessex



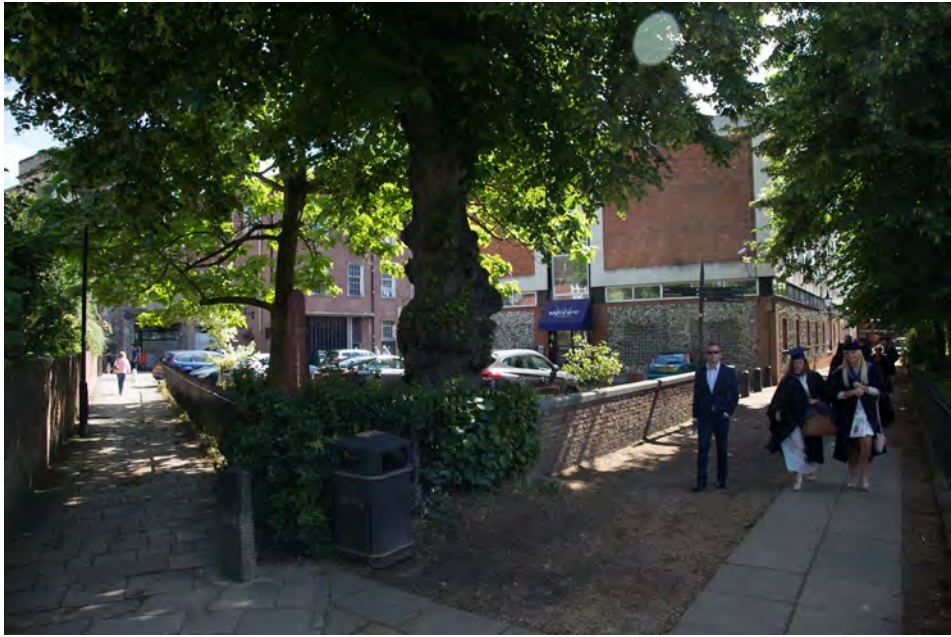
View to car park



View down highstreet



View through doorway blocked by flower stall



View from Cathedral path



View from Wessex Car Park

Vistas through the Covert



### 3.6 Analysis of Area- Summary of Key Issues & Opportunities



#### Key Issues

The Covert suffers from a number of issues that make it an unpleasant space to be in. It suffers from great deal of clutter, and this is due to the lack of ownership over the space. There is an excess of bins and cycle racks, unattractive ceiling lights and the space is not well maintained whilst also subject to much wearing activities. As a result, not much public activity occurs within the undercroft space apart from the Flower Market and Charity Stalls- at times antisocial behaviour occurs on the step of the tower. In the rear outdoor space, the Covert is less problematic however the lack of seating and the presence of bins means that the space is used primarily for waiting for others using the WC, or as a through route. This lack of public activity encourages antisocial behaviour, and bin clutter.

#### Key Opportunities

The space offers a number of opportunities that are local to the Covert but also have the potential to extend past into the rest of Winchester, and into city life.

Though there exist a number of opportunities in the space, such as the historic value of the Medieval Tower, and the frontages of the WC and Debenhams there are a number of constraints over the Covert which currently hold these assets from being realised. These are explained in each opportunity in more detail.

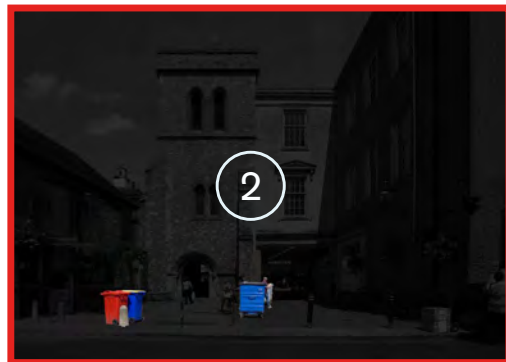
- 1. Issue: Disparate elements/Clutter
- 2. Issue: Bins in view
- 3. Issue: People Flow
- 4. Issue: Wind Flow
- 5. Opportunity: Lack of navigation
- 6. Opportunity: Medieval Tower
- 7. Opportunity: Frontages
- 8. Opportunity: A City of performance





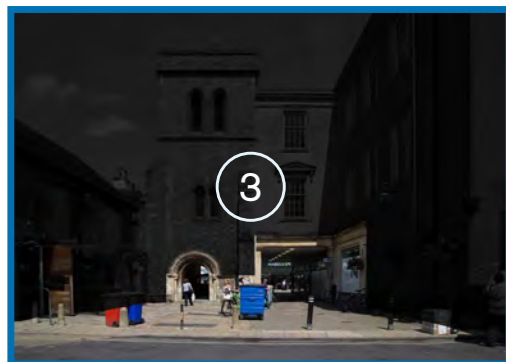
### Disparate Elements/Clutter

As shown in the ownership map there is an array of clutter and disparate elements belonging to many different stakeholders. How can we unify this situation through a shared materiality/surface/element?



### Bins in Sight

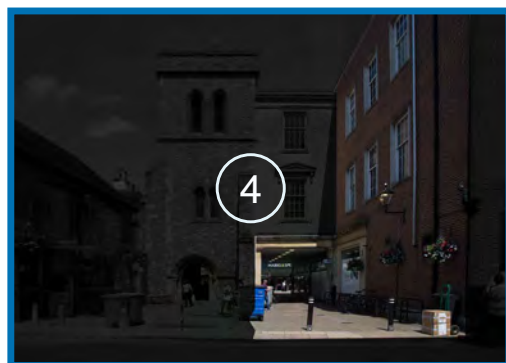
the issue of bins is a wider one than just limited to the covert. Therefore a screening strategy as well as a centralised system for bin management is what we recommend. There should be a rule that bins should not be allowed to be in view of the cathedral, and its vistas! How can we incorporate bins into the view without spoiling it?



### People Flow

Is there a way of channelling the movement in a more coherent way, so there is a more established through route? We moved Dave into the middle to see how that would affect the movement

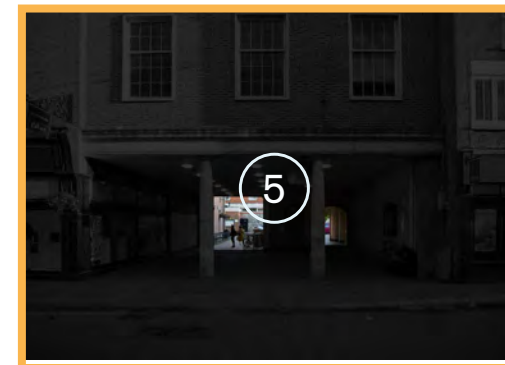
How could this route be something more coherent- related to a walking or historic strategy?



### Wind Flow

Winchester has a prevailing south westerly wind, which means that the wind is funnelled through the undercroft space. In order to reduce this, something needs to be put there to mitigate the wind

What can we put there that can act as barrier but also have other uses?



### Where is the Cathedral?

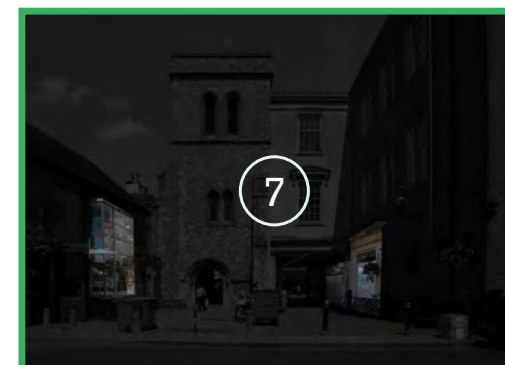
There is a lack of signage around the covert- when historically the covert was a significant gateway to the church precinct- How can we do a modern interpretation of a gateway to the cathedral. The vistas from the highstreet through the covert are of importance, how do we design these/work with the existing to create new end points. How can the lighting/design of flooring and material surfaces help with this ?



### “Winchester must be the only city with a medieval tower as a fire escape”

Debenhams are currently only using it during an emergency- is there a way of opening it up for the public? Could this help with reactivating the space?

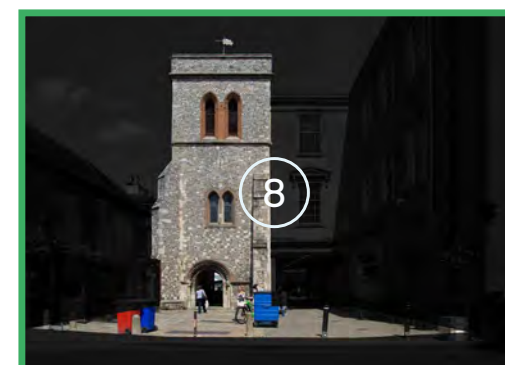
*Key Constraint* is that it currently belongs to Debenhams as a fire escape-



### Frontages Potential

The notice board is currently hidden by the flower stall, could we relocate this notice board? Could there be a new kind of notice board? An interactive one? Could it be relocated to where the toilets are ?

*Key constraint* is the multiple stakeholder ownership, discussions with the Hampshire Cultural Trust, Debenhams and Wessex hotel will need to occur.



### Winchester as a city for performance

Winchester's creative community already make an important contribution to the creative vitality and quality of life of local people. How could this space could be seen as a venue that could host cultural activities- and how it might be possible to bring out the landmark quality of the tower, as a backdrop to this performance ?

*Key constraint* potentially is the restriction of semi-commercial activities in the space.







4 Vision for St. Maurice's Covert

5 Key Recommendations

6 Delivery Plan

# 4 Vision for St. Maurice’s Covert

## 4.1 An Urban Room for Winchester

- a. a place to stop
- b. place for city life

The Covert is a place to appreciate the multi-layered city; where you can go through the arch or underneath the Covert, and into the public square beside the tower. You can see the pattern of history; you feel the slowing of time, seeing a piece of Medieval city, where a Victorian church once stood, now made into a passage to a modern shopping street, to your right, with a gothic masterpiece in the distance to the left.

We want to accentuate these three very strong, existing components in our proposal to make a small square which offers a pause for thought in the centre of Winchester. A moment to appreciate ones surroundings, which can be empty and calm, or bustling with marketplace and cultural activity. We believe that by using these already present qualities, we can make St Maurice’s Covert into a place with its own character and worth.

Further to this, the life of the covert during the day and night and seasons must be considered. The covert should be a place that can host a plethora of cultural activity- a stage that uses the medieval tower as its backdrop.

## 4.2 A New Connection

The tower is of historic importance, and all should be able to pass through, therefore there should be means of making it more accessible to all. The views through and visual connection between the High Street and Cathedral precinct should be made clearer and be compelling enough to pull pedestrians through the space. Finally the covert space should take note of its surrounding environment, the Wessex car park and the extents of Market Lane.

