

Public Document Pack



Winchester
City Council

Meeting Cabinet Member for Housing & Asset Management Decision Day

Date and Time Tuesday, 10th March, 2020 at 9.30 am.

4. PRESENTATION - Central Winchester Regeneration - Progress Update and Open Forum Feedback (Pages 3 - 30)

City Offices
Colebrook Street
Winchester
SO23 9LJ

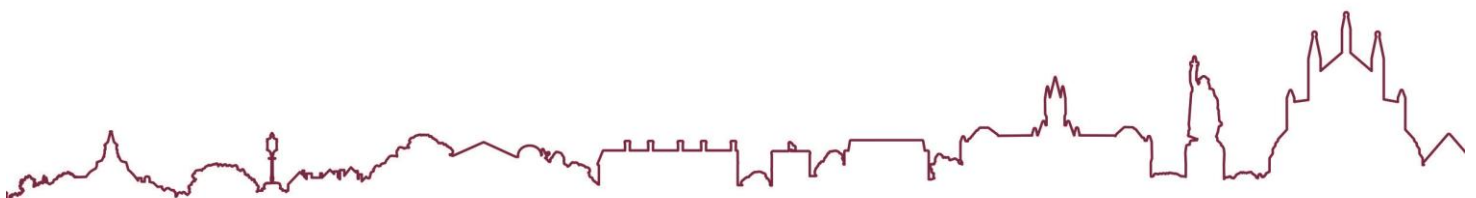
Lisa Kirkman
Strategic Director: Resources
and Monitoring Officer

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27 March 2020

Agenda Contact: Claire Buchanan, Senior Democratic Services Officer
Tel: 01962 848 438 Email: cbuchanan@winchester.gov.uk

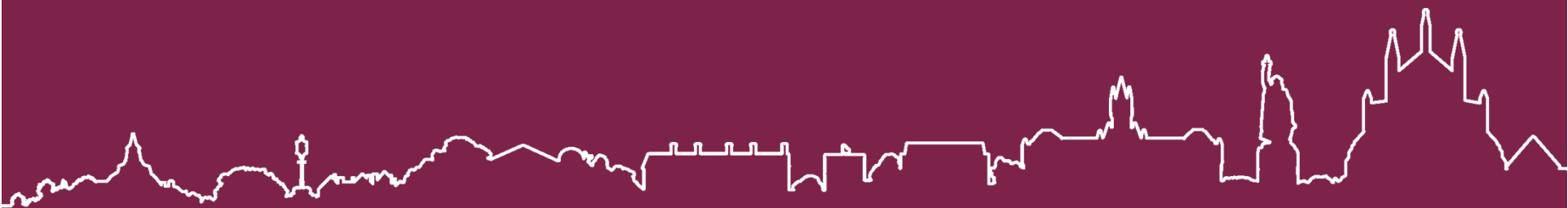


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Cabinet Member for Housing & Asset Management Decision Day





Tuesday 10 March 2020

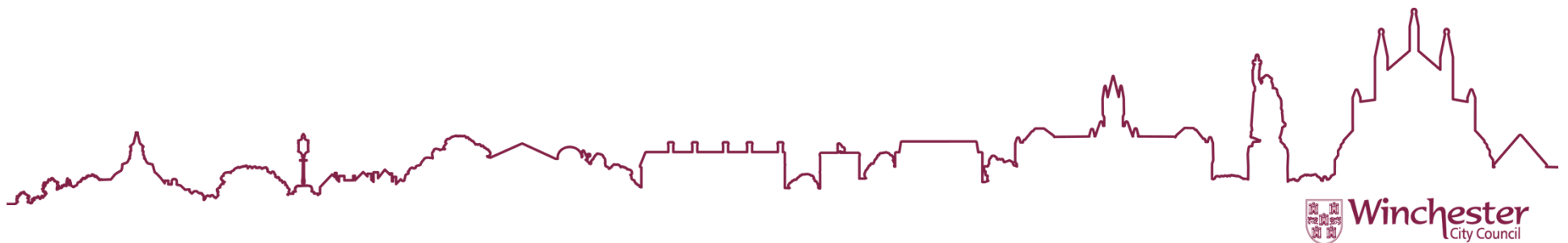
Central Winchester Regeneration (CWR)



OPEN FORUM AND PROJECT UPDATE




Address comments received at Open Forum:

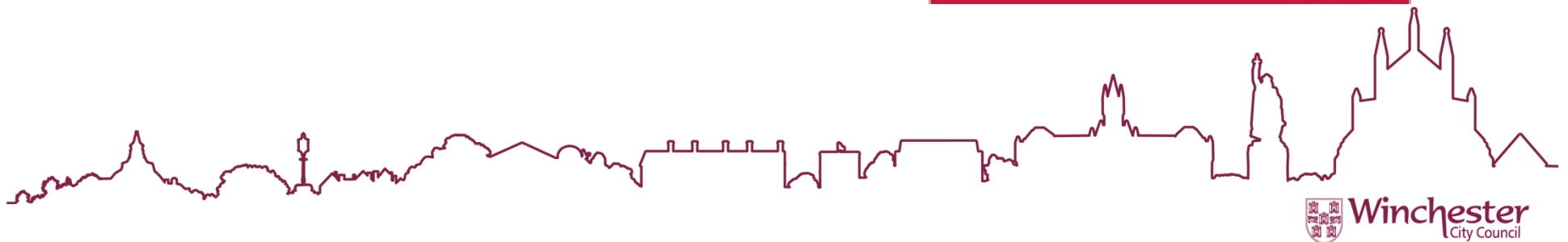
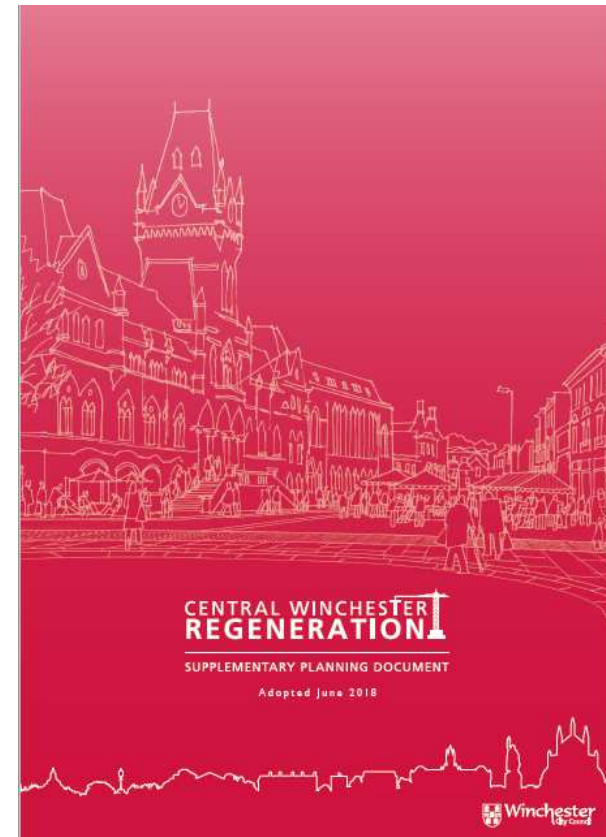
-  The process we are following
-  What has happened since the Supplementary Planning Document (SPD) adoption
-  How the SPD is guiding the direction the development is taking
-  Next steps



