

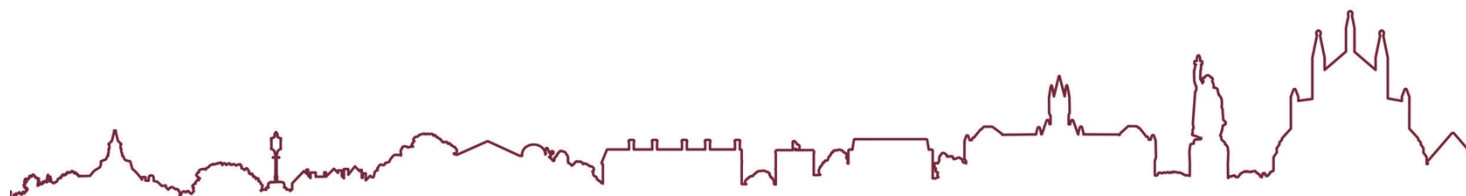


Meeting	Cabinet (Central Winchester Regeneration) Committee
Date and Time	Tuesday, 19th March, 2019 at 4.00 pm.
Venue	Walton Suite, Guildhall, Winchester

AGENDA

PROCEDURAL ITEMS

- 1. Apologies**
To record the names of apologies given.
- 2. Disclosure of Interests**
To receive any disclosure of interests from Members and Officers in matters to be discussed.
Note: Councillors are reminded of their obligations to declare disclosable pecuniary interests, personal and/or prejudicial interests in accordance with legislation and the Council's Code of Conduct.
- 3. To note any request from Councillors to make representations on an agenda item under Council Procedure Rule 35.**
Note: Councillors wishing to speak about a particular agenda item are requested to advise the Democratic Services Officer before the meeting. Councillors will normally be invited by the Chairman to speak immediately prior to the appropriate item.
- 4. Minutes of the previous meetings held on 27 November 2018 and 22 January 2019 (Pages 5 - 16)**
- 5. Public Participation**
– to receive and note questions asked and statements made from members of the public on issues relating to the responsibility of this Committee (see note overleaf).



BUSINESS ITEMS

6. Central Winchester Regeneration Progress Update (Pages 17 - 84)

Key

CAB3142(CWR)

L Hall
Head of Legal Services (Interim)

Members of the public are able to easily access all of the papers for this meeting by opening the QR Code reader on your phone or tablet. Hold your device over the QR Code below so that it's clearly visible within your screen and you will be redirected to the agenda pack.



11 March 2019

Agenda Contact: Dave Shaw, Principal Democratic Services Officer
Tel: 01962 848221 Email: dshaw@winchester.gov.uk

Membership 2018/19

Chairman: Horrill (The Leader with Portfolio for Housing)
Brook
Ashton

Non-Voting Invited representatives

Councillors Burns, Hutchison, Mather and Murphy

Councillors Berry (Non-voting Deputy) and Weir (Non-voting Deputy)

In the event of any of the standing or deputy or deputy member not being available for a particular meeting, another member of Cabinet will be selected in alphabetical rotation by the Legal Services Manager to substitute for the standing member.

Quorum = 3 members

PUBLIC PARTICIPATION

Public Participation is at the Chairman's discretion. If your question relates to an item on the agenda, you will normally be asked to speak at the time of the relevant item. Representations will be limited to a maximum of 3 minutes, subject to a maximum 15 minutes set aside for all questions and answers. If several people wish to speak on the same subject, the Chairman may ask for one person to speak on everyone's behalf. As time is limited, a "first come first served" basis will be operated.

To reserve your place to speak, you are asked to arrive no later than 10 minutes before the start of the meeting to register your intention to speak. Please contact the Democratic Services Officer in advance for further details.

The names of members of the public etc who have registered to address committee meetings will appear in the minutes as part of the public record, which will include on the Council's website. Those wishing to address a committee meeting who object to their names being made available in this way must notify the Democratic Services Officer either when registering to speak, or within 10 days of this meeting.

DISABLED ACCESS:

Disabled access is normally available, but please phone Democratic Services on 01962 848 264 or email democracy@winchester.gov.uk to ensure that the necessary arrangements are in place.

TERMS OF REFERENCE

Included within the Council's Constitution (Part 3, Section 2) which is available [here](#)

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CABINET (CENTRAL WINCHESTER REGENERATION) COMMITTEE

27 November 2018

Attendance:

Councillors:

Horrell (Chairman)

Ashton

Brook

Warwick (alternative member of Cabinet)

Other invited Councillors:

Burns
Mather

Hutchison
Murphy

Others in attendance who did not address the meeting:

Councillor McLean

Apologies:

Councillor Ashton

1. **DISCLOSURES OF INTERESTS**

There were no disclosures of interests from Members of the Committee.

2. **MINUTES**

RESOLVED:

That the minutes of the previous meeting of the Committee held on 25 September 2018 be approved and adopted.

3. **PUBLIC PARTICIPATION**

Richard Baker, speaking on behalf of the City of Winchester Trust, in summary stated that the brief for the Strategic Adviser should have focus and a single brief to work on the Central Winchester Regeneration Area rather across other Council projects; it should have emphasis to reflect the brief of the Supplemental Planning Document (SPD) and it should have a timetable for appointment so that momentum on the project was not lost.

Tim Fell, in summary, spoke of his role on the Advisory Panel for the lower High Street and Broadway. He expressed disappointment that a recommendation to open

up the waterways underneath the CWR site was not brought to this Committee. He also expressed disappointment that Report CAB3106 did not recommend to seek tenders from urban design specialists, to look at the Lower High Street and Broadway, with consideration to its medieval layout.

Terry Gould, in summary stated that the appointment of a Strategic Advisor should not be driven by the more technical aspects of commercialism and needed to reflect overall planning urban design. He explained that at the Meanwhile Use Advisory Panel, of which he was a member, there was good discussion and he was looking forward to its next meeting. He welcomed the ideas that were being discussed for the bus station site and the old Friarsgate Surgery site, as well as the Broadway works.

The Chairman stated that the points raised above would be covered in the Progress Report - CAB3106 (CWR) and thanked the public speakers for their contributions.

4. **THE NUTSHELL – PRESENTATION**

Councillor Horrill informed the meeting that part of the former Antiques Market was being used by The Nutshell as a meanwhile use.

Harriet Morris and Hannah Harding from The Nutshell were present at the meeting and gave a short presentation on the work that was being carried out to promote the Antiques Market as a performance space.

In summary, it was stated that the Antiques Market had been used by The Nutshell from September 2018. Challenges had been the heating of the premises, dealing with the acoustics of the building when two floors were in use and fundraising (with £15,000 raised to date).

There had been success in hiring out the space to local groups including the Youth Theatre Company and the Theatre Royal who had use the premise's studio space to rehearse its Christmas pantomime, Beauty and the Beast. Two shows had also been staged at the premises and had sold out with 75 people attending each. The shows had generated excitement in local people and a comprehensive performance programme for the New Year was being devised, including productions to involve young people, acting lessons, mothers with babies, arts and crafts and groups to combat loneliness.

There had been support and sponsorship from local organisations, and The Nutshell had featured on BBC television. The Wessex Hotel had donated chairs for the venture and Travelbag had donated office furniture, with Warrens and local paint shops also providing assistance. It was working in partnership with the Theatre Royal, Unit 12, The Guildhall and the Railway Inn, which increased the vibrancy of arts provision in Winchester.

The Nutshell's website was <https://www.thenutshellwinchester.com> and the Chairman stated that the Council would help promote its performance programme through its own social media.

The presenters gave their thanks to Melissa Jepson and Graeme Todd in the City Council's Estates Department for helping them to get established.

RESOLVED:

That the presentation be noted.

5. **CENTRAL WINCHESTER REGENERATION PROGRESS**
(Report CAB3106 (CWR) refers)

The Committee received an introduction from Councillor Horrill which provided an update on the Central Winchester Regeneration Project and the meetings of the Advisory Panels. Councillor Horrill informed the meeting that following a meeting of the Coitbury House Advisory Panel and interviews with potential architects, the firm of Henley Halebrown had been appointed to prepare plans for the future of Coitbury House.

The Head of Programme outlined the content of the Report. The regeneration area was a complex site with a lot of aspirations, and to make sure that the correct decisions were made it was proposed to appoint the Strategic Advisor from a multi disciplinary practice that knew the market both nationally and internationally and could advise on funding and options. As an ambitious Council, it was now intended that the Strategic Advisor could be called upon as a resource to provide advice on the Council's other programmes. Meanwhile uses were progressing, with, for example, a letting to The Nutshell, and other potential uses would be subject to a feasibility study in the New Year. In respect of the public realm, it had been decided not to proceed with existing designs for the area from the lower High Street to the King Alfred statue and further thought was now being given to designs, and these would be brought to this Committee.

Councillor Horrill added that the Strategic Advisor would supplement the officer resource. The Central Winchester project was key and it would make better use of the Council's time and resources if the Strategic Advisor was also available to provide advice on other Council projects. With regard to the comments raised regarding the Broadway by Mr Fell in public participation, the matter would be discussed with the Chairman of the Advisory Panel in order that the correct articulation was expressed.