## 4.3 Add Value to Economy + Business

- a. Celebrate existing businesses and institutions
- b. Help/enable more business

The proposal needs to activate the wide covered area of the Covert, facing the High Street, and attract more foot traffic through the Covert. A possible way to do this is to introduce commercial or semi-commercial uses, as is already present in the form of the flower stall and temporary charity stalls, which appear there on certain days.

The covert needs to work with existing business and activities to add value to their activities. This will range from making the flower seller’s and charity sellers lives easier with onsite storage and display, to understanding the future needs of local stakeholder businesses such as Wessex Hotel and Debenhams’s to imagine how the improvement of the covert would benefit their business.

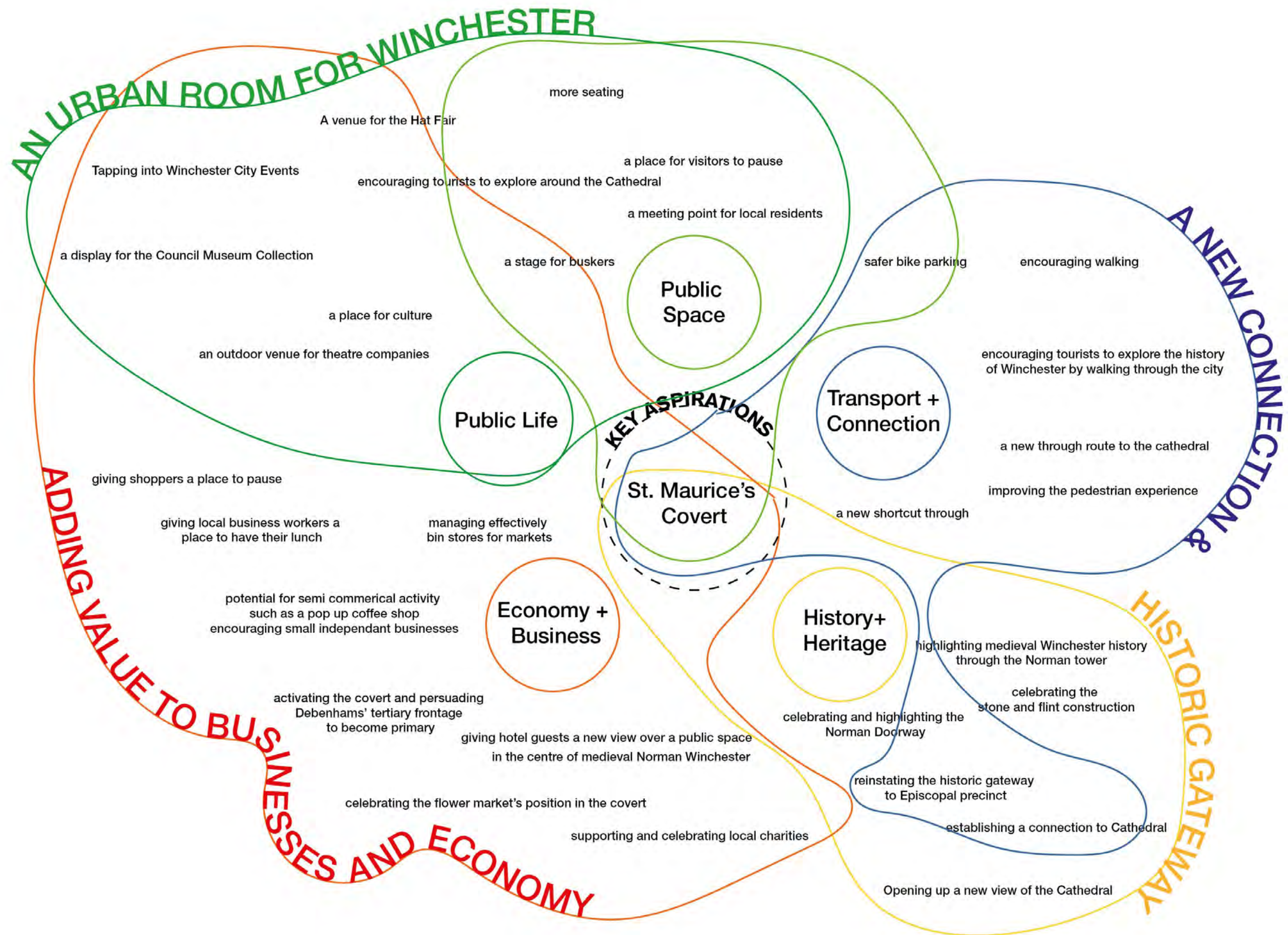
## 4.4 Highlight History + Heritage

- a. The Norman tower+ medieval history
- b. The historic route through to cathedral

The Norman tower, with its distinctive doorway needs to be celebrated, as well as the covert’s central location between two monuments of medieval Winchester- the tower of St. Maurice’s and Winchester cathedral.

In addition to this, the historic route through the covert needs to be highlighted, through paving, orientation of activity (flower market + charity stalls)

This will not only reinstate the Covert as an important connection between the High Street and the Cathedral, for visitors and locals, but also upholds the Walking Strategy for Winchester, and promotes walking as a great way to get around, as well as drawing people into the culture and history of the city.



# 5 Key Recommendations

## An Urban Room for Winchester

### Declutter + Clean

The covert should be removed of any unnecessary street clutter such as bollards, lighting, bins, and a thorough clean and strip back should be able to reveal the original stonework of the floor, the original stonework of the tower, and the original brickwork of Gregg’s wall.

### Surface Materials- Shared materiality

The covert currently contains 8 different flooring materials, and 5 different wall materials. Therefore there needs to be a simplification of these materials, and the material language of anything new placed in the covert should be simple and shared across elements in order to unify the space. A very limited palette for paving will unify the covered and open space, and give coherence to the route through.

### Shared Elements: Bin Store + Gateway Structure

This structure is of the same materiality and will triple up as a bin store, cycle storage and new gateway/wayfinding element. This bin store design has the potential to be used across Market Lane, even Winchester to create a unified language and reduce clutter.

### Shared Elements: Seating

There is a real need to provide informal seating areas in Winchester and the Covert should offer a place where users can stop and sit for a while, to enjoy the view out to the Cathedral, or simply the Norman Tower within the space.

### Integrate Lighting into new elements

Lighting should be integrated into street furniture, gateway structure and other new elements to reduce any further clutter.

### Reduce Lighting levels in Covert

The current lighting strategy for the Covert is to be as bright as possible, as a method to deter Anti-social behaviour. This in fact

alienates the space from the rest of Winchester which is lit quite dimly, and a similar strategy should be employed at the Covert to integrate it back into the night landscape.

### Bins Management

In addition to the Bin store, it is recommended that a waste management system be adopted, similar to the one by Westminster Council.

### Low Maintenance

The new elements must be low maintainence, and anything that requires extra maintenance will be highlighted and potential management teams from either the council or key interest groups/ stakeholders identified.

### Enhancing City Life and Public Surveillance

These elements should encourage public activity and enhance city life, such like the cultural performances that already occur in Winchester. Provide the appropriate infrastructure so that these events may occur within the Covert.

With the introduction to more activity, this should deter anti-social behaviour and improve how safe the Covert feels during the day and at night.

### Active Frontages

All frontages looking into the Covert should be considered as important and should be lit appropriately, and content be engaging frontage kept active. It has been discussed with Debenhams already that the frontage is classes as tertiary but should the improvement of St. Maurice's Covert yield results this can lead to a change in status

## A New Connection

### Visually connect the High Street to the Cathedral- Greening

The current view through the Covert from the High Street is to the wall of the Wessex Hotel, and the wall of the car park of the Wessex Hotel. It is recommended that these are greened and the small wall removed so to connect the green of the Cathedral Grounds visually to the High Street. In addition, it could help if the crown of the trees were reduced so to reveal more of the Cathedral Structure.

### Visually connect through Shared Surface

Through a unified shared surface, going across to the Wessex Car Park, the route through the Covert to the Cathedral Grounds will be simple and strong.

### Wayfinding Element + Signage

There is a lack of signage and wayfinding to the Covert, to the Cathedral from the Covert and also to the public WCs. It is recommended that a central element can hold all these requirements- the gateway structure can offer this use.

### Reorientate Flower Market and Charity Stalls

Both stalls currently face the High Street, creating a back onto the Covert, resulting in the back alley feeling of the Covert. It is recommended that the Flower Market and Charity stalls are reorientated to predominately face into the Covert, creating a path through the space, and pull people in from the High Street into the Covert so that it becomes an arcade, and not just a shop front.

### Make all areas of the Covert Accessible

Through the plinth element, the tower can be accessed by all (tourist, elderly, children), and through a shared surface and raised road, the transition across Market Lane is improved.

### Prioritise the pedestrian experience

An additional recommendation would be to rethink the current one way road system in place, which leads many cars down Market



Lane, causing them to three point turn and reverse at the Covert. A strategy to make the lane one way, and narrow it, offering pedestrians a safer route to use.

## Add Value to Economy + Business

### **Making the set up for Flower Stall + Charity Stall easier**

In order to celebrate the existing activity in the space, and to formalise it so that routes through become more direct- built in street furniture is recommended for both stalls, with storage and display space. In giving both ownership of these elements and zones, it is hoped that better care of the space will happen.

### **Potential for Independent Businesses**

Because of the high rents on the High Street, mostly chain retail exists- it could be a potential for the Covert to host more independent local businesses.

### **Adding Value to existing neighbouring businesses**

In creating activity and use and care in the Covert, there is a possibility of Debenham's upgrading their currently tertiary frontage to primary.

## Highlight History + Heritage

### **Highlight the Norman Tower and its medieval History**

Winchester has a rich medieval history- the tower should be a spark to reveal this heritage and potentially the medieval city grain.

### **Highlight the historic route though**

The tower's relationship as a gateway chapel should be reinstated as a tourist route.

### **Connect the Hampshire Cultural Trust to the Tower?**

Like the Westgate, could the Hampshire Cultural Trust use the tower and its view of the Cathedral as a new cultural asset for Winchester.

# An Urban Room for Winchester

- a. a place to stop
- b. place for city life

The Covert is a place to appreciate the multi-layered city; where you can go through the arch or underneath the Covert, and into the public square beside the tower.