SPD – ADOPTED JUNE 2018 (CAB3034)

An SPD is:

-  Planning policy
-  Planning guidance – it is descriptive, not prescriptive
-  A material consideration in the planning process

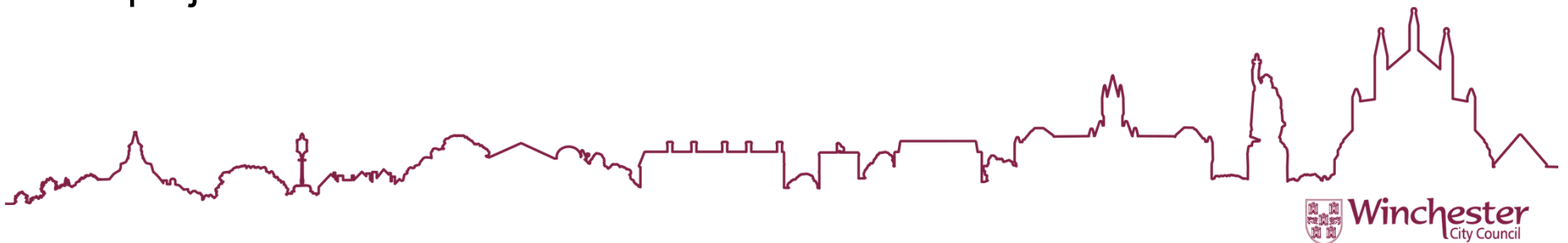


SPD VISION










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

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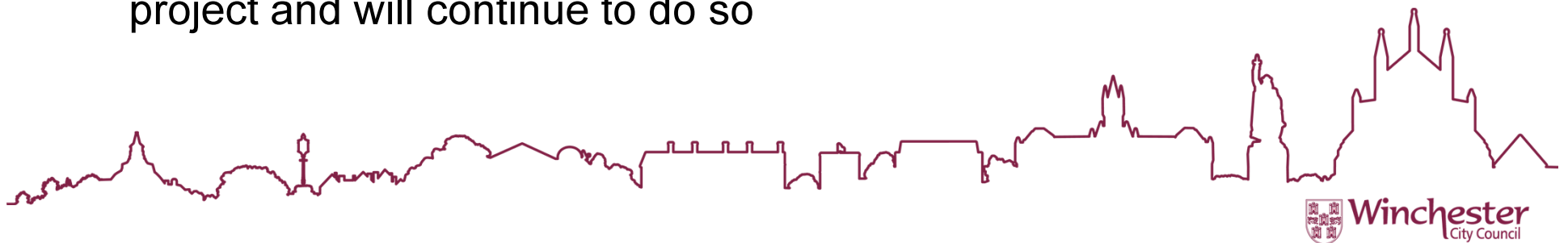
*The SPD guidance underpins all work being done on the CWR project and will continue to do so



SPD OBJECTIVES

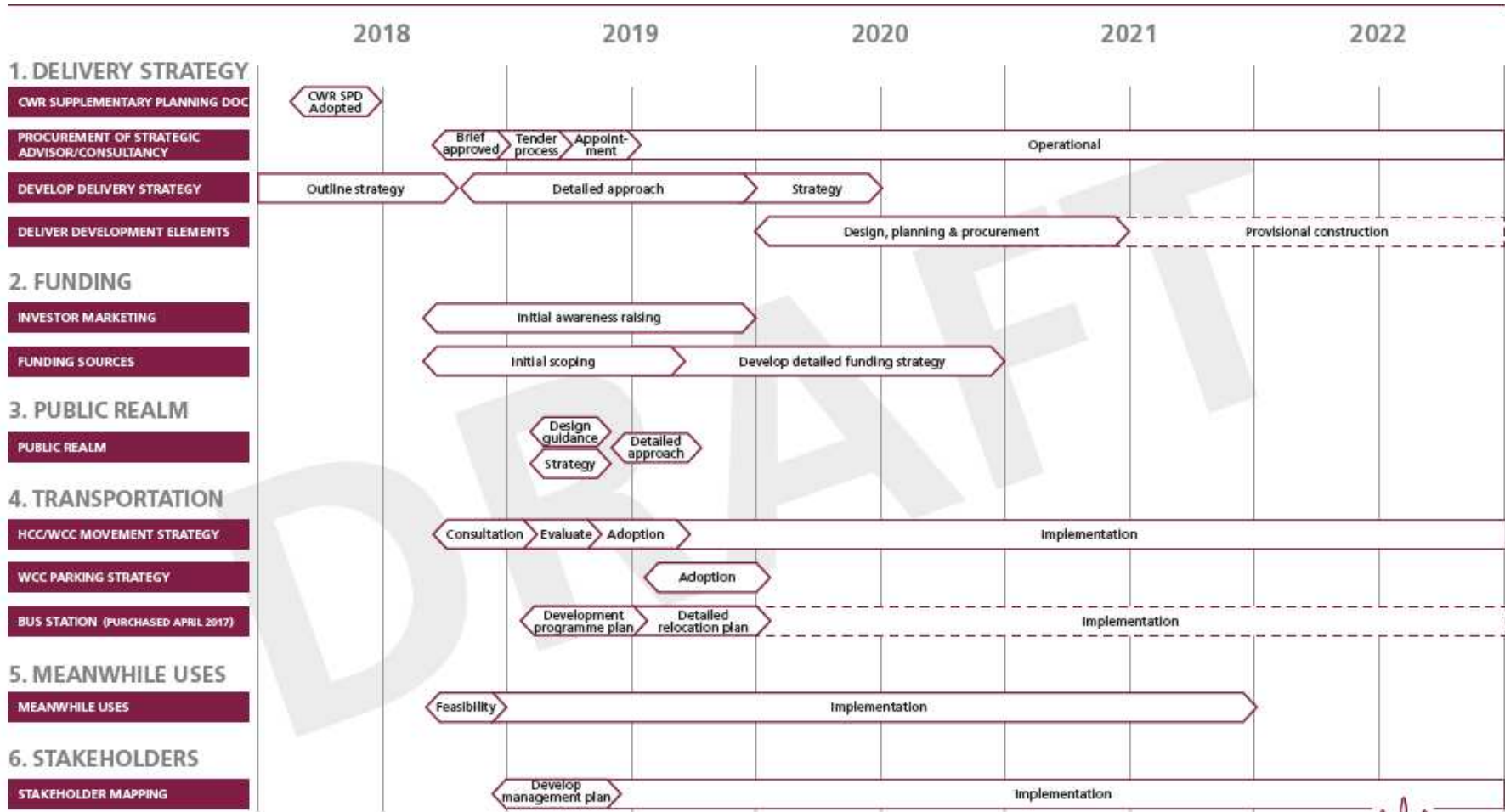
-  Vibrant Mixed-Use Quarter
-  Winchesterness
-  Exceptional Public Realm
-  City Experience
-  Sustainable Transport
-  Incremental Delivery
-  Housing for All
-  Community
-  Climate Change and Sustainability