In summary, the following matters were raised by Members and the Chairman, Strategic Director: Place and Head of Programme responded as set out below:

- i. It was important that the City Council worked closely in partnership with Hampshire County Council on the installation and maintenance of improved public realm in the Broadway.
- ii. There would need to be flexibility in selecting meanwhile uses so that if one venture did not go well it could be replaced by another.
- iii. An officer did not accompany Members on their site visit to Bath due to

illness.

- iv. The delivery paper was circulated in September within the outline delivery strategy. It was required to be logical in expressing how the project could be delivered; there was also the SPD and a focus on meanwhile uses whilst deciding on how the project moved forward as a whole.
- v. In terms of urgency, the Leader was also keen for the project to progress. The City Council's capacity for delivery and skills gap were being taken into consideration when considering the sensible use of procurement of multi disciplinary expert advice across a number of projects. The Strategic Director: Place provided focus and direction for the projects.
- vi. Cabinet had a wider remit and that was why the brief for the Strategic Advisor would be taken to it.
- vii. It was envisaged that the Council would have a long-term working relationship with the Strategic Advisor, who would be trusted and understood the values of Winchester and have the correct thought processes.
- viii. Under the contract, the Strategic Advisor would report to the Strategic Director: Place (as senior client) and the Heads of Programme, and the officers would then report to the Committee.
- ix. Facilitation would be given further consideration and the brief for specific pieces of work that were deliverable would be taken forward by the Council in the most appropriate way.
- x. In terms of the timeframe, work on projects could be taken forward at different times and this may be over a five year period.
- xi. It was more efficient for the Council not to carry the cost of project professional expertise in house over this period but to secure it as and when required, with the option of terminating the contract if it was not working. The budget would also need to be controlled by Cabinet.
- xii. The Brief included reference to compulsory purchase as it was a core skill that may be required, but it would hopefully not be needed.
- xiii. The Brief could be made more specific that a local knowledge of place was a requirement.
- xiv. The appointment would be under the normal procurement rules.
- xv. The opening up of the waterways would take into consideration the latest advice on flood alleviation in the town, in order that an integrated scheme could be delivered alongside the works to be carried out at Durngate. It was noted that the Council's Head of Drainage and Special Maintenance

was a member of the Advisory Panel that would consider the proposals at its meeting in January 2019.

- xvi. It was possible to deliver the proposals for the lower High Street to the King Alfred statue as a standalone project, as this brief could be delivered in stages.
- xvii. The opening of the waterways at the bus station was an option in the brief, but this would involve capital works rather than the meanwhile uses that were being looked at for this area over a period of 3 to 5 years. A Member mentioned that the neighbouring residents at St John's Almshouses should be consulted with when considering meanwhile uses for this area.

Councillor Horrill stated that the comments on the brief for the Strategic Advisor would be considered and the brief amended if appropriate to reflect the points raised by the Committee prior to its consideration by Cabinet.

The Committee agreed to the following for the reasons set out above and outlined in the Report.

RESOLVED:

1. That the progress with the project and the comments of the advisory panels be noted.
2. That the work to complete the business case for meanwhile use work stream as outlined in paragraphs 11.12 to 11.30 and to delegate authority to the Head of Programme to finalise the brief in consultation with the Portfolio Holder be approved.
3. That further design work around public realm in lower High Street and Broadway as set out in paragraphs 11.31 to 11.41 and to delegate authority to the Head of Programme to make minor amendments to the brief in consultation with the Portfolio Holder be approved.
4. That, subject to considering the comments of the Committee, the brief for a Strategic Advisor as at appendix A be recommended to Cabinet.

The meeting commenced at 4.30pm and concluded at 6.00pm

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CABINET (CENTRAL WINCHESTER REGENERATION) COMMITTEE

22 January 2019

Attendance:

Councillors:

Horrell (Chairman)

Ashton

Brook

Other invited Councillors:

Burns
Mather

Hutchison
Murphy

Others in attendance who addressed the meeting:

Councillor Berry

Others in attendance who did not address the meeting:

Councillor Bell

1. **DISCLOSURES OF INTERESTS**

There were no disclosures of interests from Members of the Committee.

2. **MINUTES**

The signing of the minutes for the meeting of the Committee held on 27 November 2018 was deferred to the next meeting of the Committee. This was in order to clarify the statement under Public Participation from Tim Fell that: 'He expressed disappointment that a recommendation to open up the waterways underneath the CWR site was not brought to this Committee' which it was proposed should have read: 'He expressed disappointment that a recommendation to prioritise the design work for opening up the waterways underneath the CWR site was not brought to this Committee'.

3. **PUBLIC PARTICIPATION**

Terry Gould, in summary stated that:

- There was commendable progress on taking forward the meanwhile uses.
- The streetscape, for example street furniture and bollards, needed to be uniform throughout the project.

- There should be trees in the Broadway.
- The Lower Brook should be opened up for flood alleviation and it would also be attractive to look at.

Patrick Davies questioned that when considering the Naming Strategy, was it necessary to have an overall name for the scheme, or should it have subsets only to identify squares and walkways for example.

Councillor Hutchison added that before projects commenced there needed to be guidance on both design and public realm, which would then set a tone. The Chairman requested that an item to address this be placed on the agenda of a Working Group of this Committee.

The Chairman thanked the public speakers for their contributions.

4. **CENTRAL WINCHESTER REGENERATION PROGRESS** (Report CAB3124 (CWR) refers)

The Committee received an introduction from Councillor Horrill which provided an update on the Central Winchester Regeneration Project and the meetings of the Advisory Panels.

Councillor Horrill informed the meeting that the archaeology day had been held on 11 December 2018, and that this had included a question and answer session. A broadsheet on its outcomes would be published shortly. The former Friarsgate Medical Centre had been purchased from Henderson, and the purchase had also included a number of retail buildings opposite the Guildhall in the Broadway, and these would now be refurbished. The purchase of the land from Henderson provided greater certainty on achieving the aspirations of the regeneration. Other recent initiatives included a workshop for local entrepreneurs held on 18 December 2018 to generate ideas and the opening of the Bike-hub delicatessen in the old Post Office building in Friarsgate.

Each of the chairs of the Advisory Panels updated the Committee on progress.

Lower High Street and Broadway

Councillor Ashton, Chair of the Lower High Street and Broadway Advisory Panel, stated that the Panel had met on the date of dispatch of the Committee report, 14 January 2019, and he gave a verbal update to the Committee of its proceedings on that day.

In summary Councillor Ashton stated that the Panel had been joined by two additional members: Dr Paul Spencer from Winchester Business Improvement District (BID) and Phil Gagg from Winchester Action on Climate Change (WinACC). The principal outcomes had been:

- The amendment of the name to Broadway and lower section of the High Street.
- Consideration of the design brief for public realm – feasibility stage.

- The works required go beyond making improvements; there was a need to transform the area into a vibrant public space.
- There was a need to take account of the wider development and existing connections.
- The history of the area and existing street pattern should inform the designs.
- Recognition of the SPD and the implications of the emerging Movement Strategy.
- To open up the waterways where possible.
- That it was complementary to Central Winchester and to be cohesive.
- To have a refined coherent brief.

There had been consideration to the way forward. Eight urban design practices that had expertise and relevance had been identified to assist with design following a procurement exercise. It was also recognised that it was necessary to work with Hampshire County Council who also had a design capability, knowledge of the City and highways expertise.

The Head of Programme added that the procurement on the design was now recommended to have a 60% quality and 40% price evaluation. There was the option for urban design practices to bid for the project's feasibility study phase, and when this phase was completed to bid again for the next stages, if the Council decide to proceed.

The Committee debated the options identified by the Advisory Panel and recognised that Hampshire County Council were also the highway authority and would be integral to the scheme's implementation. The Head of Programme confirmed that meetings had taken place with Hampshire County Council to scope their involvement and that the inclusion of urban design practices would add another layer of expertise in urban design.

Councillor Ashton commented that it was vital to have Hampshire County Council participate throughout. Following the feasibility study, a second step could be added to include the urban design practices, and Hampshire County Council would still remain involved.

At the invitation of the Chairman, Councillor Berry stated that the brief had taken into consideration the points made and it was clear and exciting.

Following debate, it was agreed to update the recommendations to reflect the latest outcomes from the Broadway and lower section of the High Street Advisory Panel, including the name change and to acknowledge that the City Council was keen to work with Hampshire County Council in partnership including the sharing of costs.

Meanwhile Uses – business case development

Councillor Brook, Chair of the Meanwhile Uses Advisory Panel, stated that ideas had come forward for the bus station and a performance space amongst others. The brief had been agreed by the Advisory Panel and bids for the feasibility

study would be returned on 4 February, to be considered by the Advisory Panel on 14 February 2019.

At the invitation of the Chairman, Councillor Berry stated that the ideas for the public realm were exciting and that the waterways should not be hid.

Coitbury House

Councillor Horrill, Chair of the Coitbury House Advisory Panel added that the Panel had been joined by Keith Leaman of the City of Winchester Trust and a RIBA advisor. Coitbury House was a good and sound building which would be renovated. Possible uses were office space on the upper floors with the ground floor being used for alternative uses.

Other matters

The Head of Programme outlined the remaining content of the Report regarding archaeology, the Strategic Advisor and Consultancy Update, Naming Strategy and Delivery Roadmap.