### Plinth

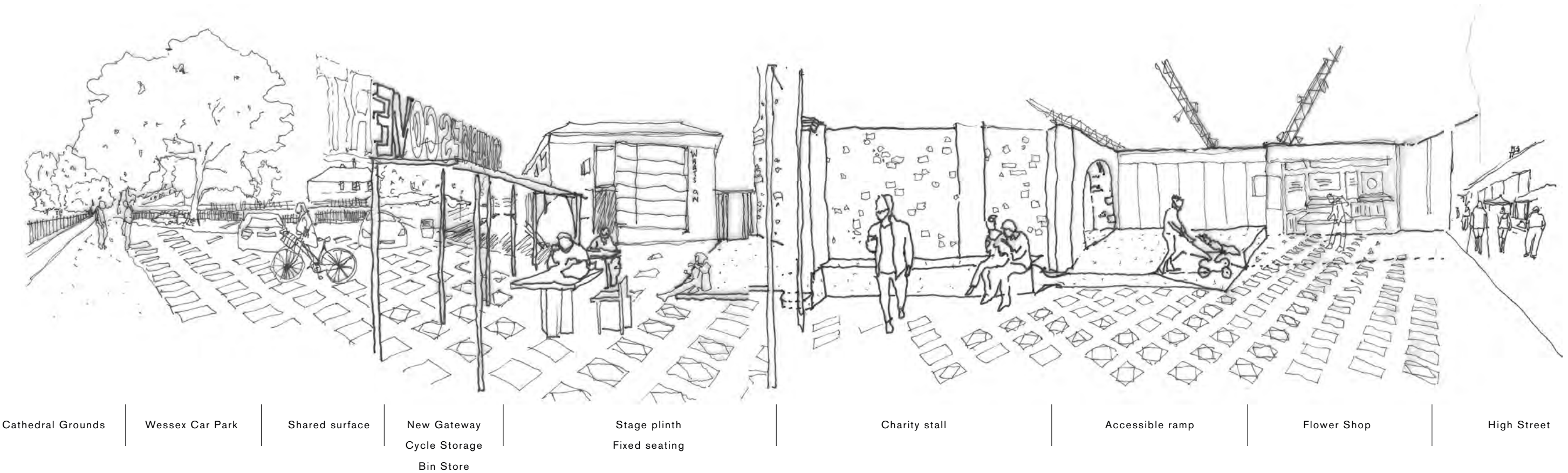
The plinth and lighting strategy allows Winchester festivals such as the Hat Fair use it as a stage for performance. Plinth is on both sides to allow for undercover performances when necessary. The plinth also highlights the tower, allowing people to sit by it, or to allow buskers to use it as a stage, with the medieval tower as a backdrop to their performances. It also enables access up into the tower for those in wheelchairs and buggies.

### Gateway structure + Bin Store

The Gateway works hard in this space, and triples up as a bin store, cycle storage and wayfinding element. It also protects the covert space, and shields it from the three point turns and back alley feeling of market lane, transforming the Covert into a square.



Above: Plan illustrating plinth used as a stage



Cathedral Grounds

Wessex Car Park

Shared surface

New Gateway  
Cycle Storage  
Bin Store

Stage plinth  
Fixed seating

Charity stall

Accessible ramp

Flower Shop

High Street

Long view illustrating different uses in the Covert





Above: Axonometric illustrating the Covert as an Urban Room



# A New Connection



View of Gateway structure

- a. improved accessibility
- b. view through
- c. wider connectivity

Accessibility of the Covert is of the utmost importance, it should be safe and easy for everybody to use. Tactile paving improves navigation through the site, and will be used to warn of vehicular roads and changes in level.

## Shared Surface

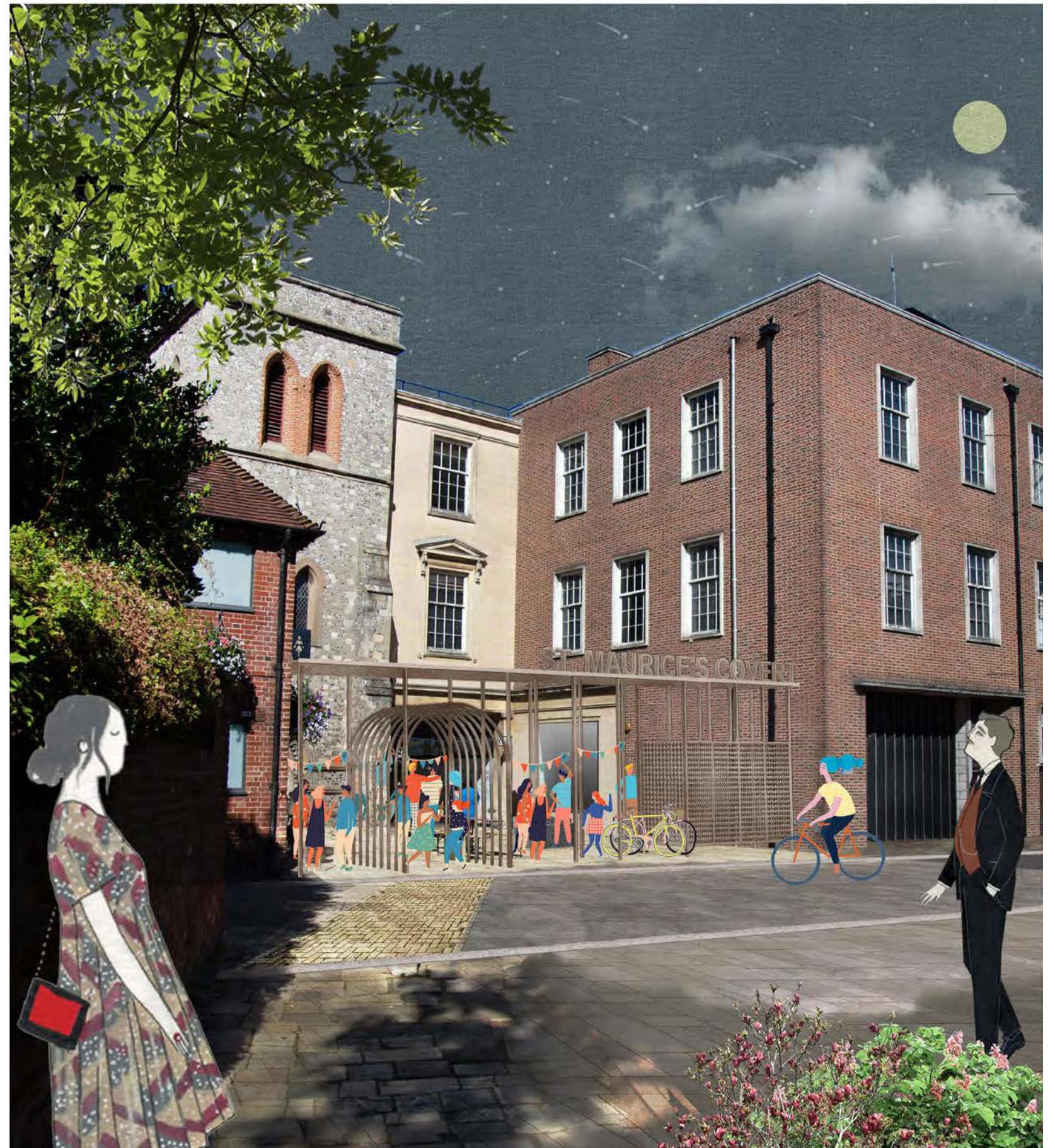
The shared surface across to the Wessex Hotel will instigate a clear wayfinding element and connection to the Cathedral.

## Plinth

The plinth offers a new accesible route into the Tower

## A New Gateway

The gateway and signage will frame a view through both to the Covert and out to the Cathedral.



View of Gateway structure





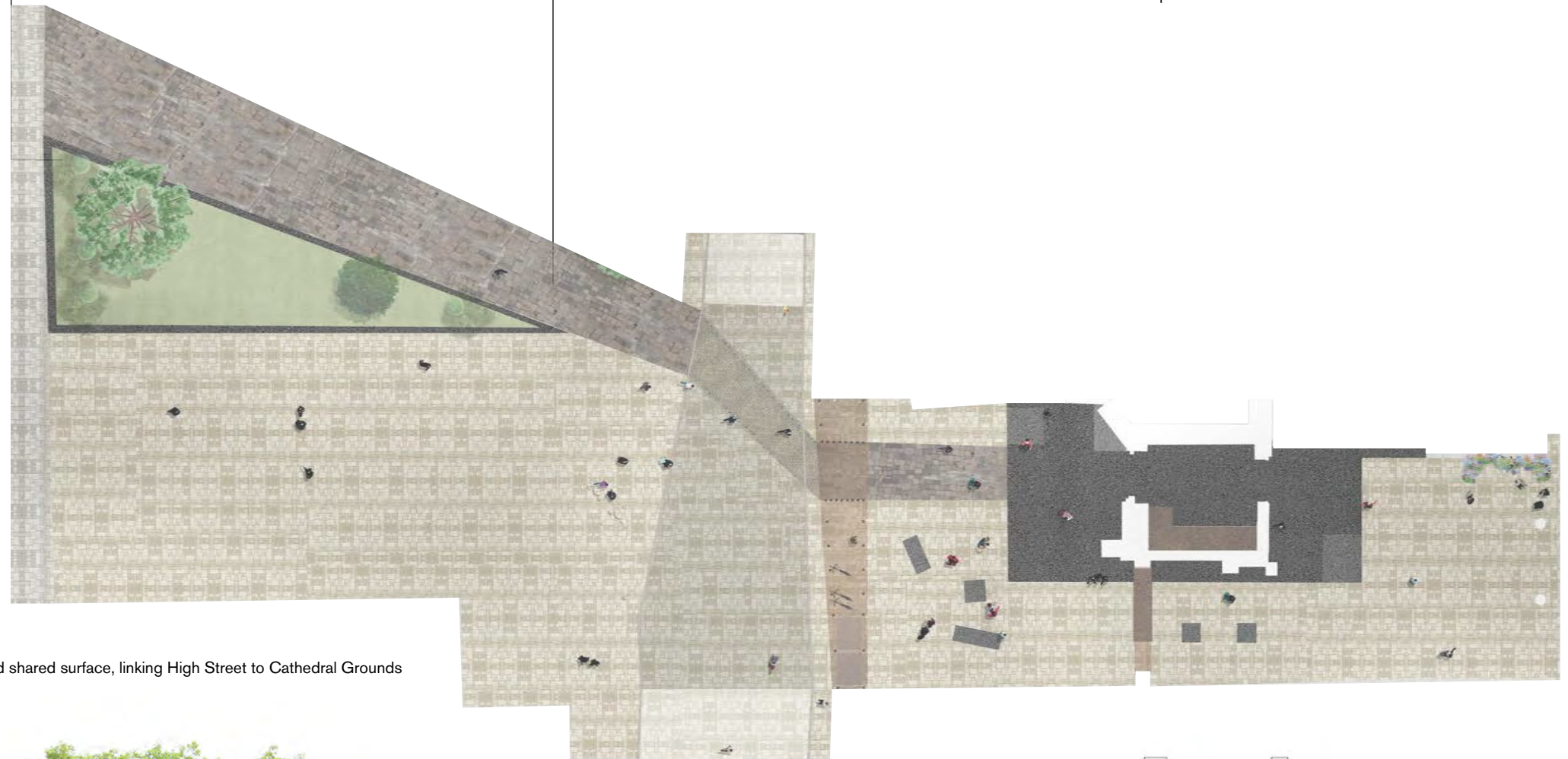
View looking from Cathedral Grounds to the Covert



View looking through the Gateway structure at the covert



View looking from the high street through to the new space



Plan of proposed shared surface, linking High Street to Cathedral Grounds



Section and plan of proposal, illustrating new staircase up tower and new gateway structure



# Valuing the Community

The proposal will activate the wide covered area of the Covert, facing the High Street, and attract more foot traffic through the Covert. A possible way to do this is to introduce commercial or semi-commercial uses, as is already present in the form of the flower stall and temporary charity stalls, which appear there on certain days.