*The SPD guidance underpins all work being done on the CWR project and will continue to do so



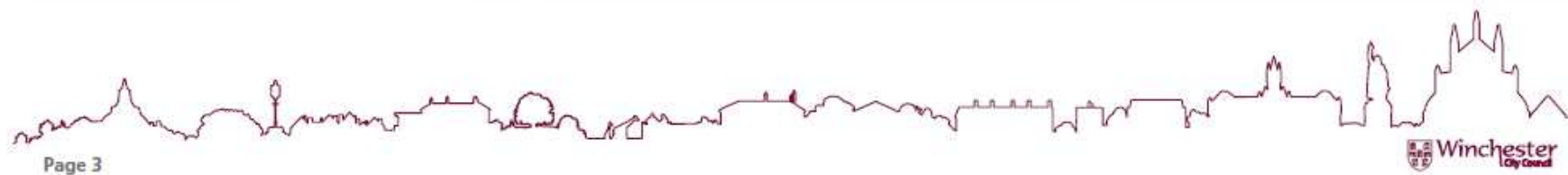
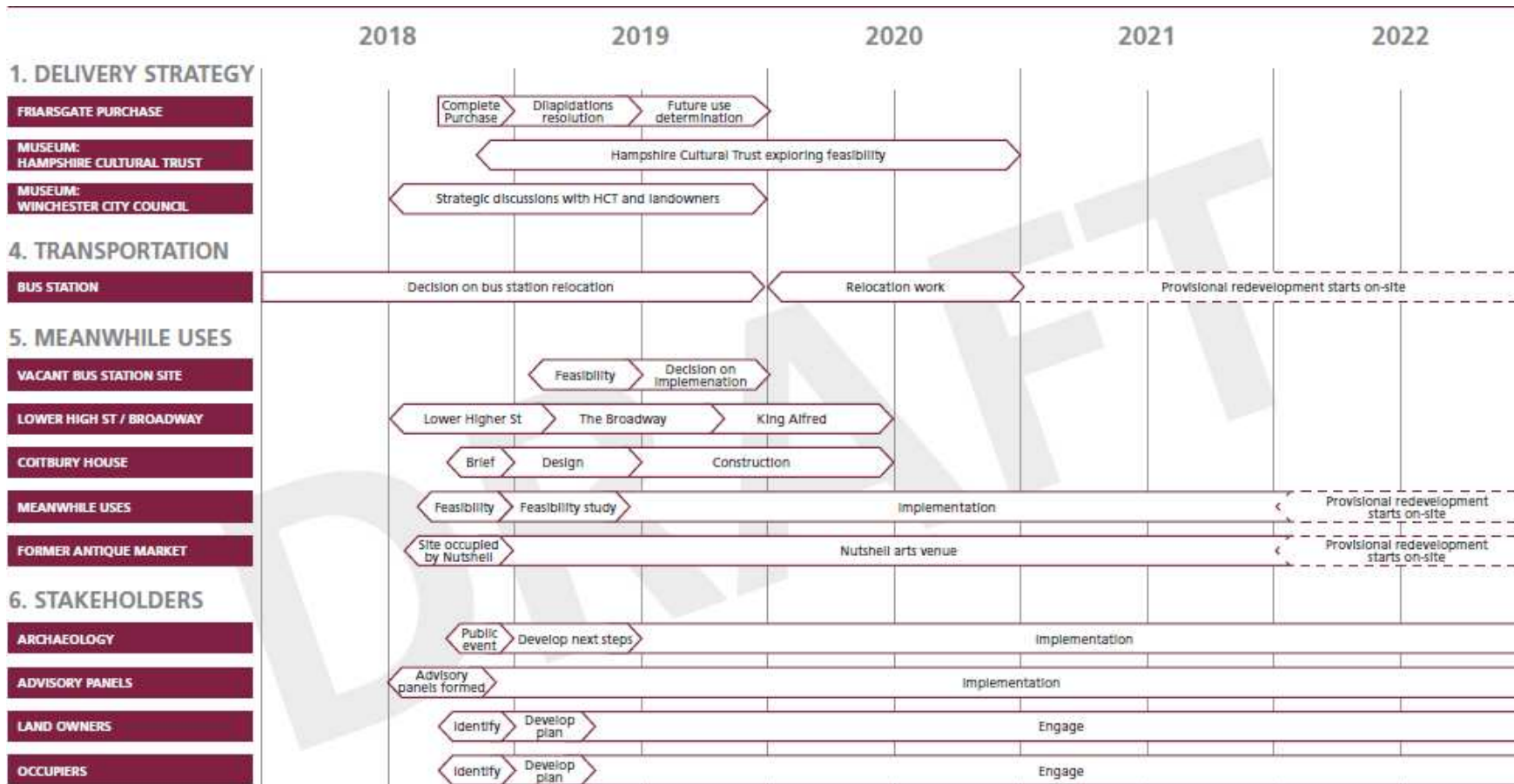
CWR ROADMAP – SEPTEMBER 2018

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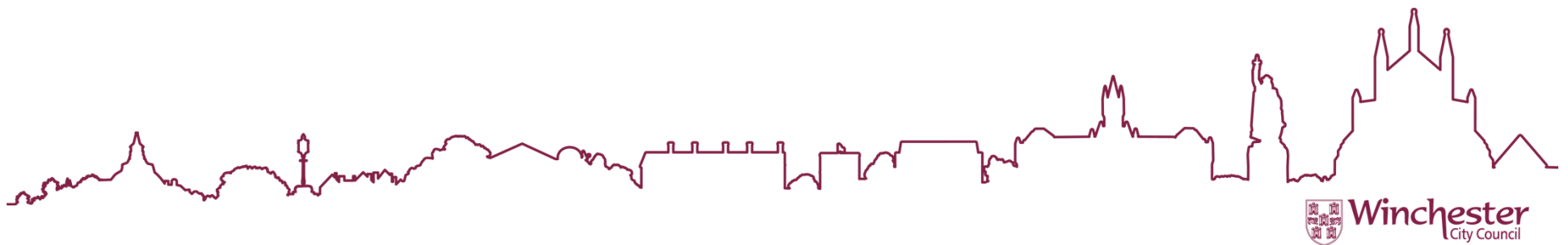
CWR ROADMAP – SEPTEMBER 2018