In summary, the following matters were raised by Members and the Chairman, Strategic Director: Place and Head of Programme responded as set out below:

- i. The various data relating to archaeology needed to be consolidated.
- ii. The Strategic Advisor was not an individual but a practice that could provide multi disciplinary services and had experience in engagement.
- iii. The Naming Strategy would be shared on social media. It was commented that history should not be discounted and that young people should be encouraged to contribute. Names put forward in the questionnaire on the SPD should also be included.
- iv. It was recognised that there was considerable project work to be undertaken in 2019 and the capacity of the City Council to deliver would be kept under review, including buying in additional support as required.
- v. The land at the bus station that was subject to possessory title was not Henderson land.

The Chairman requested that a summary of the 18 December 2018 workshop for local entrepreneurs undertaken by the Economy and Arts Department of the Council be brought to an Advisory Panel as soon as possible. It was also requested that the full implications of the Durngate Flood Relief Alleviation Scheme should be understood, in order that data could be taken into consideration when considering the design for the possible opening up of waterways and its implications for archaeology and development.

The Committee agreed to the following for the reasons set out above and outlined in the Report.

RESOLVED:

1. That the progress with the project and the comments of the advisory panels be noted.
2. That the design brief for lower High Street and Broadway public realm improvements be approved
3. That the Head of Programme in consultation with the Portfolio Holder pursue the option for Hampshire County Council to carry out the design work and begin discussions with the County immediately.
4. That authority be delegated to the Head of Programme, in consultation with the Portfolio Holder, to progress the lower High Street and Broadway public realm work as outlined in paragraphs 11.2 to 11.14, taking account of resolution 3 above.
5. That a supplementary revenue budget of £60,000 be approved to carry out initial design work for lower High Street and Broadway.
6. That authority be delegated to the Head of Programme for Central Winchester Regeneration to appoint experts to undertake the Meanwhile Uses business case feasibility study as outlined in paragraphs 11.15 to 11.23.
7. That the evaluation criteria of 60% quality, 40% price for the meanwhile uses feasibility study bids be approved, and for the Lower High Street and Broadway design bids if open procurement was required.
8. That authority be delegated to the Head of Programme, in consultation with the Portfolio Holder, to progress with the work on archaeology as outlined in paragraphs 11.30 to 11.38.

The meeting commenced at 4.30pm and concluded at 6.10pm

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CAB3142(CWR)

CABINET (CENTRAL WINCHESTER REGENERATION) COMMITTEE

REPORT TITLE: CENTRAL WINCHESTER REGENERATION – UPDATE ON PROGRESS

19 MARCH 2019

REPORT OF LEADER AND PORTFOLIO HOLDER FOR HOUSING: Cllr Caroline Horrill

Contact Officer: Vervan Lyons Tel No: 01962 848596 Email
vlyons@winchester.gov.uk

WARD(S): TOWN WARDS

PURPOSE

The purpose of this report is to update on the progress of the Central Winchester Regeneration project and for Cabinet (Central Winchester Regeneration) Committee to approve concept designs for the refurbishment of Coitbury House and announce the name for the scheme.

RECOMMENDATIONS:

That Cabinet (CWR) Committee;

1. Notes the contents of this report.
2. Approves the RIBA stage 2 Concept Design for the refurbishment of Coitbury House as at appendix F and the progression to RIBA stage 3 developed design, detailed in paragraphs 11.14 to 11.18.
3. Announce the name for the Central Winchester Regeneration area from the shortlist attached at appendix I.

IMPLICATIONS:

1 COUNCIL STRATEGY OUTCOME

- 1.1 The Central Winchester Regeneration (CWR) area has potential to contribute to the Council Strategy objectives by enhancing the environment of the area, improving the local economy and providing important community benefits.

2 FINANCIAL IMPLICATIONS

- 2.1 The current revenue budget is £395,000 of which over £360,000 has been spent or committed to date.
- 2.2 The remaining budget will be spent carrying out tasks identified in the existing work streams such as archaeology surveys and engagement.
- 2.3 Although the funding to carry out the meanwhile uses feasibility study and the initial design work for lower section of the High Street and Broadway public realm improvements can be met from the existing CWR revenue budget, it is not yet known what the cost implications might be if the projects are to move forward.
- 2.4 There is potential to bid for CIL funding for capital works and other funding streams and these are being explored.
- 2.5 In relation to the Coitbury House refurbishment, funding is in place from the existing Major Investment Fund to continue through to the end of the design and planning phases (RIBA stage 4).
- 2.6 Capital funding of £3m has been included within the capital strategy to deliver the project.

3 LEGAL AND PROCUREMENT IMPLICATIONS

- 3.1 Procurement has been carried out in line with the Council's Contract Procedure Rules, with advice from the Interim Head of Procurement and external legal contract advisors.

4 WORKFORCE IMPLICATIONS

- 4.1 At this stage, the existing project team can support the work outlined in this report. Regular monitoring of the work load is being carried out.
- 4.2 The appointment of the strategic place-making consultancy will add further strategic support to the team for the development of the long term delivery strategy.

5 PROPERTY AND ASSET IMPLICATIONS

- 5.1 Work continues on the refurbishment of Coitbury House as outlined in this report and concept designs have been developed. Funding is available in the existing budget to move to the next RIBA stage.
- 5.2 It will be necessary to understand how the meanwhile uses on the bus station will come forward with regard to occupation terms/lease arrangements.
- 5.3 When initial thoughts around the public realm in the lower section of the High Street and Broadway come forward it will be necessary to consider works to the buildings recently acquired by the Council along the boundary.

6 CONSULTATION AND COMMUNICATION

- 6.1 The advisory panels have been fully involved in arriving at the recommendations being made to the Cabinet (CWR) Committee for consideration.
- 6.2 The CWR working group has been updated on progress and received all the notes from the advisory panels.
- 6.3 The Portfolio Holder, the Leader, is kept fully up to date.
- 6.4 With regard to naming of the scheme, there has been extensive public consultation through the engagement undertaken during the Supplementary Planning Document (SPD) consultation and via social media more recently. The CWR working group has also been consulted and all name suggestions shared in this forum.

7 ENVIRONMENTAL CONSIDERATIONS

- 7.1 The refurbishment of Coitbury House will consider and comply where practicable with Objective 9 in the SPD – Climate change and sustainability.
- 7.2 There will be further considerations as more work streams progress, particularly in relation to improvements to the bus station and lower section of the High Street and Broadway.
- 7.3 WinACC are represented on the lower section of the High Street and Broadway advisory panel.

8 EQUALITY IMPACT ASSESSEMENT

- 8.1 Equality impact assessments will be made at appropriate stages of all work streams.

9 DATA PROTECTION IMPACT ASSESSMENT

9.1 None

10 RISK MANAGEMENT

10.1 Risks at this stage of the project are appended in the CWR risk register at appendix A.

11 SUPPORTING INFORMATION

11.1 At the meeting of Cabinet (Central Winchester Regeneration) Committee in January, the roadmap for delivery of the scheme was shared with Members and the general public.

11.2 The roadmap outlines the strategic approach to delivery together with current work streams. The roadmap will evolve as the project progresses and, for ease, can be seen at appendix B.

Strategic Placemaking Consultancy Services procurement (previously termed “strategic advisor”)

11.3 One of the key tasks detailed in the strategic approach in the roadmap is appointment of a long term strategic consultancy to assist the Council not only with the CWR delivery but also with other projects as required.

11.4 Cabinet approved procurement of a strategic consultancy in December 2018 and Cabinet (CWR) Committee was updated at the meeting in January 2019.

11.5 In accordance with the details outlined at that meeting in report CAB3124(CWR), progress is as follows;

- a) Procurement documents finalised 11 February 2019
- b) Documents dispatched to HCC to publish 12 February 2019
- c) Opportunity to bid advertised on Contracts Finder 15 February 2019 and South East Business Portal 18 February 2019
- d) Confirmation and approval of budget by Council 28 February 2019.
- e) Date for submission of bids 18 March 2019
- f) Evaluation of bids and interviews 18 March 2019 to 12 April 2019
- g) Contact made to successful bidder 12 April 2019 – ten day standstill period commences
- h) Appointment of successful bidder 26 April 2019

- 11.6 Once the submission date has passed, HCC and WCC officers will carry out the technical evaluation of all bids. This confirms that bids going forward meet the required stage 1 technical, financial, safeguarding, company checks.
- 11.7 Those that pass go forward to stage 2 evaluations and interviews. The interview panel will comprise officers and Members.
- 11.8 Following the stage 2 evaluations and interviews, the scores awarded are compiled and the winning bidder is identified.
- 11.9 There is a statutory stand still period once the winning bidder has been identified after which, if no challenge is made to the identified bidder, the appointment can proceed.
- 11.10 The Strategic Director of Place has delegated authority to appoint.
- 11.11 Once appointed, the successful consultancy will come in to meet key officers and agree the way forward.
- 11.12 Cabinet (CWR) Committee will be kept updated.

Current CWR Work streams

- 11.13 **Coitbury House refurbishment**
- 11.14 At the meeting of Cabinet (CWR) Committee in January, report CAB3124(CWR) outlined progress to that point and outlined the timeline for the next steps.
- 11.15 Following details given in that report, the summary of progress is as follows;
 - a) After the initial feasibility phase of the project (RIBA stages 0 to 1), Henley Halebrown (HHB) presented the feasibility report to officers, planners and the Coitbury House advisory panel on the 24 January 2019. Their report showed the initial approach and identified various scenarios that could be adopted.
 - b) Core objectives for RIBA stages 0 to 1 include identifying the business case, strategic brief, project objectives around sustainability and viability and to carry out a feasibility study and review site information.
 - c) Officers and members of the advisory panel saw initial thoughts on design ideas and provided feed back to HHB.
 - d) The notes from this second meeting of the advisory panel can be seen at appendix C.
 - e) HHB continued on to RIBA stage 2 (Concept Designs) and subsequently returned to present further work on the concept designs to the advisory panel on 27 February 2019. Comments were noted

and taken on board by HHB in order to incorporate them in to the final report. Notes from this third meeting can be seen at appendix D.