The covert will work with existing business and activities to add value to their activities. This will range from making the flower seller's and charity sellers lives easier with on-site storage and display, to understanding the future needs of local stakeholder businesses such as Wessex Hotel and Debenhams to imagine how the improvement of the covert would benefit their business.

## Wall/Frame Element

The new wall will reorient the flower seller to sell into the covert, enliven the covert with a wall of flowers, and will also provide storage for the flower seller's equipment.

## Market Street Furniture elements

These cast blocks will formalise the location of the Charity Stalls, and make it easier for them by removing the requirement to bring tables. The structure will give them frontage in and out of the covered space of the Covert, and will encourage a through route.



Isometric view of panellised wall system, with folding platforms for flower display and storage, and plinth market furniture for charity stalls.





Day time view, charity stall and flower seller present



Night time view, event occurring within the covert, and street furniture elements with integrated lighting illuminating the space



# Highlighting History and Heritage

- a. The Norman tower+ medieval history
- b. The historic route through to cathedral

The tower and the Covert's history traces back to the Norman era when the church was used as a gateway chapel to the Cathedral Precinct as well as part of the Royal Palace. The reinstatement of a new gateway element (see next board) as well as opening up the tower will re-establish this historic relationship as a key route through, and an active public space highlighting the old urban grain and history of medieval Winchester.

## Plinth

The plint will highlight the tower, making it a backdrop for public life, and performances

## Gateway Structure

The gateway will reinstatee the historic route through to the cathedral, and highlight the Covert's role as a gateway chapel

## Shared Surface with path

The path will help with wayfinding and further emphasise the route through

## Opening up the Tower

The reconfiguration of a new stair, and the opening up of this tower to the public will fully reintergrate the tower back into the heart of Winchester city life, giving all a new view of Winchester and the cathedral



Isometric view of new stair configuration in tower





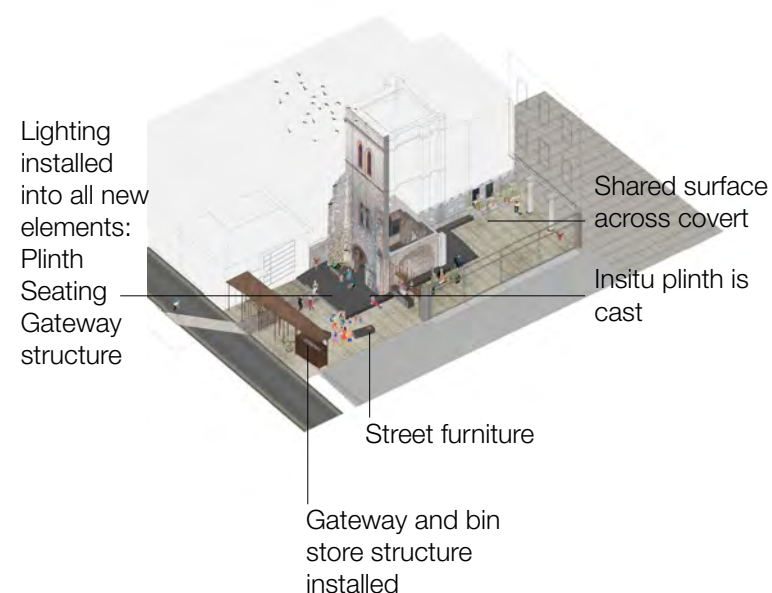
6.1 Delivery Plan

	Phase 1	Phase 2	Phase 3
	Creating a New Urban Room for Winchester	Improving the wider area	Future/Aspirational
Declutter	<div>1. Remove clutter from site</div> <div>2. Clean floor and walls</div>	<div>1. Create wall frame for kiosk storage and flower stall display</div> <div>2. Improve Gregg’s door</div>	<div>1. Reconfigure and install new staircase in tower for public use</div> <div>2. Relocate stair entrance/exit into tower</div>
	<div>4. Complete shared surface</div> <div>3. Install Plinth</div>	<div>3. Continue shared surface across road and into Wessex Car Park</div>	<div>3. Make tower part of the heritage tour, and a new view for Winchester of the city and the Cathedral</div>
Unify	<div>4. Create market street furniture for charity stall and public</div> <div>5. Bin storage element</div> <div>6. Gateway element</div> <div>7. Integrate lighting in these elements</div>	<div>4. Clear view to Cathedral: cut crown off trees and remove Wessex Car Park wall</div> <div>5. Greening site and potentially North wall of Wessex Hotel to create connection to Cathedral Grounds</div>	<div>4. Narrow Market Lane and instigate a new one way system</div>
	£80K	£60K	+ £100K
	Total : £140K		



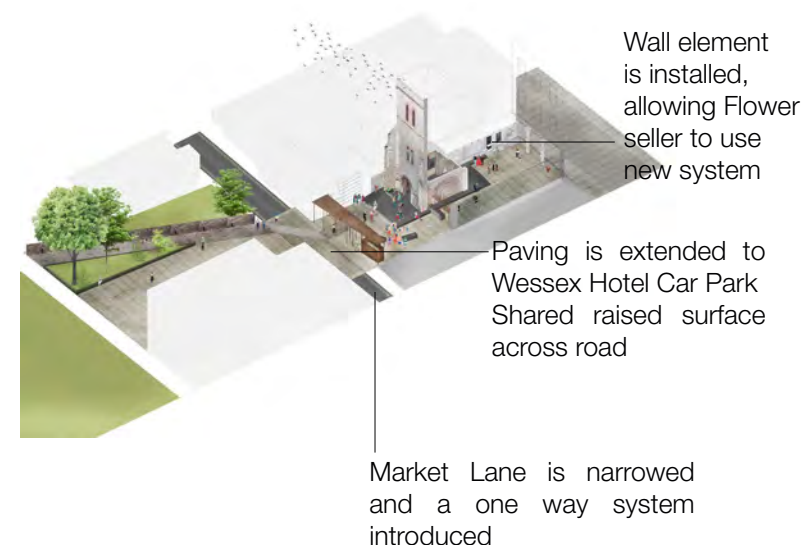
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## Declutter, Unify and Lighting



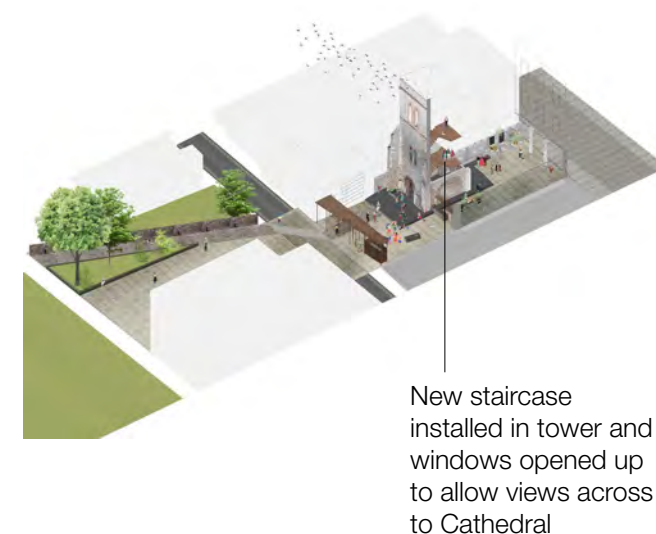
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## Wall element, shared surface and works to wider area



③

## Open up tower



### 1 Declutter, Unify and Lighting

The first move will involve jetwashing the floor to reveal its original stone colour, and removing existing clutter in the space such as bins, lights, bollards etc. The paving is planned to also be taken up and kept to be reused.

A section of the gateway structure will be built first that will house the market bins and declutter the site further. It is possible that this method of screening could continue across Market Lane should appropriate funds be raised.

The insitu cast terrazzo plinth and street furniture elements will be installed and most of the lighting will be incorporated within these elements to minimise visual clutter. Paving using existing York Stone and cobble stones to finish shared surface.

Lighting to be installed in all new elements, and also architectural lighting for the tower.

### 2 Wall System, shared surface and works to wider area

The panel and frame system will be installed and provide a simple setup for the flower seller including storage. This frame will continue through the tower and onto the rear external side, creating a visual connection between the High Street and Market Lane.

The paving will continue across to Wessex Car Park and create a shared ground and connection to the Cathedral Grounds. Market Lane to also be narrowed.

### 3 Open up tower

The tower could be reconfigured to offer a new view of Winchester and the Cathedral as well as acting still as a fire escape for Debenhams. Stair to be reconfigured, new platform added to the third level (to enable views across) and interior of tower made good.