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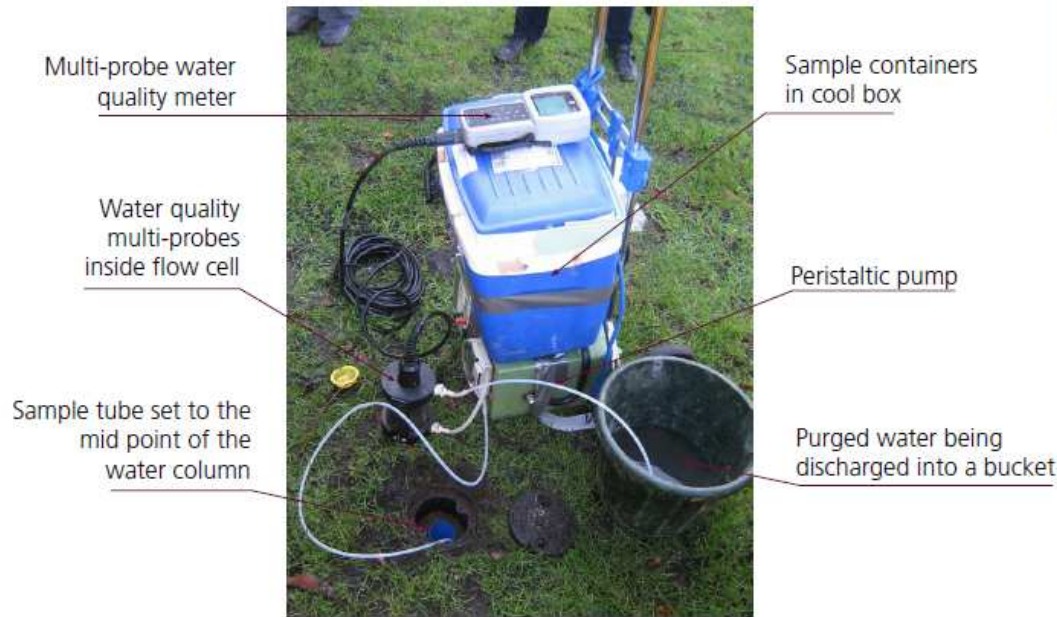
PROCUREMENT AND APPOINTMENT OF JLL JANUARY – APRIL 2019

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CABINET APPROVAL TO PROCEED WITH ARCHAEOLOGY WORK AND FUNDING – AUGUST 2019

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Courtesy SLR Consulting Ltd

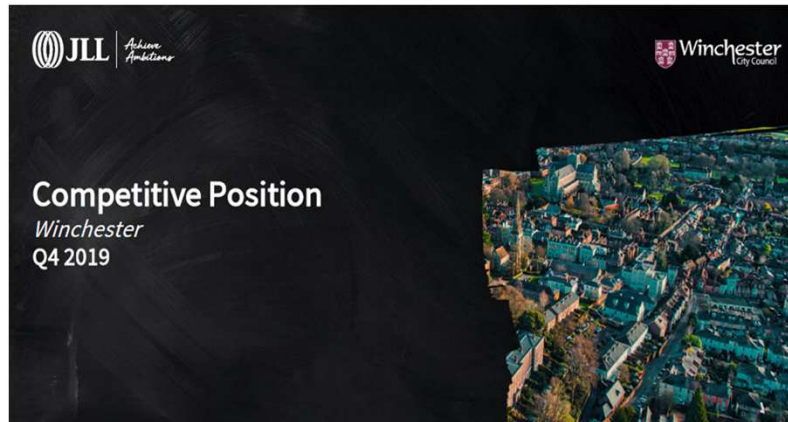


Courtesy SLR Consulting Ltd



JLL ROADMAP REVIEW

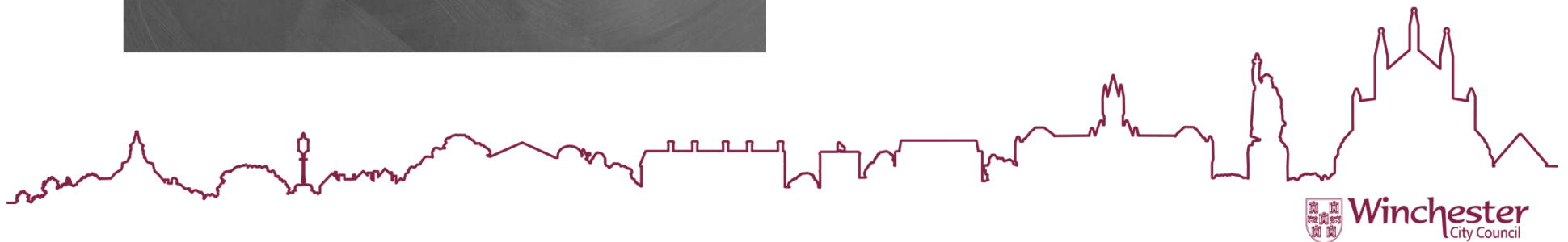
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Shared at Open Forum in September 2019