- f) Final concept designs were shared with the advisory panel at a meeting on 5 March. Notes from this meeting can be seen at appendix E.

11.16 A tremendous amount of work has been done since the approval of the design brief in October 2018 and appointment of HHB in November 2018. The architects have completed RIBA stages 0, 1 and 2 and are now looking to move forward to the developed design RIBA stage 3.

11.17 The advisory panel have been engaged throughout the process to date and HHB have taken on board comments and aspirations for the building along the way.

11.18 From the outset, there have been several key areas that the panel felt should be addressed;

- a) The importance of the project, as it is the first piece of the Central Winchester Regeneration site to be developed. As such, the building to make a statement of intent that indicated what would come along when the CWR area is redeveloped.
- b) The situation and orientation of the building will fundamentally change as the CWR area undergoes regeneration. Coitbury House currently sits surrounded by public highway and transport infrastructure and the unassuming entrance and reception is tucked in and hidden away from sight. In the future, with the creation of Friarsgate Passage, the whole focus will shift to the southern elevation and this will be key to bringing activity to the area. It was strongly felt that far more should be made of the entrance and reception areas to make the building accessible and inviting.
- c) The structure of the building is solid but the windows and the roof should be replaced.
 - In line with the aspirations outlined in the CWR SPD, particular attention should be placed on delivering a new roof line to reflect and blend in with the city skyline.
 - The windows were considered of poor quality and design and detract from the otherwise credible structure of the building. They should therefore be replaced with something more suitable.
- d) Particular attention must be given to the roof height, if changed, to ensure any new roof height complies with the Datum Heights guidance set out in the SPD.

- e) Increasing the net internal floor area (NIA) should be explored and extending the building out in to the car park should be investigated. The NIA of the existing building is 7466 sq ft.
 - f) Careful consideration must be given to the allocation of parking on site as the aspiration in the SPD, over time and in line with the emerging themes of the Movement Strategy, is to reduce the traffic entering the city centre and reduce parking.
- 11.19 The concept designs have been developed through regular meetings and discussions with the advisory panel and take in to account the points above.
- 11.20 The concept designs can be seen at appendix F.
- 11.21 It can be seen from the presentation given at this meeting and the report at appendix F/G that HHB completely understand the brief, the importance of the building and the collaborative approach the Council encourages.
- 11.22 The concept design centres around the existing structure of Coitbury House and concentrates on transforming key important areas, some listed above, and carrying out the work to an excellent standard using high quality materials and finishes.
- a) The refurbished building reflects the aspirations of the panel to carry out the work to a high standard with the end result of a “marker” building as an indication of future development. The building will feature a tower at the west end and a new roof line will transform the existing building to reflect some of the features identified in the Winchesterness section of the CWR SPD.
 - b) The southern elevation along what will be Friarsgate Passage will become the main façade of the building and reflects many of the Winchesterness design features such as buttresses, a clear story at roof height and external balconies.
 - c) The entrance has been moved to the new tower at the western end of building together with a new staircase and wider lift shaft. The internal layout of the building has been changed to open up the floor plates and push the plant to a less prominent location at the east end of the building and up on to the roof. This is particularly important on the ground floor as this provides flexibility around uses as we move forward to deliver the wider regeneration of the site.
 - d) The existing external fire escape at the south east corner of the building will be replaced with an enclosed turret staircase that can be used for general access and again, takes inspiration from the Winchesterness element of the SPD.
 - e) The roof will be replaced to accommodate a 3rd floor of lettable office space and the new butterfly design will also hide the plant that will be

situated at roof height. Careful consideration is being given so that the new roof height does not exceed the guidance in the SPD.

- f) The windows will be replaced throughout the building with new openings in the tower and at some existing window openings will be extended down to ground floor level on the ground floor along the northern and southern elevations.
 - g) The improved internal lay out and the addition of the 3rd floor could result in a total NIA of approximately 11,500 sq ft, an increase in the region of 50% on the existing building. The aim is to create clean, simple, high quality space for occupants so that the workspace is welcoming and comfortable.
 - h) A great deal of thought has been given to the exterior of the building and its setting. Bringing forward the refurbishment of Coitbury House as the first project in the CWR area leaves questions around how the area around it will be delivered particularly around road layout, traffic and public realm design. Features such as external lighting, detailing around balconies/butresses, window design and landscaping will be developed as the project moves in to RIBA stage 3, developed design.
- 11.23 At the meeting on 5 March, the advisory panel expressed support for the work carried out by HBB to date and agreed that the designs were in line with their expectations.
- 11.24 The panel were in agreement with the approach taken by HBB and particularly like the tower idea, the replacement of the roof and re-working of the windows, the addition of the turret staircase and the change of internal layout to increase the floor area and build in flexibility for future uses.
- 11.25 There are areas that they would like to see further work on as the designs progress to RIBA stage 3, particularly around the potential to soften the appearance at ground floor level along the southern elevation (future Friarsgate Passage) and the detail around how the tower and the roof will be delivered.
- 11.26 The recommendation of the advisory panel is that Cabinet (CWR) Committee approves progression from RIBA stage 2 Concept Design to RIBA stage 3 Developed Design.
- 11.27 Cabinet (CWR) Committee approval is therefore sought to progress to RIBA stage 3.
- 11.28 **Lower section of the High Street and Broadway**
- 11.29 At the meeting of Cabinet (CWR) Committee in January, following information from the advisory panel and discussion at the meeting, it was agreed that the Head of Programme, in consultation with the Portfolio Holder, should approach HCC Engineering/Design consultancy services to progress this

work stream. Cabinet report CAB3124(CWR) details the options around delivery of the transformation of the public realm in this area.

- 11.30 Having discussed proposals with HCC prior to 22 January Cabinet (CWR) Committee meeting, the project team held a meeting with relevant officers from HCC on 12 February.
- 11.31 The meeting was positive and the following approach and timescales were discussed;
- a) WCC and HCC to confirm with relevant management and Members that the collaborative approach should be taken.
 - b) WCC project team have arranged an initial “meet the team” meeting with the HCC team and the advisory panel on 5 March. The aim of this third meeting of the lower section of the High Street and Broadway advisory panel was for the HCC team to introduce themselves and for the advisory panel to discuss objectives, approaches and priorities.
 - c) The HCC team will take the outputs from this meeting to further scope out the project and prepare some initial thoughts.
 - d) A workshop with WCC, HCC and the advisory panel will then take these initial thoughts and work through them to build a more detailed programme – including working arrangements, timescales, concept design ideas and high level costs.
- 11.32 Notes from the third meeting of the advisory panel can be seen at appendix G.
- 11.33 The date for the follow up work shop will finalised in the coming weeks and Cabinet (CWR) Committee will be kept up to date as the project progresses.
- 11.34 **Meanwhile Uses – Feasibility Study**
- 11.35 At Cabinet (CWR) Committee in January, Members were updated on progress as outlined in CAB3124(CWR).
- 11.36 The agreed brief for the feasibility study was sent out on 7 January with a deadline for submission of 4 February.
- 11.37 Three bids were subsequently received and evaluated and the results shared with the meanwhile uses advisory panel at their meeting on 14 February. There was great support from all of the advisory panel members that this project is progressing and their views have been taken into consideration.
- 11.38 The winning bid was submitted by Worthwhile Works and Carl Turner Architects. Samples of previous projects carried out can be seen at appendix H. They were formally appointed on 1st March and work has commenced.

11.39 The agreed programme of works details the activities they will undertake to produce the feasibility study report, and includes, but is not exclusive to;

- a) Site and location analysis
- b) Market analysis, including desktop research
- c) Consultation and engagement with stakeholders
- d) Financial and operational analysis

11.40 There will be an update meeting in early April to allow the consultants to meet with the advisory panel prior to the completion of the final report; which is due to be completed on the 15 April 2019.

11.41 Once the final report has been submitted, the project team will draft an options paper for consideration by Cabinet (CWR) Committee in early summer.

11.42 Archaeology next steps

11.43 It was agreed at the meeting of Cabinet (CWR) Committee in January that, following discussions at the archaeology event in December 2018, the project team would move forward as outlined in report CAB3124(CWR);

- a) Consolidate existing information
- b) Identify areas that require work and obtain costs to carry out that work
- c) Consider the value of water table monitoring across the site, GPR surveys and the costs involved.

11.44 Subsequently, officers have reviewed the Desk-Based Assessment (DBA) commissioned from Patrick Ottaway (Ottaway, P 2017) and can confirm that this consolidates all existing information for the CWR area and forms a very good baseline study (e.g. for Environmental Impact Assessment purposes).

11.45 In addition to the desk based assessment, there are practical actions that will be required to help consolidate the information we have across the site.