6.1 Delivery Plan

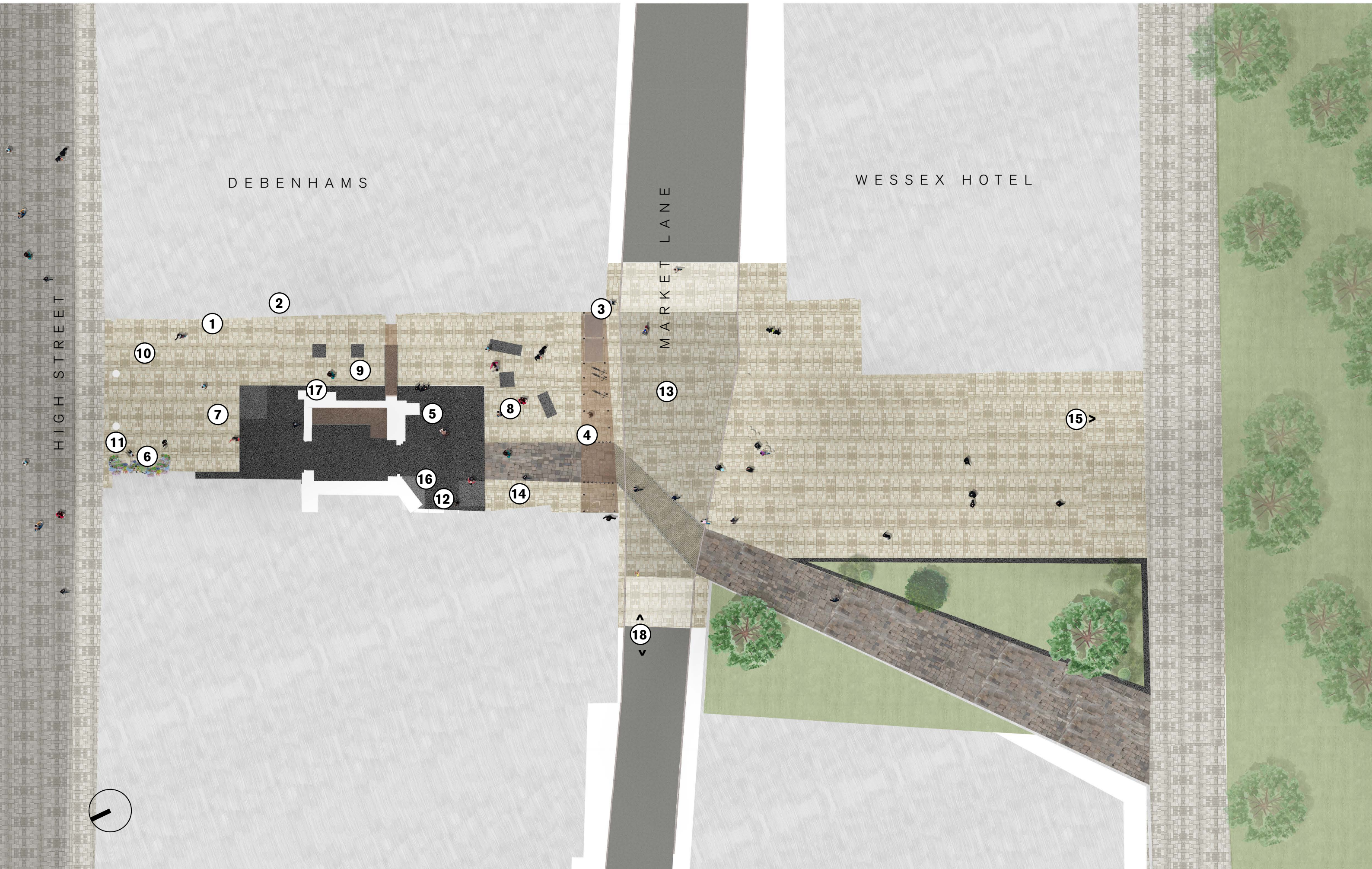
Soft Costs

DELIVERABLE	Architect	Structural/Civil Engineer	Project Management + QS	CDM	Planning Fees	Total Cost for Stage
Stage 3- For Planning	£2,500	N/A	N/A	N/A	£385	£2,885
Stage 4- Completion	£12,500	£3,000	£10,000	£1,500	N/A	£27,000
Total Cost	£15,000	£3,000	£10,000	£1,500	£385	£29,885

Key of Proposed Works (For Plan on left)

- 1 Cleaning
- 2 Decluttering existing fixed street furniture + Surfaces
- 3 Storage for Bins
- 4 New Gateway for St. Maurice's Covert
- 5 Plinth
- 6 Wall Frame/Panel system
- 7 Fixed Seating
- 8 Shared surface
- 9 Ceiling
- 10 Lighting Strategy
- 11 Plants and greening
- 12 Market furniture
- 13 Shared surface across to Wessex
- 14 WC Frontage reconfiguration/recurating
- 15 Clearing view to Cathedral from High Street
- 16 Gregg's Door
- 17 Tower open up to public
- 18 Narrowing Market Lane





Proposed plan illustrating shared surface and each paving material given a function- See Key on right for descriptions of proposed works

0 2 4 6 8 10 20m  
Scalebar 1:200 @ A3



6.2 Project wishlist

PHASE 1	Priority	Recommendation	Location (front back or beyond)	Description	Objectives					Overlaps with other work	Risks / Other considerations that may be beyond the scope of the project	Required Discussion/Sign off	Materiality (if applicable)	Material +Construction Cost Estimate
					Declutter + Unify	Better Connectivity	Room for Winchester	Add Value to E+B	Highlight Heritage					
					1	2	3	4	5					
	1	Cleaning	Both	Jetwashing floors and walls	x	x	x	x	x	2,8,13	Grout may come up with extensive jetwashing- will need to investigate further  Phasing in relation to otherworks will need to be carefully considered  Potential for new paving to be installed on areas that cannot be jetwashed sufficiently (subject to cost)	Highways Street cleaning Maintainence		£2,000
	2	Decluttering existing fixed street furniture + Surfaces	back	Removal of bollards, bike racks, lights Pulling up flagstones and storing for display Pulling up paving and keeping Pulling back render of tower to orginal stonework	x						Phasing this should be mindful of use .  Current covered bike racks : 4 - new gateway structure offers 5 covered bike racks  Risk: external bike racks to be removed-	CCTV Estates		£10,000
	3	Storage for Bins	back	Designed screening for bin storage. Modular system that could be use further along Market Lane	x			x		4	Recommendation for a bin management system by council to enforce rubbish collection- to see Westminster  Recommendation: Potential to seek other storage areas such as Brooks Shopping Centre?		Aluminium frame	£3,000
	4	New Gateway for St. Maurice's Covert	back	Designed enclosure and new gateway to frame connection from high street to Cathedral.  Signage to be designed for entrances of these gateways		x	x		x			Highways Tourism Historic Environment	Aluminium frame	£15,000
	5	Plinth	both	New level installed around tower, ramped on either side, creating also a platform/stage on both sides of the covert	x	x	x		x	1,8,12	Potential for intererest groups/festivals to use space- to organise a management team if this became a venue? Licensing?	Licencing Theatre Royal/Hat Fair Historic	Insitu cast concrete	£15,000
	6	Ceiling	front	Removing all ceiling lights and applying a new soffit surface for ceiling- to help with the wayfinding and connection through	x	x	x			8	Design to work in line with the shared surface materiality + new lighting strategy	Highways	possibly remove current ceiling tiles + replace	£4,000
	7	Lighting Strategy	both	Lighting strategy to incorporate low level lighting on walls and floors, and intergrated into new elements . In addition architectural lighting to highlight Norman Tower. To come on only at night time		x	x		x	4,5,6,7,12	Lighintg strategy could also incorporate lighting for performances etc.  Energy consumption of new lights compared to old lights	Highways	LED lights	£20,000
	8	Fixed Seating	back	Benches - Cast blocks - fixed	x		x			12		Licencing	cast concrete	£3,000
	9	Market furniture	front	Street furniture elements that are double used by market/charity stalls, and the public. Robust material	x		x	x		6,7			cast concrete	£2,000
	10	Shared surface	both	Shared surface across the covert, with a path deliniated for the route to the cathedral	x	x	x		x	1,18	See issues for jetwashing		Retain existing york stone at front part of covert, and use similar sandstone for rest of suface at rear. Retain cobblestone pathway + save cobblestone path that is removed for plinth to continue path across road.	£4,000
		Contractor Prelims+ Overheads+ Contingency		Prelim - 12.5% Overheads- 7% Contingency- 5% of construction cost									For Phase 1 works	£20,000



	Priority	Recommendation	Location (front back or beyond)	Description	Objectives					Overlaps with other work	Risks / Other considerations that may be beyond the scope of the project	Required Discussion/Sign off	Materiality (if applicable)	Material +Construction Cost Estimate
					Declutter + Unify	Better Connectivity	Room for Winchester	Add Value to E+B	Highlight Heritage					
PHASE 2	11	Wall Frame/Panel system	both	New framing system, to hold in flagstones on wall next to greggs, whilst also providing a display system for the flower seller	x		x	x	x	12	Maintainence	Maintainence Street cleaning	Anodised aluminium panel with steel frame	£30,000
	12	Plants and greening	back	Potential for a vertical garden to be grown on the frame of Gregg's door Greening of Wessex Hotel northern wall Greening of Debenham's blank façade						16	Maintainence Potential to tap into interest groups and local communitites for care and management	Incredible Edible	Potential for wall of trellis with variegated evergreen climbing plants (eg ivy, clematis etc) with planters at base for IEW to plant up. Vertical planting in planters over the summer months could include using pyramids etc. for climbing beans/ peas/ sweet peas. Or espalier fruit trees	£6,000
	13	Shared surface	beyond	Continued shared surface across the road and into what is currently Wessex Car Park - continuation of use as carpark but potential to offset number of cars here through negotiations with council car parking?	x	x	x	x	x	18	Negotiating with Wessex car parking at colebrook?		use similar york stone	£7,000
	14	WC Frontage reconfiguration/recuring	back	Current display is very hard to clean and maintain, suggestion that this display is reconfigured/recurated to allow for a proper clean as well as a strategy which will allow for easier cleans in the future  Could a notice board be incorporated onto this window?  Lighting strategy for window	x		x	x	x	10	Discussion with Hampshire Cultural Trust about content + maintainence of items	Estates Hampshire cultural Trust		£6,000
	15	Clearing view to Cathedral from High Street	beyond	Removal of Wessex Car park wall next to Cathedral, to encourage the green view of Cat Grounds to meet High street.  Cut crown of trees down to allow view of Cathedral to be more visible  Green the north façade of Wessex to create a green link between Cat grounds and high steet	x	x			x	4	Discussion with Church Comissioners over Trees Discussion with Wessex Hotel about wall and greening	Church Comissioners	n/a	£5,000
	16	Gregg's Door	back	Remove/make good + level with plinth If possible, step back from Norman Tower so that butress of tower is revealed again See Frame materiality, and see if can be carried through						6,10	Discussion with Gregg's required	Greggs Owner of Gregg's Building	Same materiality as wall frame- anodised aluminium panel with steel frame	£3,500
		Contractor Prelims+ Overheads+ Contingency		Prelim - 12.5% Overheads- 7% Contingency- 5% of construction cost									For Phase 2 works	£10,000
PHASE 3	17	Tower open up to public	front	Tower to be open up again for tours, and potentially a view out to Cathedral.  Fire stair to be reconfigured and entrance to stairs to be reconfigured to inside the tower instead of into the undercroft space  Lighting strategy required and maintainence/who would manage?			x	x	x		Discussion with Debenhams required Discussion with Hampshire Cultural Trust potentially to manage tours in tower?	Hampshire cultural Trust Neighbour hood Officer Historic Environment		£100,000
	18	Narrowing Market Lane	beyond	Instigating a 1 way system, and increasing the width of pavent for Market Lane	x	x				13	Disucssion with Highways required	Transport Highways	n/a	£5,000





## Winchester Town Forum (St Maurice's Covert) Informal Group

### Notes of the Working Group Tuesday 26 January 2016

#### Attending:

Adrian Browning, Historic Buildings Specialist (Closed Churches Division), Church Commissioners

William McWilliam, General Manager, Mercure Wessex Hotel

Fay Johnson, Store Manager, Debenhams

Catherine Turness, Executive Director, Winchester BID

Cllr Fiona Mather )

Cllr Liz Hutchison ) Winchester City Councillors

Cllr Martin Tod )

Eloise Appleby, Assistant Director (Economy & Communities)

Apologies: Emma Williams, Manager, Greggs

#### 1. Welcome and Introductions

Mrs Appleby welcomed guests from outside the Council, and briefly reminded the group of the purpose of the project under discussion. This information is largely set out in the draft specification (attached) and is not therefore repeated here.