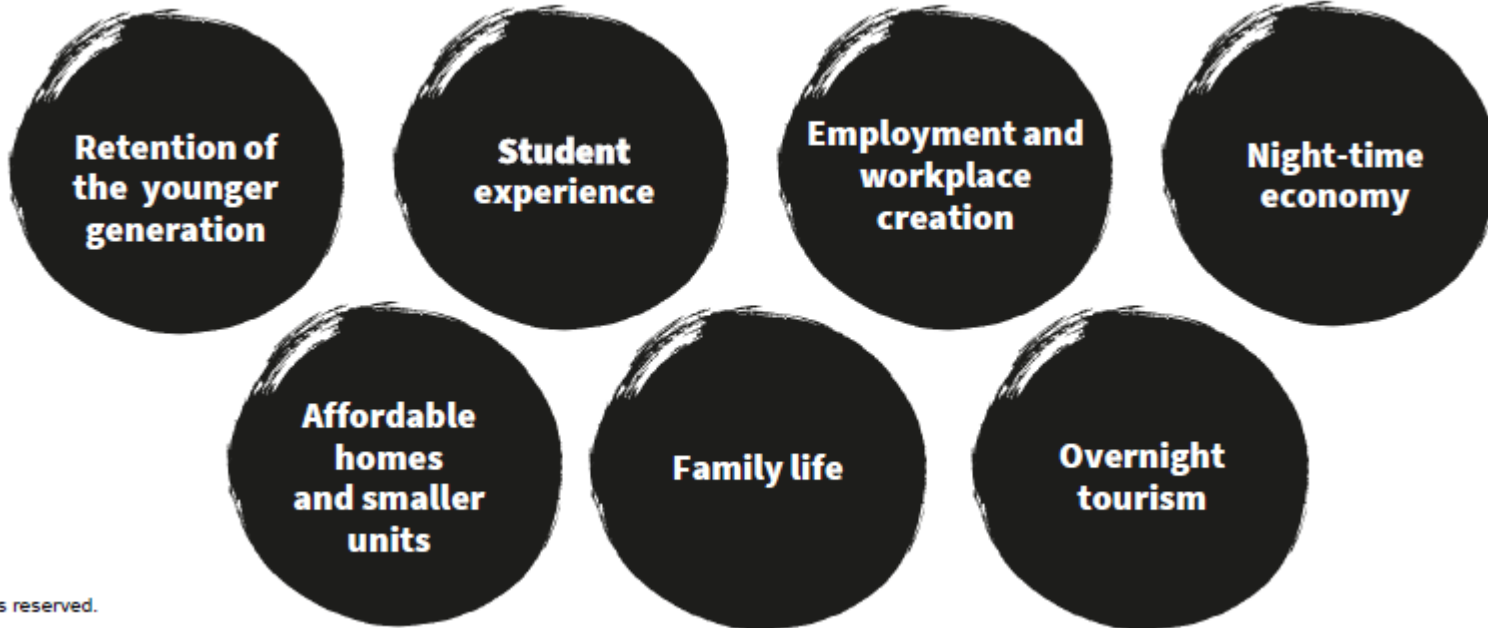


Concluded with suggested approach – December 2019

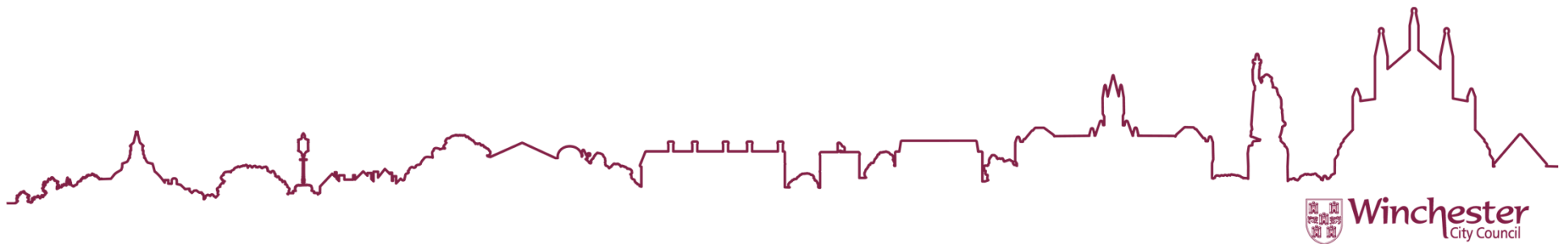


CWR GAPS

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DEVELOPMENT FRAMEWORK

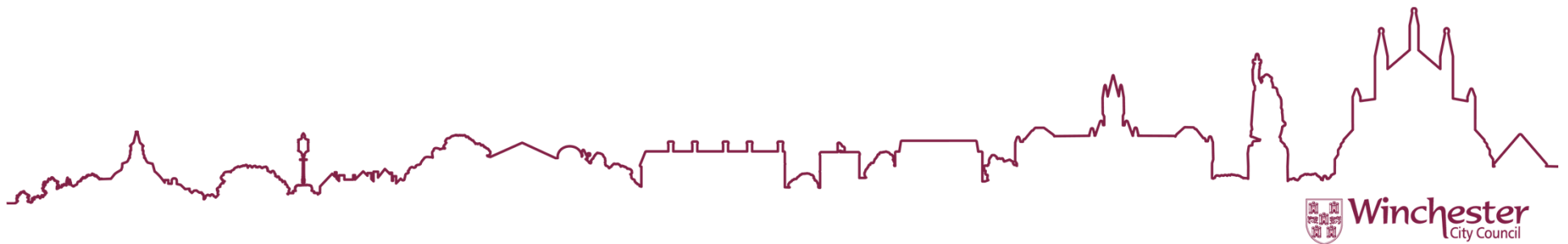
Consider site as a whole to ensure cohesive regeneration of the site that fills the gaps identified



KEY CHALLENGES

Finance	Current income (PA): c. £1.3m Expenditure (PA): c. £250k Cost of borrowing (PA): c. £350k Land assembly: c. £10m
Archaeology	c. £250k to establish baseline position Further cost to be established
Bus station relocation	c. £5-10m (high level estimate)
Coitbury House – Retain and Refurbish V Demolish? Potentially more appropriate buildings- Kings Walk	Retain and refurbish: c. £2.5m - £3.7m
Meanwhile / interim use	c. £1.25 - £1.5m

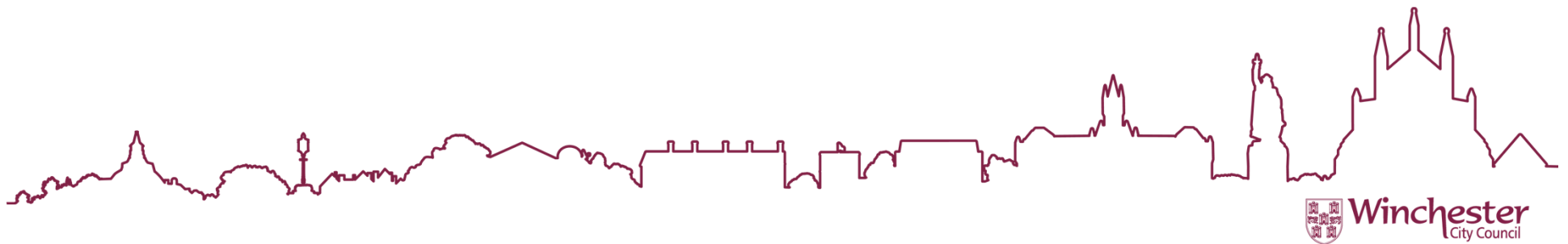
In addition to the above, the proposed public realm works to the lower section of the High Street and Broadway have been costed at c. £10m, with a phased approach.



SPD CRITICAL PARAMETERS - AT THIS STAGE

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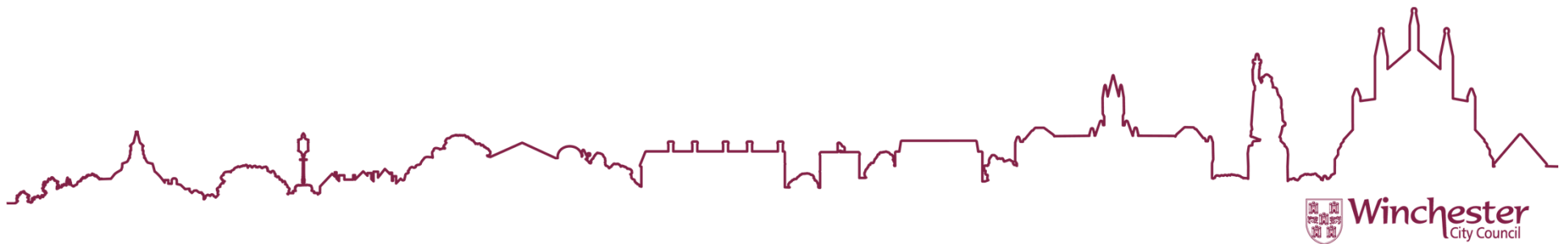
Parameter
Sustainability
Public Realm Framework
Land Uses and Quantum Range
Heights, Scale and Massing
Movement and Accessibility
Bus Solution
Delivery Strategy
Archaeology



SPD QUANTUM

TOTAL (GEA) 50,700SQM

Use	Area
Retail	3,000 – 8,700 sq m
Residential	12,900 – 29,000 sq m
Mixed Use	2,700 – 13,000 sq m
Total	18,600 – 50,700 sqm



THREE SCENARIOS TO TEST LOOK AND FEEL

Scenario Testing



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Option 1
"Business Not-As-Usual"

Option Will Test Minimum Demolition

1. Maximise non-traditional employment space
*Co-Working/Flexible Workspace
Incubator Space
Curated Retail and F&B Offerings*
2. Incorporate space for campus-style occupation
3. Strong focus on public realm and link to the Broadway
4. Independent Trade Hub
5. Strong links to the Universities
6. Integrate 'Meanwhile Uses' ASAP
7. Affordable Housing / PRS and Build to Rent
8. Create an Income Generating Opportunity for WCC
9. Hotel Developer/Operator
10. Enhanced Wayfinding and Sustainable Travel Links