11.46 The recommendation from the archaeology panel is that these comprise:

- a) Geoarchaeological boreholes – obtain further data to refine existing deposit models
- b) Carry out more detailed hydrological assessment and if required, undertake water monitoring
- c) Installation of water monitoring equipment in selected borehole locations; water monitoring over a long duration (at least one year) - seasonality.

- d) Ground Penetrating Radar (GPR) - the main potential of this is likely to be in relation to the identification of near surface structures / modern intrusions and the interface of the base of archaeological deposits / alluvial deposits. Would be restricted to large open areas.
- 11.47 It is acknowledged that these preliminary site survey / site investigations on a comprehensive, site wide, single project basis and if water monitoring is required, over a lengthy period of time.
- 11.48 Information resulting from this work will be of value to potential developers, providing a more detailed archaeological baseline dataset which, together with the guidelines set out in the SPD, will form an overarching framework going forward.
- 11.49 Advice and estimates have been sought from commercial geophysical surveyors, a specialist geoarchaeological borehole contractor and Historic England.
- a) GPR and other geophysical survey techniques;
- Contractors have been contacted with a summary of the existing information, current site uses and the nature of the information required eg modern services, buried structures, etc. It should be noted however that, in the conditions that exist across the CWR site, GPR is unlikely to provide detailed information on what lies beneath ground level.
 - The contractors would require further information but were able to estimate that, given the size and characteristics of the CWR site, the likely duration of the survey would be 2-3 days with a potential cost of approximately £10,000.
 - It is important to note that costs could vary considerably depending on the site conditions, if steel reinforced concrete is present GPR will not work and the depth of deposits in the ground and alluvium could limit the effectiveness of any GPR survey.
 - Other deep geophysical and seismic survey techniques might be of some use, such as electromagnetic survey (EM) and electrical resistivity tomography (ERT) and shallow seismics. Historic England suggests these are investigated further.
 - Next steps are to define the survey area, carry out further research as to whether steel reinforced concrete exists across the site and to draw up a brief, in conjunction with Historic England, to tender for the required work.
 - It is anticipated that work on the brief and the tender process will enable commissioning of this work in summer/autumn this year.

- b) Geoarchaeological boreholes and hydrological assessment;
- Although some data exists as part of desk based assessment for the CWR area (Ottoway, 2017), this is limited and a comprehensive borehole survey will provide additional data around the deposits, their character, date, preservational status etc.
 - Basic hydrology information is also contained in the desk based assessment but, in line with Historic England guidance, further study is required.
 - Analysis of borehole samples will help to build a more detailed assessment, which should include a conceptual model. If water monitoring is required, piezometers should be installed in key borehole locations to collect water data. This should be done over an extended period of time, ideally 12 months.
 - Estimated costs for this work are more difficult to arrive at due to the highly specialist nature of the work.
 - Initial estimates to install the equipment and analyse the borehole samples could be upward of £60,000, but costs will vary depending on the number of borehole and water monitoring points.
 - It should be noted that the cost of a detailed hydrological assessment and water monitoring costs are unknown at this stage.
 - Next steps are to draft a brief in conjunction with Historic England specialist advisors to tender purposes. Due to the complexity of this work, drafting the brief will involve more detailed engagement with Historic England and potential contractors. The boreholes and water monitoring locations, if required, need to be considered and carried out together to ensure the correct testing and monitoring is carried out in the correct place. This work can be done in tandem with the work to commission a GPR but because of the detailed nature of this work, it will take longer. It is anticipated that the brief, the tender and the commissioning of this work could run to late this year.
- c) Information outlined above indicates that the work required is complex and could be costly. Based on the contents of this report, officers will move forward to develop a detailed project plan and draft the required briefs.
- d) Once the briefs have been agreed, there is sufficient funding in the existing budget to commission a GPR survey. Officers will seek further funding to progress the borehole and hydrological assessment once more details are known around costs and required outputs.
- e) Cabinet (CWR) Committee will be kept informed on progress.

11.50 Naming of the area

- 11.51 As discussed at the Cabinet (CWR) Committee in January, it is proposed that the name for the CWR project should be taken from names suggested by the public.
- 11.52 A list collated during the SPD consultation period was circulated with report CAB3124(CWR). It was agreed that there would be a further period of consultation, via social media and the Council's website, for the public to submit other suggestions and then the name would be selected by Cabinet (CWR) Committee.
- 11.53 There was a two week period between 28 January and 11 February when additional nominations were submitted.
- 11.54 A total of 98 names have been suggested by members of the public.
- 11.55 At its informal meeting on the 19 February, members of the Cabinet (CWR) Committee working group reviewed the full list of names and a shortlist was subsequently compiled and circulated to Cabinet (CWR) Committee members.
- 11.56 The shortlist is attached at appendix I.
- 11.57 Following discussion at the working group; in addition to the name for the scheme being chosen from the shortlist, it was suggested that names which are popular could be used for some of the new streets, public spaces and waterways across the site.
- 11.58 To enable the selected name to be installed on hoardings around the former Friarsgate Medical Centre as soon as planning approval is received, the final name will be discussed and agreed by Cabinet members, in consultation with Cabinet (CWR) Committee members, between this report being published and the Cabinet (CWR) Committee meeting. The name will therefore be revealed at this meeting.

12 OTHER OPTIONS CONSIDERED AND REJECTED

- 12.1 The option that the Council does not progress with the approach and actions outlined in the report has been explored.
- 12.2 This would result in lack of activity and momentum across the CWR area. This would not then contribute towards the Council strategy and would result in a lack of confidence that the Council can deliver change.
- 12.3 This option has been considered and rejected.

BACKGROUND DOCUMENTS:-**Previous Committee Reports:-**

CAB2969 (CWR) – 17 October 2017 Central Winchester Regeneration Area Short Term ‘Meanwhile’ Measures and Uses

CAB2995 (CWR) – 6 December 2017 Draft Supplementary Planning Document

CAB3034 (CWR) – 20 June 2018 Adoption of Supplementary Planning Document

CAB3061 (CWR) – 10 July 2018 Central Winchester Regeneration Update

CAB3077 (CWR) – 25 September 2018 Central Winchester Regeneration Update and Establishment of Advisory Panels

CAB3100 – 31 October 2018 Coitbury House Refurbishment

CAB3106 (CWR) – 27 November 2018 Central Winchester Regeneration update

CAB3105 (CABINET) – 12 December 2018 Approval of brief for Strategic Development Advisor

CAB3124 (CWR) – 22 January 2018 Central Winchester Regeneration Progress

Other Background Documents:-

CWR SPD: <http://www.winchester.gov.uk/planning-policy/supplementary-planning-documents-spds/central-winchester-regeneration-spd>

All advisory panel terms of references, briefs and notes from meetings to date can be found at the following: <http://www.winchester.gov.uk/projects/advisory-panels>

APPENDICES:**Appendix A: CWR Risk Register**

Risk Number: 1			Risk Owner: Project Executive			
Risk Title: Failure to implement an appropriate delivery strategy for the CWR area as set out in the SPD						
Causes	Consequences	Current Controls	Current Risk Score		Risk Proxi mity	Financ ial impac t
			Likeli- hood	Impact		
Failure to develop appropriate delivery strategy Political instability	Failure to deliver comprehensive redevelopment of CWR Loss of trust in the Council abilities to	Mitigate: 1) Procure services of experienced external strategic advisor 2) Maintain cross party political and	Unlikely	Signific- ant	3	££££

	deliver Reputational/political damage to the administration Damage to the local economy	community support to move the project forward 3) Continue to engage with key landowners, partners and stakeholders 4) Ensure aspirations of the SPD are met when developing designs and considering planning applications 5) Continue to monitor and adapt the project plan				
Immediate actions		Target Date	Residual Risk Score			
			Likelihood		Impact	
Develop and agree brief for a strategic advisor		Nov 2018	Highly Unlikely		Significant	

Risk Number: 1.2			Risk Owner: Project Executive			
Risk Title: Failure to secure external funding						
Causes	Consequences	Current Controls	Current Risk Score		Risk Proximity	Financial impact
			Likelihood	Impact		
Lack of confidence in Winchester City Council in the market / with developers National economic conditions Proposals not considered viable	As above	1) Procure services of experienced external strategic advisor 2) Continue to engage with key partners and stakeholders 3) Develop Winchester marketing approach targeted at inward investment 4) Ensure development proposals realistically assessed for viability	Unlikely	Significant	3	££££
Immediate actions		Target Date	Residual Risk Score			
			Likelihood		Impact	
Develop and agree brief for a strategic advisor		Nov 2018	Unlikely		Significant	

Risk Number: 1.3	Risk Owner: Project Executive
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Risk Title: Lack of cooperation from landowners						
Causes	Consequences	Current Controls	Current Risk Score		Risk Proximity	Financial impact
			Likelihood	Impact		
WCC cannot secure landowner support to deliver aspirations of the SPD	Failure to deliver cohesive redevelopment of CWR	Mitigate: 1) Continue to engage with key landowners and occupiers	Highly Unlikely	Moderate	4	Unknown at this stage
Immediate actions		Target Date	Residual Risk Score			
			Likelihood		Impact	
Implement stakeholder management plan		Spring 2019	Highly unlikely		Moderate	