#### 2. Appointment of Chairman

It was agreed that Cllr Tod would chair the meeting.

#### 3. Stakeholder views and suggestions

Cllr Hutchison explained that St Maurice's Covert and its surroundings have the potential to be a very special area of the city, but the enhancement project requires a partnership approach to be successfully delivered. The views of a range of stakeholders must be taken into account as part of this.

*Debenhams:* there are windows on one side within the Covert. Many charity stalls use the space which can appear to downgrade it. These are often squeezed in alongside the florist stall. The former church tower is the fire exit out of Debenhams café. The window looking onto the Covert often features large promotional posters, but on the Debenhams side of the windows there are cosmetics counters.

*Church Commissioners:* after demolition in 1950s the site was conveyed in two parts – one to a private company (Edwin Jones & Co) which developed and built the store. The area around the tower and footprint under the Covert were conveyed to the City Council. There are covenants on both parts, including WCC's responsibility to maintain the Covert as open space and in good condition.

**Action:** EA to check on ownerships and maintenance responsibility (eg for tower).

**Action:** EA to check on gravestones behind the Covert – are they actual graves or just stones?

*Wessex Hotel:* Used to let market traders park in staff car park, but this has been stopped. Hotel customers comment on overlooking the 'bin area' and the Hotel would welcome the opportunity to improve the Covert. The staff car park is now maintained every Saturday by the weekend handyman, and trees have been lopped. There is a fire door at that end of the car park, which is also used as an accessible entrance. There are no plans to stop using this as a car park because staff are travelling in from a long distance and late/early hours

*Winchester BID:* There is a missed opportunity for directing foot flow between the High Street and Cathedral via the Covert. The BID is keen to see the retention of the strings of Christmas lights which have been introduced in recent years. In order to encourage use it needs a 'feature' – eg sculpture, possibly events. Charity stalls do not achieve this. The BID would like to see less antisocial behaviour, skateboarding and general 'hanging around' which deters visitors.

The bins are a key challenge for this project. Market Lane and Market Street suffer, as do other parts of the city. In other places, businesses use sacks rather than wheelie bins so they do not clog up the street. The BID offers a local service for trade waste collection, but the contracts are often let from head office and decisions are not made locally. Is there an immediate solution in this area? Is there a wider project here to improve the trade waste situation across the City Centre?

**Action:** Cllr Tod to propose Informal Scrutiny Group on commercial waste collection.

Excellent WCs in Market Lane. Need to be maintained and highlighted for visitors. Look at timings and lighting in the evening.

Lighting in general needs to be considered.

#### 4. The Brief

The group requested the following be incorporated:

- Opportunity to bring out the history and architecture of the church/site.
- Talk about range of uses (eg at Christmas), and explain about the way the charities operate in the space
- Clarify stages of work (bid, designs)
- Add in a little more information under the contextual analysis
- P7 – top paragraph – do not present covenants as a definitive constraint
- Mention bike stands
- Add in the BID under stakeholder list
- Criteria – refer to minority groups/backgrounds

**Action:** EA to include suggested timings when the next revision

**Action:** EA to circulate brief to Receiver General at Winchester Cathedral for information.



## 5. Next Steps

- Revised brief for comment – to be agreed by email
- Publish on SE Business Portal/Contracts Finder websites
- Evaluation process – to be timed to take place post election period
- EA to draft consultee list ready to give to chosen bidder
- Next meeting will be evaluation meeting – w/c 9<sup>th</sup> May

CT: reminded the group that when it came to doing the works, consideration should be given to business within the town – eg Christmas trading period, summer visitor season. This was unlikely to happen in the very near future, as there may be a need for listed building consent, wider consultation etc.

**MEETING:** Town Forum Informal Group Meeting

**PROJECT:** St. Maurice's Covert Public Realm (SMC)

**LOCATION** Eversley Room, 2nd Floor, Guildhall Winchester

**DATE:** 29<sup>th</sup> September 2016

**FILE REF:** 1632

**PRESENT:** Alex Scott-Whitby (ASW) / (SWS)  
Cherng-Min Teong (MT) / (SWS)  
Eloise Appleby (EA)  
Councillor Hutchison (LH)  
Councillor Mather (FM)  
Councillor Tait (IT)  
Catherine Turness, Winchester Business Improvement District (BID) (CT)  
Fay Johnson, Store Manager, Debenhams (FJ)  
William McWilliam, General Manager, Mercure Winchester Wessex Hotel (WM)

REF	Item	ACTION
<b>1.00</b>	<b>APOLOGIES</b>	
1.01	Councillor Tod, Adrian Browning, Emma Williams	
<b>2.00</b>	<b>MINUTES OF MEETING OF 11 AUGUST 2016</b>	
<b>3.00</b>	<b>DISCUSSION OF KEY RECOMMENDATIONS</b>	
3.01	MT took members through the draft Stage 2 report and through the key recommendations	
3.02	Jet washing – SWS to liaise with the street cleaning team regarding the grout- FM wondered if it was possible to re-grout every few years? SWS to ask this question at drop in session	SWS
3.03	SWS noted that in situations where there has been opposition to changes made in the Covert- persisting through has yielded results (like the street cleaning)	
3.04	ASW updated members on the discussion with the Historic Environment Team: they were positive about the proposal, subject to a few issues, such as the location of the bins and desire lines SWS to issue out stage 2 report to Historic Environment Team	SWS
3.05	Decluttering the space- Bins – It was agreed that a mixture of bin storage/screening and an enforcement system is required for effective management of bins. EA to continue this discussion with the rest of WCC	EA
	FM stressed that there was no place for bins in Winchester at all. LH questioned that there was no way currently of managing it- there is no currently no Town Centre manager. CT noted that the town Centre	



manager was essentially BID and that the bins issue was not limited to the Covert- it was a city wide issue.

- |      |   |     |
|------|---|-----|
| 3.06 | IT noted that in addition to managing the present situation of the bins that a preemptive measure would be to put planning conditions for new businesses regarding their bin management. EA to note   | EA  |
| 3.07 | Informal Seating- LH noted that there was a lack of informal seating in Winchester- the seating in the Covert would allow businesses to have their lunch in there   |     |
| 3.08 | Wall – SWS explained that the wall in addition to being storage and the display system for the flower seller, could also have a design etched on that could act as an educational tool, and way finding device for tourists to use. FM wondered whether businesses could pay for it if they could put their location on a map. SWS to note this option  | SWS |
| 3.09 | Street Lighting – SWS made a recommendation to reduce the lighting in the space- Winchester’s lighting strategy across the city is low level- and currently the overly bright nature of the covert alienates it, and actually encourages antisocial behavior.   |     |
| 3.10 | FJ regarding windows- there would be a long process to convert it back into windows as there is currently a lack of storage in Debenhams and those rooms have been converted into storage rooms (also an issue about cost of opening them up)<br>SWS questioned is there a way it could act as a storage room but also the frontage be used as a more active display? SWS questioned whether there is a first point of engagement with the head office? | SWS |
| 3.11 | Shared Surface: WW expressed concerned about the raised shared surface in regards to three point turns. There is insufficient signage of the no entry sign.   |     |
| 3.12 | Gregg’s door- IT to find out who owns Greggs building   | IT  |

#### 4.00 COSTING

- |      |   |  |
|------|---|--|
| 4.01 | SWS explained that the cost of all phases (without soft costs of fees) would be #240k but of that 100K was for the tower. Phase 1 would include the most visible changes and by Phase 2 most of the work would be complete. Phase 3 would be to extend across the road to the Wessex, and Phase 4 would be the tower. |  |
| 4.02 | EA noted that there is currently a range of funding options such as CIL that could be used for certain parts of the project. SWS noted that for the Tower there was heritage lottery funding, and match funding.  |  |
| 4.03 | FM questioned whether Hampshire Cultural Trust could help fund, EA noted that they were currently raising money for other projects and the Covert would be a low priority for them, and however there were other possibilities.   |  |

**5.00 PHASING**

- 5.01 IT noted that if Phase 1 was successful in its change, it would be in itself an advert and source of momentum for the following phases.
- 5.02 LH noted that lighting should be incorporated into phase 1 as it would be fundamental to the change in the covert. SWS explained that it would be possible to integrate the lighting strategy within the elements that were implemented in phase 1. SWS  
SWS to incorporate lighting into phase 1.
- 5.03 Phasing to be reviewed by SWS and resent to members SWS
- 5.04 EA potential to amalgamate phasing depending on soft costs. The tower phases is a project in its own right and should be left aside for now. EA  
EX to check the existing commitments from CIL fund and figure out how best to play this in relation to the funding.

**6.00 FUNDING**

- 6.01 LH noted that figuring out the sources of funding for each component of the proposal was important to the next moves of implementation. SWS noted that the end of the financial year would be a canny time to have ready a phase for implementation and funding.
- 6.02 SWS to update the costing table to include all soft fees SWS
- 6.03 EA to advise SWS on planning application fees should they be applicable EA
- 6.04 EA posed the question to BID, Wessex Hotel and Debenhams whether or not any would be willing to contribute to the project. WW, CT, FJ  
The improvement of the Covert would increase footfall around this area, and offer amenities for local businesses.
- All parties to review proposal and respond. SWS  
SWS to send through stage 2 report and boards for discussion.
- 6.05 WW noted that Accord would have no interest unless it directly impacted / improved their assets. FJ agreed in regards to Debenhams.  
EA questioned whether it would be useful just to have the discussion with the head offices.

**7.00 PROGRAMME + TIMELINE**

- 7.01 It was noted that planning permission would need to be sought for the phases. SWS advised that the application should incorporate all phases and then the works staggered as necessary. EA noted that planning permission would take 3 months.