Option 2
"Homes For All"

Option Will Test Maximum Demolition

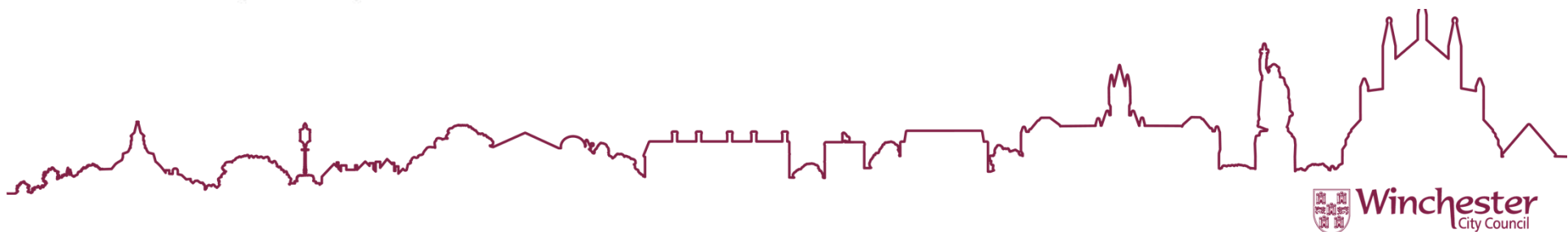
1. Focus on Diverse Residential Floorspace
2. Co-Living / Multi-Generational Living
3. Integrated Care and Retirement Offering
4. Premium Residential Units
5. Policy Compliant Affordable Housing Provision
6. Complimentary Commercial Uses (Gym, F&B, Flexi-Office Space)
7. Utilise the Council's Housebuilding Capacity to Create an Income Stream
8. Strong Focus on High Quality Public Realm
9. Improved Wayfinding and Sustainable Travel Links
10. Children's Play Area/Family Dedicated Public Realm

Option 3
"Destination MAX"

1. Focus on Delivering Destination Uses
2. Cultural Centre for Winchester:
*History and Heritage
Archaeology
Sustainability
The Arts*
3. Floorspace for a Dedicated Museum/Cultural Centre
4. Strong Links with Universities and Cultural Groups
5. Event Space
6. Dedicated Bus and Coach Hub
7. Hotel Operator
8. Cinema and Leisure Opportunities
9. Covered Market (St Nicholas, Bristol / Leadenhall, London)