Risk Number: 1.4			Risk Owner: Project Executive			
Risk Title: Insufficient internal resources to manage work streams						
Causes	Consequences	Current Controls	Current Risk Score		Risk Proximity	Financial impact
			Likelihood	Impact		
Insufficient resourcing in WCC project team Insufficient capacity and skills in other Council departments Inbalance between current meanwhile uses and long-term strategic delivery.	Delay in project programme Errors occurring where there are gaps in knowledge / expertise	Mitigate: 1) Continue to closely monitor capacity within the project team 2) Seek external expertise where required 3) Continue to monitor and adapt the project plan, including resources component 4) Have clear milestones and priorities for the project team	Unlikely	Moderate	2/3	£-££
Immediate actions		Target Date	Residual Risk Score			
			Likelihood		Impact	
At the earliest opportunity, make other teams aware when their input will be required and for how long Regular monitoring meetings with HoP and Senior PM Procurement of Strategic Advisor/Consultancy		Ongoing Spring 2019	Unlikely		Moderate	

Risk Number: 1.5			Risk Owner: Project Executive			
Risk Title: Perceived conflict of interest between Council as landowner and local planning authority						
Causes	Consequences	Current Controls	Current Risk Score		Risk Proximity	Financial impact
			Likelihood	Impact		
Inconsistent or unpopular planning decisions Lack of transparency	Reputational damage Potential challenge	Mitigate: 1) When making decisions be clear on the capacity in which the Council is acting 2) Continue to act in an open and transparent manner where legally permitted 3) Adhere to approach laid out in the SPD distinguishing relationship between WCC and the LPA	Unlikely	Moderate	4	Unknown
Immediate actions		Target Date	Residual Risk Score			
			Likelihood		Impact	

Risk Number: 1.6			Risk Owner: Project Executive			
Risk Title: Development proposals arising from the SPD are not financially viable						
Causes	Consequences	Current Controls	Current Risk Score		Risk Proximity	Financial impact
			Likelihood	Impact		
Insufficient testing of viability Market changes Unrealistic expectations for the scheme	Development cannot go ahead as set out in the SPD	Mitigate: 1) Undertaking high level testing of viability, engaging specialist consultants where required 2) Continuing engagement with WCC members and other key stakeholders 3) Develop ambitious, high quality and realistic development	Unlikely	Significant	3/4	££££

		proposals with viability and funding considered at an early stage together with design				
Immediate actions		Target Date	Residual Risk Score			
			Likelihood	Impact		
Develop and agree brief for a strategic advisor		Nov 2018	Unlikely	Significant		

Risk Number: 2			Risk Owner: Project Executive			
Risk Title: Failure to agree and implement meanwhile uses						
Causes	Consequences	Current Controls	Current Risk Score		Risk Proximity	Financial impact
			Likelihood	Impact		
Unable to agree the uses Cabinet (CWR) Committee does not approve meanwhile use strategy Council fails to approve funding Suggested uses unviable or unattractive to the market	Council owned interests are left unoccupied whilst Council continues to pay the business rates and maintenance Reputational damage as area continues to remain unused Failure to support the local economy in the interim	Mitigate: 1) Continue to work with cross party committees and advisory panels to agree the meanwhile uses 2) Manage expectations and pitch proposals at a level that funding will be considered reasonable 3) Early soft market testing 4) Clear business case for uses presented and approved	Unlikely	Moderate	2	££
Immediate actions		Target Date	Residual Risk Score			
			Likelihood		Impact	
Develop a feasibility study brief that addresses both the aspirations and constraints Explore funding opportunities		Summer 2019	Unlikely		Moderate	

Risk Number: 3			Risk Owner: Project Executive			
Risk Title: Failure to refurbish Coitbury House and re-let for office accommodation						
Causes	Consequences	Current Controls	Current Risk Score		Risk Proximity	Financial impact
			Likelihood	Impact		
Failure to agree a brief Failure to secure Cabinet (CWR) Committee / Council approval Failure to secure funding Lack of market interest	Coitbury House remains in its current state and possible blight on CWR site Council continues to pay business rates and maintenance Reputational damage as building continues to remain unused	Mitigate: 1) Agree brief for the architect to ensure the required outputs are set out clearly consulting experts in the field and the Coitbury House Advisory Panel 2) Carry out continual economic monitoring and engage with the market 3) Development and approval of refurbishment business case and funding	Unlikely	Moderate	2	££-£££
Immediate actions		Target Date	Residual Risk Score			
			Likelihood		Impact	
Agree brief Together with the Estates team implement works as per the agreed timeline		Ongoing	Unlikely		Moderate	

Risk Number: 4			Risk Owner: Project Executive			
Risk Title: Failure to implement plans to improve the Lower High Street Re-paving and Broadway						
Causes	Consequences	Current Controls	Current Risk Score		Risk Proximity	Financial impact
			Likelihood	Impact		

Failure to agree a brief Failure to secure Cabinet (CWR) Committee / Council approval Failure to secure funding Failure to secure HCC support	Reputational damage Failure to implement a major 'quick win' resulting in lack of confidence	Mitigate: 1) Liaise with Highways Authority 2) Continue to work with advisory panel draft the brief 3) Explore funding options	Highly Unlikely	Moderate	2	£
Immediate actions		Target Date	Residual Risk Score			
			Likelihood		Impact	
Develop and agree brief Explore funding opportunities		Summer 2019	Highly Unlikely		Moderate	

Appendix B: CWR Roadmap for delivery

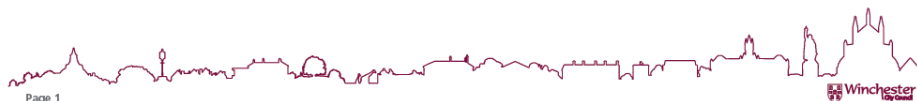
ROADMAP - INTRODUCTION

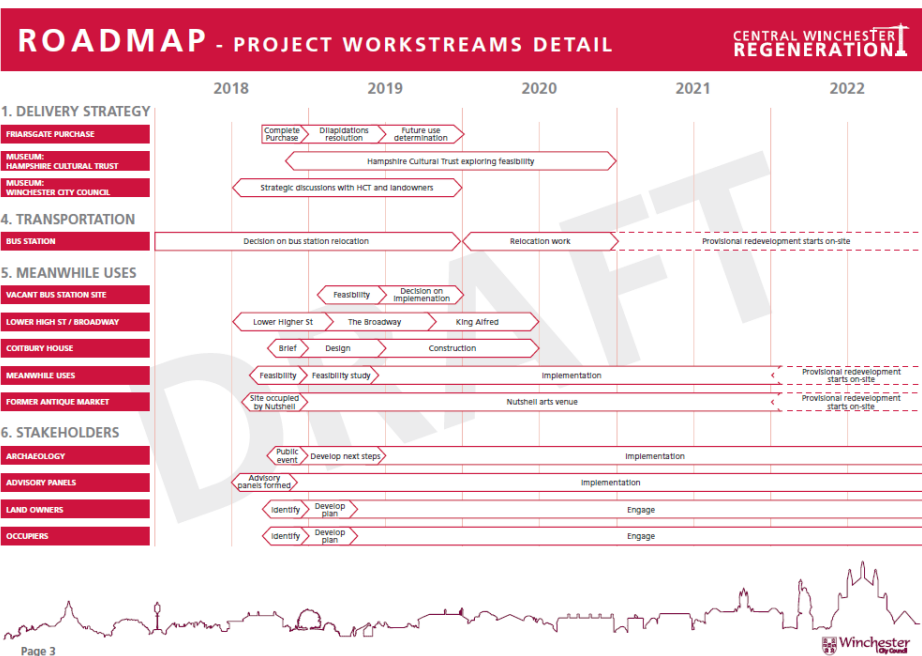
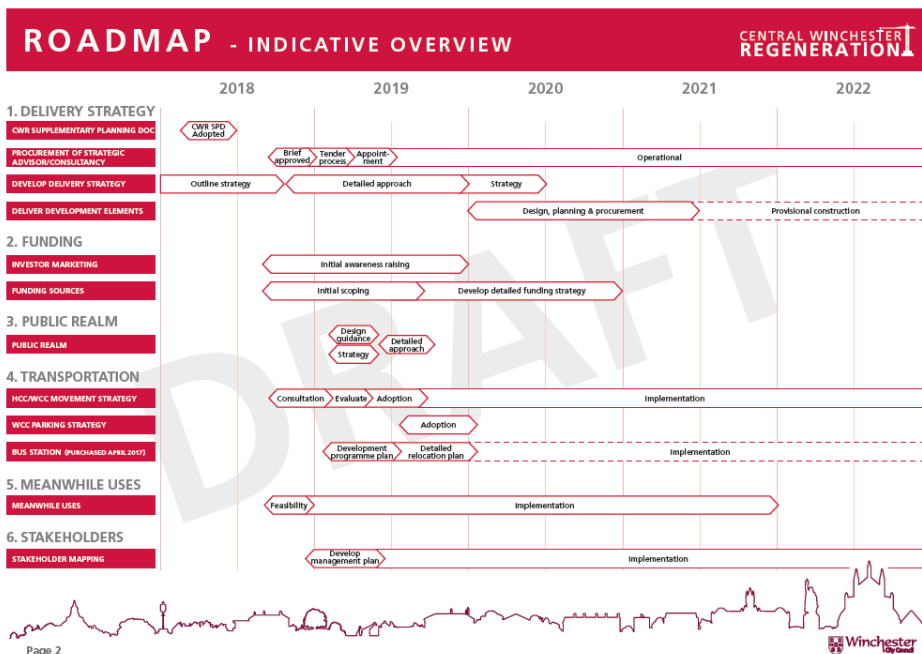
CENTRAL WINCHESTER
REGENERATION