- |             |   |         |
|-------------|---|---------|
| 7.02        | SWS noted that the work undertaken to date follows up to RIBA stage 2. Planning would be stage 3 which would include a more detailed idea of each element.  |         |
| 7.03        | EA noted that it would be difficult to implement phase 1 by the end of the Financial year- General fund coming through not till April 2017. SWS advised to mindful not to do it too quickly- noted that detail design is 2 months work- and planning permission is 3 months- suggestion that if the funding is in place by April next year, and by April the year after Phase 1 is completed. |         |
| 7.04        | LH and IT noted that there was a real need to keep up momentum of the project. It was noted that steering group should be kept for the next phase of the project.   |         |
| 7.05        | Noted that final agreed design for planning to be reviewed in next town forum in January 2017 and then submitted for planning.  |         |
| 7.06        | EA to determine what funding is available where and how much is already allocated   | EA      |
| 7.07        | Next stage of procurement- EA noted there must be a formal discussion in regards to appointing for the next stage of work. EA also noted that someone in Estates would take the lead for the next stage, however possibility for the steering group to remain.  |         |
| <b>8.00</b> | <b>NEXT STEPS</b>   |         |
| 8.01        | EA pointed out that there were a few key technical issues with the proposal that required ironing out with the relevant department in WCC and HCC and these should be sorted before moving forward as an agreed design. EA to organise a drop in session with the same members from the last one to review the emerging design.   | EA      |
| 8.02        | SWS to compile a list of queries that require clarification from the respective officers, in time for the drop in session. (Lighting, highways, street team, PFI agreement, Gregg's door, church commissioners)   | SWS     |
| 8.03        | EA to chase the Church commissioners regarding lifting the faculty and factor in how long this might take into the timeline.  | EA      |
| 8.04        | EA stressed the requirement of soft costs to come back to her as soon as possible as these would need to be cleared early November.   | SWS     |
| 8.05        | SWS to update stage 2 report and include a timeline explaining the present situation and the future objectives.   | SWS     |
| 8.06        | SWS to discuss in detail with EA the soft costs and phasing before issuing out.   | SWS, EA |

**MEETING:** Winchester Town Forum (St. Maurice's Covert) Informal Group Meeting

**PROJECT:** St. Maurice's Covert Public Realm (SMC)

**LOCATION** Board Room, West Wing, City Offices

**DATE:** 11<sup>th</sup> August 2016, 12:00pm

**FILE REF:** 1632

**PRESENT:** SWS- Alex Scott-Whitby (ASW) / (SWS)  
 SWS- Cherng-Min Teong (MT) / (SWS)  
 WCC- Eloise Appleby (EA)  
 WCC- Councillor Liz Hutchinson (LH)  
 WCC- Councillor Ian Tait (IT)  
 WCC- Councillor Fiona Mather (FM)  
 BID- Chris Turner (CT)  
 Debenhams- Fay Johnson (FJ)  
 Church Comissioners – Adrian Browning (AB)

REF	Item	ACTION
<b>1.00</b>	<b>APOLOGIES</b>	
1.01	Emma Williams, Manager, Greggs William McWilliam, General Manager, Mercure Winchester Wessex Hotel Councillor Tod	
<b>2.00</b>	<b>APPOINTMENT OF CHAIRMAN</b>	
2.01	LH to chair in EA's temporary absence	
<b>3.00</b>	<b>RESEARCH + CONSULTATION</b>	
3.01	SWS explained the consultation process to date, and highlighted the key issues within the space, both at a micro and macro level. ASW mentioned that whilst SMC is a tiny space the issues that come up in the covert are issues that are symptomatic of the whole of Winchester, and they had looked at solutions around this that could offer potential strategies city wide.	
3.02	SWS explained that they have met almost all the key stakeholders, with only historic environment team and urban planner to meet on the 23 <sup>rd</sup> August. They have also spoken to various members of the public, locals and tourists both in and around Winchester, and inside the Covert.	
3.03	MT ran through consultation findings book	
<b>4.00</b>	<b>KEY ISSUES + PRESENTATION OF IDEAS</b> <b>Market Lane</b>	



- 4.01 Trip Advisor quote of Market Lane an “unappealing alley”. SWS explained that this back alley feeling was prevalent in SMC and something that would have to be addressed in the proposals.

ASW explained that rooms overlooking the covert at the Mercure Wessex would therefore benefit from the improvement of the cover and potentially also Market Lane.

- 4.02 ASW explained that in Copenhagen after they pedestrianized the highstreet the next thing they had to do was address the back of house- how can we include the service lanes as part of a larger strategy for streetscaping?

- 4.03 SWS questioned the need for Market Lane to be two laned, and asked if there was a possibility of narrowing it, starting from the covert.

- 4.04 SWS showed Calle Remer, a space in Venice which is of similar scale and orientation- aspiration

#### 5.00 **Lack of Seating**

- 5.01 Lack of seating within the covert and also city wide, this is an opportunity to bring leisure back into the city

#### 6.00 **Key Issues and Opportunities (K+O)**

- 6.01 SWS highlighted the fact that all the ideas put forward were to gage the reaction from all about the scale of the engagement- cogniscant of the budget however also aware that it was important to explore the coverts full potential before scaling back.

Town Forum presentation will see both scales of proposal- on budget option, but also what could happen as well

#### 7.00 **K+O - Lack of unity of elements in covert**

SWS explained that many of the objects and clutter in the space were the responsibility of multiple stakeholders.

AB explained that the gravestones did not fall under the ownership of the CC

SWS also explained that the gravestones did not have bodies under, they were relocated from the Cathedral therefore it would not be so much of an issue to relocate them/display them in a different manner.

- 7.02 SWS offered the solution of a unifying strategy, through a shared surface or element. One option was to share the ground surface of the covert through to the Wessex Car Park- this could be raised and would slow traffic down. Cars could still park there, but during a festival, it could be used differently.

The other was a unifying strategy with materiality so that both the high street side of the covert and Market Lane felt like one space, and a space that would pull people through.

- 7.03 Group discussed maintenance of the car park space  
Group also discussed the feasibility of Wessex having a café space to open out onto car park however problems with current layout and plan of hotel means it is unlikely this would work .
- 7.04 Covert Toilets, SWS mentioned there was a possibility that these would be redeveloped to incorporate market offices..more reason for the space to become an information point. SWS to discuss with Kevin Warren about this SWS
- 8.00 K+O - Bins**
- 8.01 Bins are always in view, SWS noted that many key views to the cathedral were blocked by bins- this should be banned. WCC
- 8.02 SWS noted it was necessary to address the bin issue at high level FM recommended centralising the system – Westminster collection is every 2 hours- WCC to make visit to see this WCC
- 8.03 EA noted that currently there was no provision outside the contract for waste management- and this is something that would need to be changed as nothing was happening because there is no officer resource. WCC
- 8.04 Westminster City Council making money out of it too- WCC to follow? WCC
- 8.05 SWS explained there were ways of beautifully screening, and using this as a common shared element that could help unify not only the covert, but Market Lane and even the rest of Winchester. SWS to test screening further SWS
- 8.06 IT noted that there needed to be secured as there were fire hazards associated with them SWS
- 8.07 CT explained that it was a case of ownership of the space that care of the space would happen, and believed that the introduction of food and drink would start this process decluttering a space. SWS
- 9.00 K+O- People Flow and Wind Flow**
- 9.01 SWS explained the current situation of circulation through videos and diagrams and showed the first of a series of test to change this- moving the flower stall into the center of the columns to allow for views through the tower to the cathedral -
- 9.02 SWS highlighted Debenham's issues with frontages, and that currently the windows facing into the covert are classed as secondary and tertiary due to head office deeming the space to be not used much.
- 9.03 FJ explained that with previous conversations with MT, if it was possible to open up the frontage into the open space of the covert that would be desirable but the space would have to be changed



beforehand. She was happy with the idea of a mobile café moving to the space and temporary seating provided to test activity in the space.

- 9.04 FM noted that the current proportions of the space (openings, spaces between the columns) were not pleasing to the eye, and therefore not inviting. FM also noted that the high street side was much poorer than the tower side of the covert - SWS explained they had been testing sizes of openings both with organisation of flower stall and charity stalls
- 9.05 SWS suggested as a solution to organising the charity and flower stall, was to reorient their stall *into* the covert- so that their frontages formed a path through to the tower- Kingsgate used as an example.
- 9.06 All agreed with the idea, FM noted that it helped with the proportions of the openings, as it drew the eye into the covert.
- 9.07 Trestle Table Peril- CT noted that the type of tables and the temporary-ness led to a lack of care in the set up and aesthetic of the stalls, when really they should be celebrated.
- 9.08 -It was also noted that the configurations of the flower market and the charity stalls would have to be rethought, the design of elements for their stall.

#### **10.00 K+O- WHERE IS THE CATHEDRAL**

- 10.01 SWS explained that though the covert was a route to the cathedral, tourism currently sent people down where Monsoon used to be, on Market Street.  
SWS indicated that tower and covert were visible from the highstreet, both the flooring, and ceiling of the covert could be changed to attract people to it.
- 10.02 SWS showed an example of lighting and how it could pull people in- they noted that when thinking of these issues in terms of cost, it was not the initial upfront cost, but the maintenance cost that would need to be considered.
- 10.03 LH suggested SWS look at Peter Freeman and also the beacon at the Cathedral - + London light at the end of the tunnel SWS
- 10.04 SWS wondered if it was possible to test what the space felt like with the lights off- who was responsible. SWS  
It was clarified that the lighting under the covert was via Highways SWS to check with Highways whether they could turn it off in the day time to test what the space felt like.
- 10.05 IT noted that it was the responsibility of the councillors to allocate and resource the funds- We need to set the change-

- 10.06 CT- We need to find the levels of power that bring change.
- 11.00 K+O – A New Gateway**
- 11.01 SWS how can we make the covert act into a gateway- and how can we make a new porous screen that you could fit bins, bikes etc. How can you reinterpret Winchester's existing gateways and create a contemporary one that signals the current activities and city life of Winchester?
- 11.02 IT mentioned the Christmas Open Doors, by the Hat Fair- could this be tied in somehow? SWS to look at option SWS
- 11.03 IT noted that the current bike lock stands do not add anything to the city, so the work on these bike racks could be a lesson to other bike racks in the city.
- 11.04 CT agreed the gateway works, but how to work this idea with the other ideas presented so far will be a challenge, how to mediate between all the issues. SWS explained this was the challenge post this meeting.
- 11.05 LH emphasised that this was a real potential to narrow the street, and eventually pedestrianize it. SWS agreed that the covert was the perfect place to start this implementation.
- 11.06 SWS to issue out list of stakeholders consulted in next report. SWS
- 11.07 CT- Speak to someone in highways in order to make things happen. Simon Cramp? Bob Wallbridge- EA to e-connect EA
- 12.00 K+O – Tower -**
- 12.01 SWS explained that Winchester must be the only city where a medieval tower was used as a fire escape. Best example of a fire staircase is in Verona in Castelveccchio. Questions to Debenhams about potential to activate the tower as something more but still be used a secondary means of escape.
- 12.02 SWS - Means of getting up to enjoy the view, or lighting the space? Therefore the tower becomes more of the attractors.
- 12.03 EA- asked FJ if people might be drawn up the tower to the café to Debenhams? How if it became a new public route? FJ explained that the fire escape was not desirable to use other than in an emergency
- 12.04 CT- really great idea however it will cost a lot of money – but good to show the possibility