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BUSINESS NOT AS USUAL

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CO-WORKING

WE WORK | SHANGHAI



START-UP OFFICES

PAINTWORKS | BRISTOL



WORK
CAFES

SUPERMACHINE STUDIO | THAILAND



CREATIVE STUDIOS

STUDIO SPACES



CREATIVE DISPLAYS

ARTWORK AND LIGHTING



INNOVATION

DIGITAL FABRICATION



LIVE
PRIVATE HOUSING

MILDMAY | LONDON



LANDSCAPE

RIVERMARK | USA



BOULIQUE HOTEL

CITIZENM | LONDON



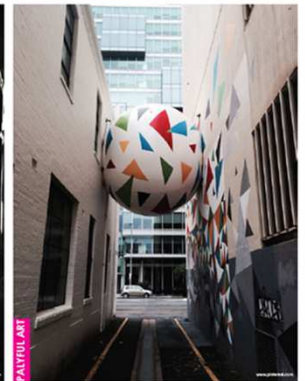
PLAY
BUILDING FACADES

VERTICAL LIVING GALLERY | THAILAND



LIGHTING

CREATIVE LIGHTING ON BUILDING FACADES



PLAYFUL ART

ACTIVATING IN-BETWEEN SPACES WITH URBAN ART INSTALLATIONS

HOMES FOR ALL

LIVE



BRICK HOUSING | LONDON

HOUSING



IROKO HOUSING | LONDON

AFFORDABLE HOMES



WE LIVE | NEW YORK

CO-LIVING



MARKET LANE | CANADA

LIGHTING



B2 BOUTIQUE HOTEL + SPA | ZURICH

BOUTIQUE HOTEL



TIETGEN STUDENT HOUSING | COPENHAGEN

STUDENT HOUSING



DOMINO PARKS | NEW YORK

PUBLIC REALM



WE WORK | SHANGHAI

CO-WORKING



LUMIERE | LONDON

ART AND LIGHTING

DESTINATION MAX



ENTERTAINMENT

POP-UP CINEMA | PORTUGAL



COVERED MARKET

ST NICHOLAS MARKET | BRISTOL



FOOD HALL

THE FIELDS | LOS ANGELES

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LIVE / CULTURE / ENV



CULTURAL SQUARES

MUSEUM QUARTER | VIENNA



INTERACTIVE ART

LUMIERE | LONDON



CULTURAL CENTRE

WE THE CURIOUS | BRISTOL



PLAYFUL SPACE

OUTDOOR FURNITURE | NEW YORK

MOVEMENT & ACCESSIBILITY

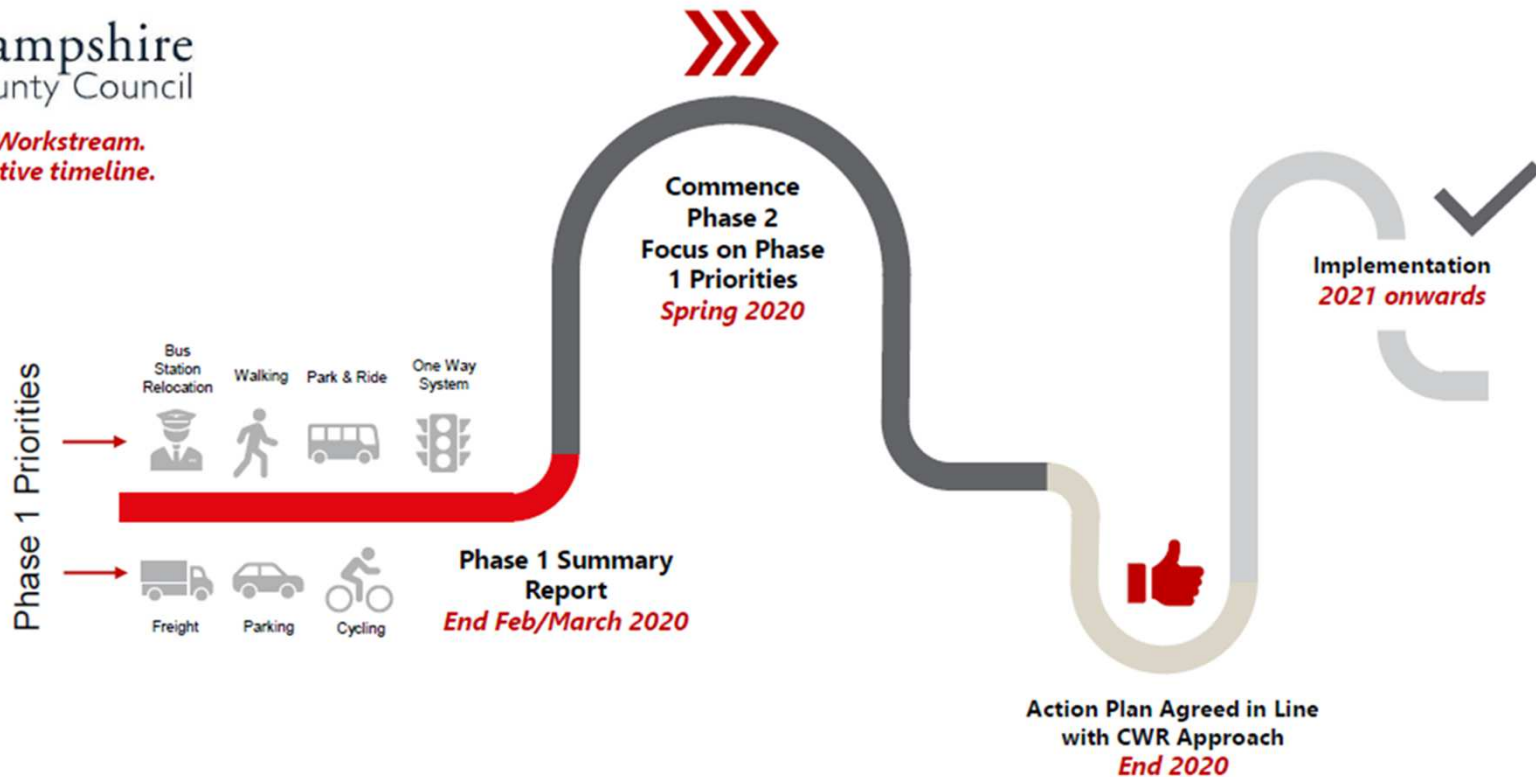
 Pedestrian and cycle friendly

 Bus movement

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*HCC Workstream.
Indicative timeline.*

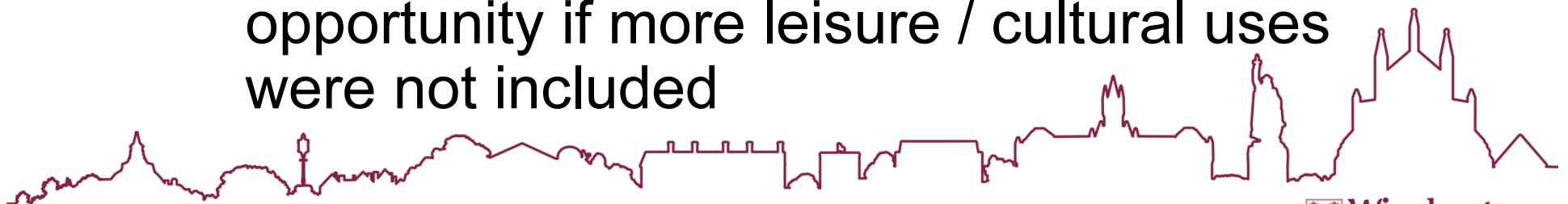


OPEN FORUM FEEDBACK SUMMARY









Key themes

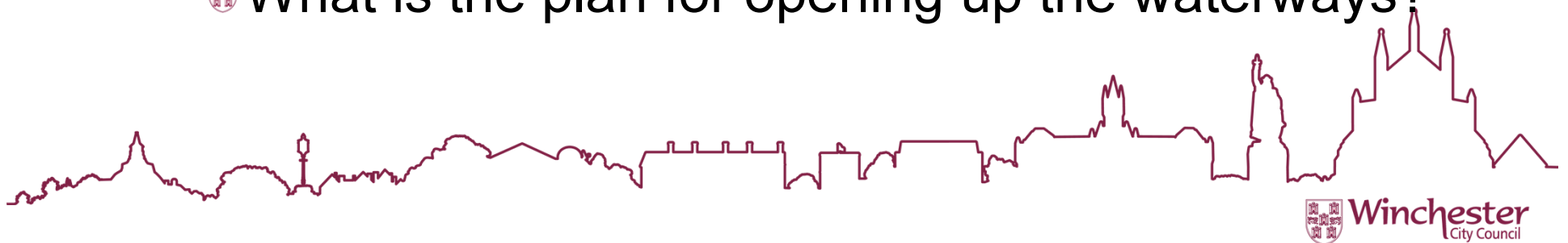
-  Broad support for many of the elements in all three scenarios
-  Support for focus on younger generations
-  Desire for the council to ‘get on and do something’
-  Desire for fully accessible scheme with pedestrian / cycle priority
-  Support for no car parking in the centre
-  Too much residential would be a wasted opportunity if more leisure / cultural uses were not included



OPEN FORUM FEEDBACK SUMMARY

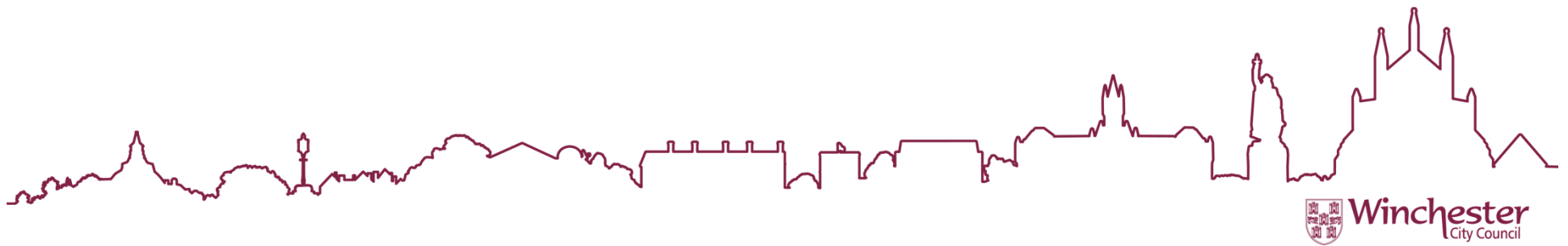
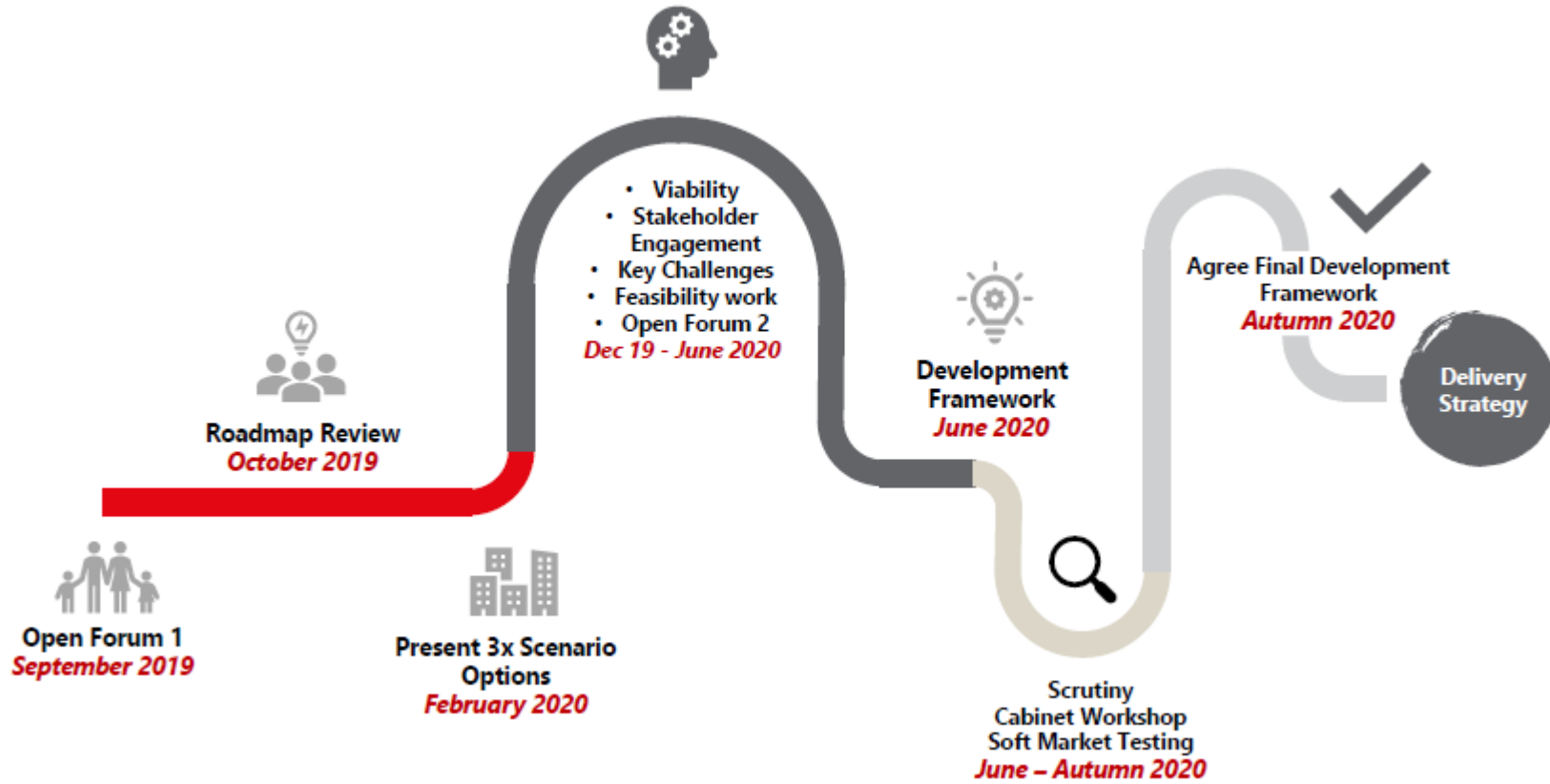
Questions