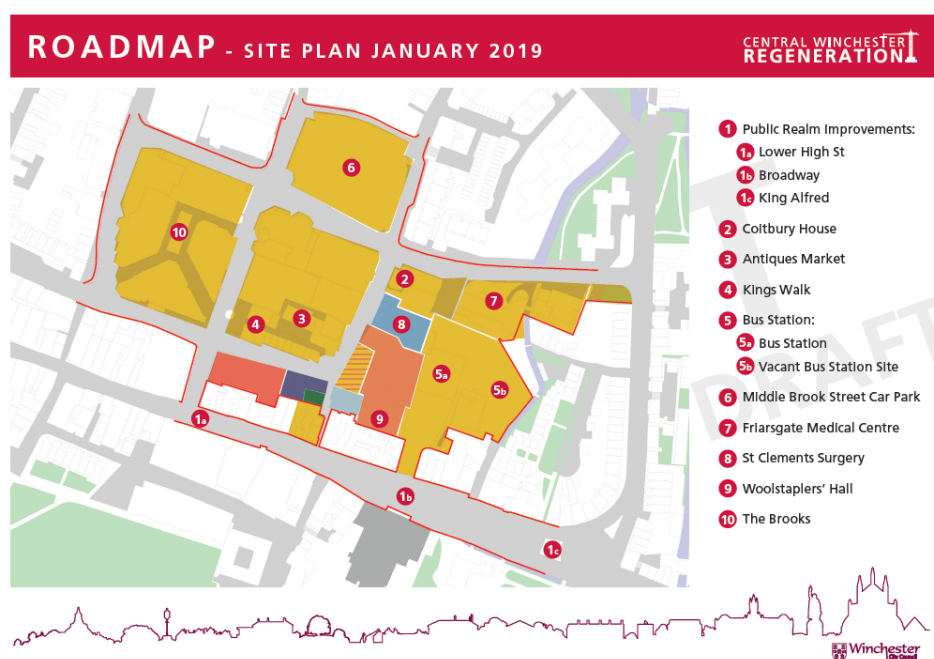
Initial draft programme overview roadmap

NOTE: This is currently an indicative programme for internal project management purposes with dates subject to change. At this stage parties external to WCC should contact the programme team for more detailed clarification if needed.

ROADMAP - INDICATIVE OVERVIEW	ROADMAP - PROJECT WORKSTREAMS DETAIL	ROADMAP - SITE PLAN JAN 19
<p>A high level overview of:</p> <ol style="list-style-type: none"> 1. DELIVERY STRATEGY 2. FUNDING 3. PUBLIC REALM 4. TRANSPORTATION 5. MEANWHILE USES 6. STAKEHOLDERS <p>Ref. Cabinet report outline delivery strategy September 2018.</p> <p>Page 2</p>	<p>The Project Workstreams add further detail on:</p> <ol style="list-style-type: none"> 1. DELIVERY STRATEGY 4. TRANSPORTATION 5. MEANWHILE USES 6. STAKEHOLDERS 7. MUSEUM <p>Further details for: 2. Funding 3. Public Realm will come at a later date</p> <p>Page 3</p>	<p>Site Plan January 2019</p> <p>Page 4</p>







Appendix C: Notes from the second meeting of the Coitbury House advisory panel

	<p>Introduction</p> <p>SW provided an outline of the 7 RIBA Stages and explained that this project has now reached the end of RIBA Stage 1 – Feasibility, more detailed designs will be provided as part of the next stage – Concept Design. SW went on to say that HHB have engaged with the planning team and they are happy with outputs of the feasibility study and added that costs are still being investigated and more detail will be provided at the next stage. SW explained that HHB will present 3 scenarios, and confirmed that the objective of the meeting is not to choose one of the three but instead the panel should highlight elements that they like, elements that they don't and raise any initial concerns.</p>	
	<p>Presentation</p> <p>SH presented the feasibility study to the advisory panel, he began by providing details of the location, existing characteristics and current and potential future traffic movements. He talked about the future context of the street characteristics that surround the building such as the proposed Friarsgate Passage and explained that Coitbury House will need to frame this. SH referred to Winchester, pointing out key elements of relevance</p>	

	<p>such as long elevations and roof lines, small towers and gateways. SH went on to say that the existing building has a good structure, good light and views to the cathedral and Guildhall, pointing out the importance of not just considering the buildings as offices but how it contributes to the area surrounding it and it's relationship with the Guildhall, the proposed new bus hub location etc.</p> <p>SH then talked around the three scenarios, all of which include a tower to the 'head' of the building, providing panoramic views of the surrounding area.</p> <p>TB provided details on how ventilation, heating and cooling the building are proposed and the environmental impacts.</p>	
	<p>Discussion</p> <p>CLlr EB said the ideas are becoming very exciting but thought there would have been some consideration given to replacing the small windows looking out onto Friarsgate and the existing car park, adding that previously she had flagged that she would like to see something different to the small rectangular squares.</p> <p>KL suggested that the windows on the ground level could be dropped to the floor as this would be more palatable.</p> <p>SH explained that there needs to be a place for the plant and the bins, normally they would be located at the back of a building but this doesn't exist with Coitbury House. SH went on to say that they are currently suggesting it is located in the north elevation (hence the small windows) because Friarsgate is a busy road for traffic and likely to remain that way but options to locate it in the east side of the building could be explored.</p> <p>KL asked if it would be possible to show the building against the medieval street plan to show how the whole pattern relates to what could be there in the future. KL added that the tower could be explored more in terms of detail. SH agreed that more detail for the tower is needed but explained that this will come in the next stages.</p> <p>CLlr EB said that the plans for the inside of the building appear to be on the right track and asked whether options for accessing the roof, such as terrace had been fully explored. SH said that using the upper floor of the tower for meeting room /workspace and creating terraces /outside</p>	<p>COMMENT</p> <p>RECOMMENDATION</p> <p>ACTION</p> <p>COMMENT</p>

<p>space on each floor of the main body of the building facing out onto what is currently the car park, is in his opinion the better option.</p> <p>Cllr DH expressed concerns regarding the proposed roof line in scenario 3, and said that it appears very dominating. SH referred back to the examples he had provided of existing buildings in Winchester and in particular the cathedral which also has long ridge line, adding that this is one way of providing space for plant in the roof and enabling the tower to be freed up, taking full advantage of the views across the surrounding area. Cllr DH said that putting plant in the roof seems suboptimal. SH explained that this approach is taken with many modern buildings and added that many existing buildings in Winchester are likely to have taken this approach.</p> <p>Cllr CH said she liked the tower and orientation on the corner; she prefers the idea of using the top floor of the tower for usable space rather than plant and prefers the roofline in scenario 2. The roofline in scenario 3 is the least appealing. Cllr CH added that she likes the open space on the car park side of the building in scenario 2 and said other types of use on the ground floor such as retail are very interesting.</p> <p>Cllr EB raised concerns regarding some of the existing 1960s and 70s buildings elsewhere in the city and said that Coitbury House should move away from this, describing it as 'blocks'. Cllr EB added that the faceted corners help with this but the right angle at the 'head' of the building makes it more difficult. Cllr CH said that adding the smaller tower for the external staircase helps to soften it and creates a sense of balance.</p> <p>Cllr CH raised some concerns around the use of concrete as it is not particularly attractive. SH explained that pre-cast concrete can be a very good building material because you can choose to cast something completely unique, adding that the moulds can be really creative.</p> <p>Cllr CH raised concerns about the 'sharpness' of the tower at the corner facing Friarsgate adding that the small windows at the bottom and large windows at the top make the building look a little upside down. SH explained that the building is lacking shadows and light from other</p>	<p>COMMENT</p> <p>COMMENT</p> <p>COMMENT</p> <p>COMMENT</p> <p>COMMENT</p> <p>COMMENT</p>
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<p>surrounding buildings.</p> <p>CLlr EB asked if the right angle corner of the tower on riarsgate could be softened. KL explained that doing this would interfere with the footprint of the building. CLlr CH suggested something could be done at the top of the tower to make it less square. SH said that this is a possibility put there could be implications for costs and planning.</p> <p>CLlr CH flagged that there are height restrictions for buildings and they are set out in the SPD. SH confirmed he is aware and has a copy of the SPD.</p>	<p>COMMENT</p> <p>COMMENT</p> <p>ACTION</p> <p>COMMENT</p>
<p>Summary</p> <ul style="list-style-type: none"> - Top floor tower – outside or inside, further exploration required - Integrate plant into body of the building rather than the tower - Arcade/terrace on south side – all three floors or ground floor only, further exploration required - Investigate possibility of locating plant and bins in the east end of the building <p>Additional points:</p> <ul style="list-style-type: none"> - Question around the retention of the small windows / could look at dropping the windows on the ground level - Show the building against medieval street plan 	<p>ACTION</p> <p>ACTION</p> <p>ACTION</p> <p>ACTION</p> <p>ACTION</p> <p>RECOMMENDATION</p>
<p>AOB</p> <p>CLlr CH flagged that the advisory panel would need an opportunity to comment on the progression of the concept designs before they are presented on 5 March. VL confirmed that officers will look into this and provide an update.</p>	<p>COMMENT</p> <p>ACTION</p>