- 12.05 SWS- once this space gets going, the tower is the real win, and give back to the city. And a significant opportunity as a revenue generator in the long term.
- 12.06 EA- We are getting some money from CIL (community infrastructure levy) so this would be a project that would be perfect for that. Possibility to look into this SWS to note this in the recommendations. SWS
- 12.07 CT people would also be very keen to crowd fund to raise money for a cause like that- SWS to also note this SWS
- 13.00 **K+O- Frontages**
- 13.01 SWS- The frontage of the public convenience is very informative, however it's not maintained very well- cleaning seems to be difficult and so the display is very dirty and dusty. The architect seemed to think that the exhibition was going to be changing
- 13.02 EA- The exhibition is managed by the Hampshire Cultural Trust but is a permanent exhibition as there is not funding for changing this exhibition. They come in once a year and clean it, but it's not meant to be a changing display. SWS to contact Ross Turle to discuss options of frontage. SWS
- 13.03 SWS perhaps the PC frontage could be a new notice board for Winchester to show what is on, and SMC becomes a new hub for information and meeting point
- 13.04 EA- explained that in all her time of working at WCC signage for local cultural events doesn't really exist, there is one place by M&S, and another one up St. George's street  
"we're a cultural city but you can't see what's on when and where!"
- 13.05 SWS mentioned the possibility of LED screens and remotely managing the displays? SWS to look into this SWS
- 13.06 EA wondered whether the chairs and tables could be fixed, and therefore be used to strategically stop vehicles coming onto the covert as well as eradicating the need for storage and also anyone could come and sit there to eat their sandwiches etc
- 14.00 **K+O- Winchester as a city of Performance**
- 14.01 SWS this space should be used as place of performance, but just for storage..
- 14.02 CT noted that there is a sort of use tension between the charity stall, flower market and busker
- 14.03 SWS agreed and explained that there needed to be a formalised set of boundaries for each stakeholder, so that each knew their

- limits and where they could be, could this be demarcated through levels and materiality?
- 14.04 EA added you could have film screenings, book readings
- 14.05 EA noted also that should the market office be relocated to the toilets and the toilets reconfigured, it would make sense for them to be right there to manage all the events/ display etc. SWS to discuss this idea with estates- Kevin SWS
- 14.06 SWS pointed out that vertical garden wall (edible incredible Winchester) would not only add green screening to a wall, but offer activity and use for the communities in Winchester. CT noted that there are 12 trees in the Square- SWS to look at the option of trees in covert? SWS
- 14.07 IT responsibility of the markets the revenue should be reinvested into some of the problems surrounding the markets i.e bins
- 14.08 EA identified that within all the issues discussed, there are physical issues (things that require building, constructing, purchasing), and there are management and operational issues (which will be more directed to WCC and HCC)- which should form the set of recommendations. Recommendations should also include who has been consulted, and methodology. SWS to issue draft to EA before Town Forum on 21<sup>st</sup> Sept. SWS
- For every infrastructure element there are a series of knock on-management things
- 14.09 IT we have failed to have buy ins multiple times with issues such as the bins- there needs to be bigger reasons to convince movement in decisions
- 15.00 **NEXT STEPS**
- 15.01 SWS to send to EA a low res copy of the presentation  
SWS to also issue out a stage 1 report by next week  
SWS to test all options through model and form a set of recommendations  
SWS to use VR for Town Forum SWS
- 15.02 SWS reviewed timeline, and next events  
23<sup>rd</sup> August- Flat Whites Coffee to move to space -  
2nd week Sept- Day event/festival – SWS to confirm date  
Steering group to be slightly before town forum- 2<sup>nd</sup> week sept-  
These events would be used to discuss in Town Forum. SWS
- 15.03 EA mentioned possibility of sending out to potential interest groups- SWS to draft email/poster call out and CT and EA to forward on. SWS



- 15.04 Church Commissioners- Lifting Faculty- EA has been in touch with CC and is currently trying to get faculty lifted. Sue Crocker to double check ownership of undercroft space.

**Meeting End 14:00pm**

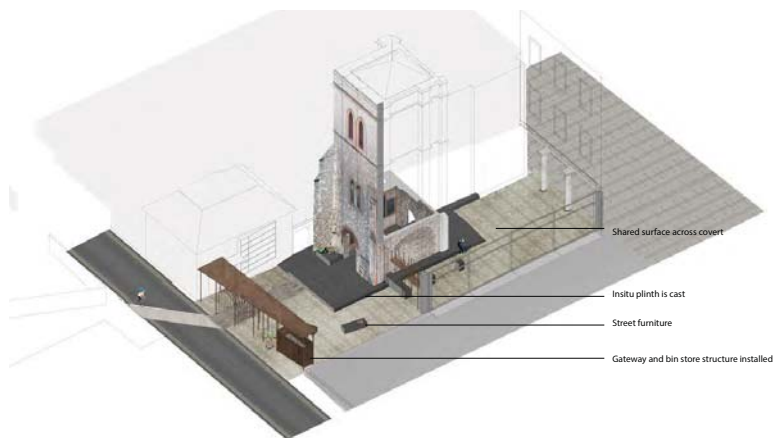
6.1 Delivery Plan

Phase 1	Phase 2	Phase 3
Creating a New Urban Room for Winchester	Improving the wider area	Future/Aspirational
<div>1. Remove clutter from site</div> <div>2. Clean floor and walls</div> <div>3. Complete shared surface</div> <div>4. Install Plinth</div> <div>5. Create market street furniture for charity stall and public</div> <div>6. Bin storage element</div> <div>7. Gateway element</div> <div>8. Integrate lighting in these elements</div>	<div>1. Create wall frame for kiosk storage and flower stall display</div> <div>2. Improve Gregg’s door</div> <div>3. Continue shared surface across road and into Wessex Car Park</div> <div>4. Clear view to Cathedral: cut crown off trees and remove Wessex Car Park wall</div> <div>5. Greening site and potentially North wall of Wessex Hotel to create connection to Cathedral Grounds</div>	<div>1. Reconfigure and install new staircase in tower for public use</div> <div>2. Relocate stair entrance/exit into tower</div> <div>3. Make tower part of the heritage tour, and a new view for Winchester of the city and the Cathedral</div> <div>4. Narrow Market Lane and instigate a new one way system</div>
£98,000	£67,500	Total : £165,500
Professional Fees +£30K		Total : £195,500
		+ £105,000



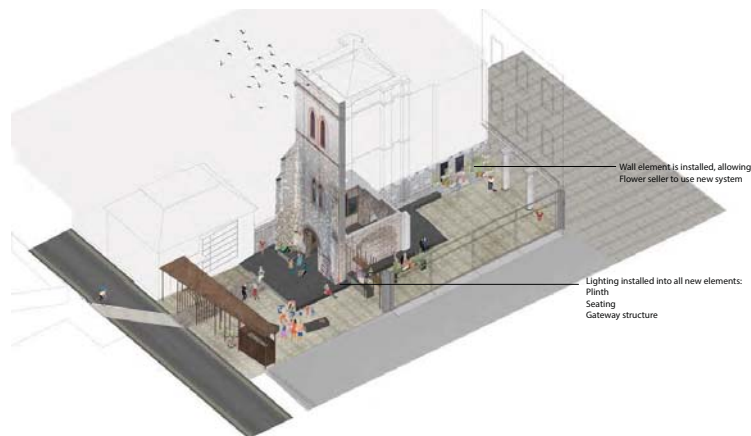
①

## Declutter and Unify



②

## Wall element + Lighting



Phasing the design will allow the space to be kept open as much possible during the construction process

### 1 Declutter + Unify

The first move will involve jetwashing the floor to reveal its original stone colour, and removing existing clutter in the space such as bins, lights, bollards etc. The paving is planned to also be taken up and kept to be reused.

A section of the gateway structure will be built first that will house the market bins and declutter the site further. It is possible that this method of screening could continue across Market Lane should appropriate funds be raised.

The insitu cast terrazzo plinth and street furniture elements will be installed and most of the lighting will be incorporated within these elements to minimise visual clutter. Paving using existing York Stone and cobble stones to finish shared surface.

### 2 Wall System + Lighting Installation

The panel and frame system will be installed and provide a simple setup for the flower seller including storage. This frame will continue through the tower and onto the rear external side, creating a visual connection between the High Street and Market Lane

Lighting to be installed in all new elements, and also architectural lighting for the tower.

### 3 Shared Surface across to Wessex Car Park

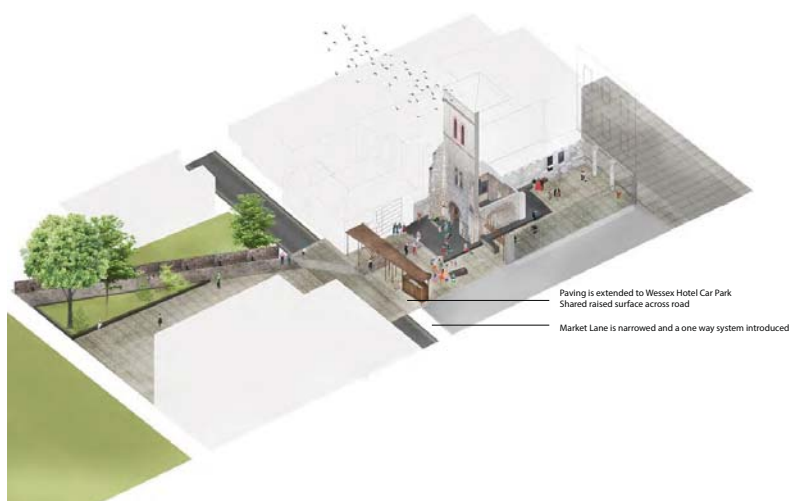
The paving will continue across to Wessex Car Park and create a shared ground and connection to the Cathedral Grounds. Market Lane to also be narrowed.

### 4 Tower opened up to Public

The tower could be reconfigured to offer a new view of Winchester and the Cathedral as well as acting still as a fire escape for Debenhams. Stair to be reconfigured, new platform added to the third level (to enable views across) and interior of tower made good.

③

## Shared surface and works to wider area



④

## Open up tower