-  Why are you revisiting the SPD?
-  What is happening about the meanwhile uses?
-  How is the climate emergency being addressed?
-  Are you engaging with the young people that don't go to university?
-  Have you considered other developments across the city / district when deciding on the uses for the CWR area?
-  What is the plan for opening up the waterways?








NEXT STEPS

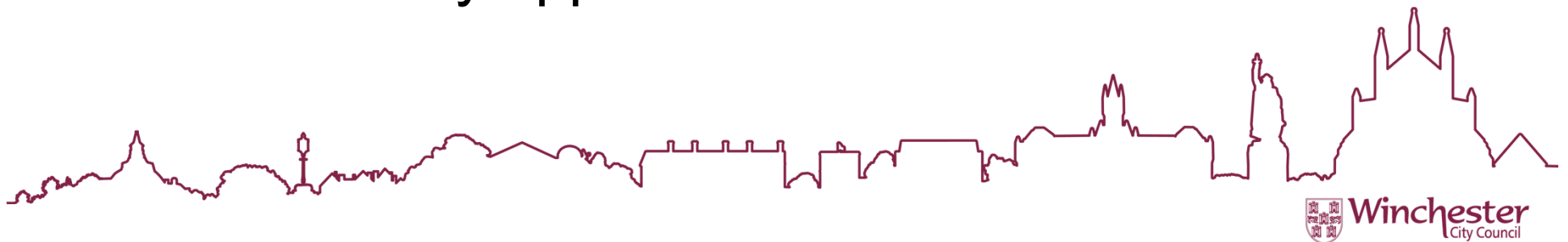
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NEXT STEPS

 Now until Summer 2020:

-  Development framework created building on work and feedback to date
-  Stakeholder engagement
-  Further design and detail
-  Feasibility and soft market testing
-  Viability and financial strategy
-  Delivery approach



NEXT STEPS

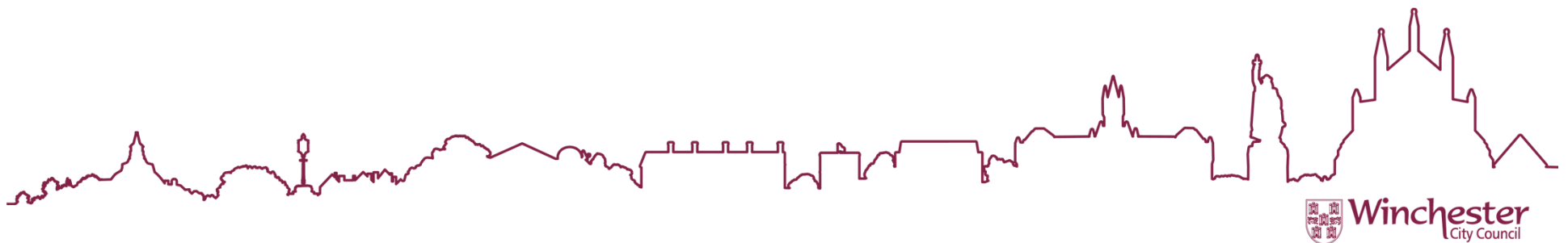
Summer 2020

 Public engagement

Autumn 2020






 Open Forum

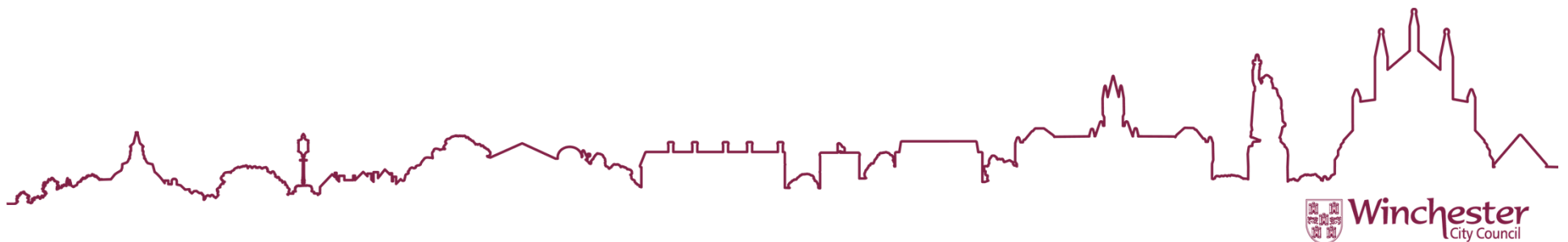
 Cabinet Approval



NEXT STEPS

Beyond Autumn 2020

-  Design guide
-  Phasing
-  Plot allocation and site preparation
-  Planning
-  Disposal/delivery agreements (including leases/sale/JV partnership)



Questions



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