Appendix D: Notes from the third meeting of the Coitbury House advisory panel

<p>Presentation of report</p> <p>SH presented a report setting out the work Henley Halebrown have done to date on stage 2, Concept Designs since the last meeting of the advisory panel on 24 01 19 when stages 0/1 were presented.</p>	
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	<p>SH explained how he has taken the feedback from the scenarios presented at the last meeting and evolved the design, this has included:</p> <ul style="list-style-type: none"> • Further exploration of the top floor of the tower • Integrating plant into body of the building rather than the tower • Further exploration of the arcade/terrace on south side and whether this could be across all three floors • Investigating the possibility of locating plant and bins in the east end of the building • Looking at dropping the windows on the ground level 	
2.	<p>Discussion</p> <p>KL asked if the existing roof structure in the top floor of the body of the building (the barn) was being retained for cosmetic purposes. SH confirmed that the existing structure would support the new roof that is proposed, explaining that half the weight of the roof would bear on the existing line of beams. SH went onto say that the idea here is to use the existing roof structure to create usable space and use the new structure to create additional space beyond that. RW asked what the head height would be in the top floor. SH confirmed it would be around 2.6 – 2.7 metres at the very lowest, but this would be on occasion only, most of the space would be more.</p> <p>Cllr EB said that the entrance needs to be more welcoming and spacious than the examples of existing entrances towards the end of the report, adding that some of them look very dark. Cllr EB explained that she is aware that there are limitations to this because the entrance of Coitbury House is going to lead straight out onto the pavement. SH assured the advisory panel that the examples are just examples to test what they do and don't like, SH then referred the advisory panel back to the 3D sketch which shows that a lot of glass is being proposed to allow a lot of light into the entrance. SH went onto say that they will look to push the glass back as far as possible to create depth in the wall and shadow.</p> <p>KL expressed concerns about showing the sketches to the</p>	<p>COMMENT</p>

<p>public as they are currently because they look quite 'bland' and lack detail. KL went onto say that he understands that the detail will come in the stages that follow but added that if the public see the sketches as they are could be difficult to get their 'buy in'. Cllr EB added that the angle from which some of the sketches have been drawn makes the building appear very box like. KL suggested that free hand /water coloured drawings could work better.</p> <p>VL flagged that the timescales between this meeting and the Cabinet (CWR) Committee report deadline are very tight and we need to be realistic in what we can achieve between now and then. SW added that the level of detail in the report at the moment is the level that is expected at stage 2, and suggested that perhaps it is better at this stage to potentially remove the detail that is there and wait until stage 3 when there will be a lot more to show.</p> <p>Cllr CH said she likes the tower and asked that whilst the SPD allows for varied rooflines in this particular part of the CWR area, as this is the first piece of work following the adoption of the SPD, the height of the building should not exceed some of the existing buildings in the area i.e. Woolstaplers Hall. Cllr DH agreed and said the height of the 'barn' is what is most important rather than the tower.</p> <p>Cllr CH asked if a sketch could be produced looking at the building from the south side (existing car park), where the exterior staircase tower and the terrace stretching across the barn can be seen. Adding that from this angle you will be able to see a lot of the very positive changes to the building.</p> <p>KL raised concerns about showing the tower as it is at the moment due to the lack of detail. Cllr CH agreed and said that it only comes to life as SH describes it, adding that because of this perhaps until we are in place to show sufficient detail, less could be more, reducing the risk of giving the public the wrong impression. KL added that he was concerned that the advisory panel understand it and are in agreement that the design is heading in the right direction but the public may not because it isn't possible to explain it to everyone in that way.</p> <p>RW asked if the Cabinet (CWR) Committee will give their approval to move onto the next stage without the level of detail that is currently included in the report. VL explained</p>	<p>COMMENT</p> <p>COMMENT</p> <p>COMMENT</p> <p>RECOMMENDATION</p> <p>COMMENT and ACTION</p> <p>ACTION</p> <p>RECOMMENDATION</p>
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<p>that we need to get to a place where the advisory panel are comfortable recommending the report to the Cabinet (CWR) Committee - if the report comes with the endorsement from the advisory panel, the full detail should not be needed.</p> <p>KL said it might be better to show what the building could look like through examples of existing structures and materials rather than trying to add detail in now. Adding that more contrast between the colours is needed in the sketches.</p> <p>SW suggested in might be better to pick one sketch of the building, such as the view from the existing car park as Cllr CH had suggested and focus on developing that for the Cabinet (CWR) Committee meeting.</p> <p>Cllr CH said that the tower, the terraces and the roof will capture attention and could be challenged.</p> <p>Cllr DH flagged that the most interesting side of the building (the south view) is not what people consider at the moment to be the front of the building. The side people see it from most is Friarsgate. VL said that it will be important to explain that the south side is now being considered as the front of the building in the narrative in the report.</p> <p>Cllr CH added that will be important to tell the story of how we have arrived at this point and include examples of how the building could look and the materials that could be used. RW stressed that it needs to be clear that they are ideas rather than exactly what it will look like because we're not at that stage yet.</p> <p>KL flagged that the question around transport and the traffic arrangements as they are currently vs how they will be in the future is likely to come up at the Cabinet (CWR) Committee meeting. SH explained that the conversations he has had with officers so far have been around the fact that there is probably going to be a long term public realm solution for the whole of the CWR area so the solution for the area outside Coitbury House (what is currently car park) needs to be an economic one so that it can be adapted when the longer term solution comes into play. Cllr CH added that we will need to include in the report that at this stage it is not appropriate to set the agenda for the public realm.</p>	<p>COMMENT</p> <p>RECOMMENDATION and ACTION</p> <p>RECOMMENDATION</p> <p>COMMENT</p> <p>COMMENT</p> <p>ACTION</p> <p>ACTION</p> <p>COMMENT</p> <p>ACTION</p>
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<p>3.</p>	<p>Summary</p> <p>Advisory panel members agreed they are in support of the report presented and the direction in which the design for the building is heading.</p> <p>Actions for HHB report ahead of the next advisory panel meeting on 5 March:</p> <ul style="list-style-type: none"> • Focus on an illustration of the building looking at it from the south side (existing car park, give this a more collage like finish with shadow and texture so it is not quite as flat) • Show how the various parts of the building could look by showing examples of the type of structure and building materials • Focus on the narrative to explain the illustration as clearly as possible and tell the story of how we got to where we are • Add more texture and depth to the existing illustrations, again to make more collage like i.e. the view from the south east/bus station and the view from Friarsgate • Include in the report that at this stage it is not appropriate to set the agenda for public realm 	<p>COMMENT</p> <p>ACTION</p> <p>ACTION</p> <p>ACTION</p> <p>ACTION</p> <p>ACTION</p>
<p>4.</p>	<p>AOB</p> <p>No other business</p>	

Appendix E: Notes from the fourth meeting of the Coitbury House advisory panel:

<p>1. Presentation of report</p> <p>SH explained that the report includes both feasibility report which was presented on 24 01 19 and the concept designs. SH explained that for the purpose of this meeting we will talk through the concept designs only as the panel have previously made comments on the feasibility report and agreed that they were happy.</p> <p>SH explained that the following updates have been made:</p> <ul style="list-style-type: none">- a new sketch from the south view has been added- examples of the type of structure and building materials (interior and exterior) that could be used have been added	
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	-	
2. Discussion	<p>Cllr EB said she would like the ground floor to look different from the rest of the building and asked if it would be possible to move away from looking like a 'box' because at the moment it doesn't feel inviting. SH explained that the quality of the materials will create variety and help to make the ground more attractive and added that the occupier will play a role in this as well. KL agreed that what goes on inside the building will make a major contribution. RW explained that the ground floor is likely to be used for office accommodation and the tenant will most likely want to advertise their business which will create more interest in the windows, adding that the large windows will allow for people to see what is going on inside. Cllr CH suggested that the terraces could be finished in an ornate way to help create more interest and asked if the ground floor needs to be used for office accommodation if we are creating additional space in the roof, adding that shop or café fronts will help to create a different feel. RW said that retail rents are lower than office rents so the decision between using the ground floor for offices or retail/cafes will be determined by the level of return the Council wants to achieve. SH added that the building is being designed flexibility so the ground floor could be either. Cllr CH said that we must remain flexible and added that because this is the first step following the adoption of the SPD, an active frontage would be preferred and gave the recently occupied Old Post Office as an example. SH assured the panel that the plan from the outset has been to ensure that the ground floor use can be adapted depending on what is appropriate for the surrounding as they are now and as they change in the future as part of the longer term redevelopment of the CWR area. SW added that it will be easy to look at the viability for the two options – office or retail/café to see the difference and flagged that if a café use was to be accommodated the requirements for kitchen facilities will be different from that for retail or offices, adding that there will be environmental considerations as well. SH said that at the moment the design for the building has an increase of 50% net lettable space and the ground floor is roughly half of that area, confirming that a net gain can still be achieved if the ground floor is used for retail/café as opposed offices. SH added that the net lettable space currently excludes the entrance which could be let, if the Council can find one tenant rather than multiple. DH flagged that the ground floor use immediately affects the outdoor space directly outside. VL asked if a café would be appropriate for the existing surroundings and suggested that</p>	<p>COMMENT</p> <p>COMMENT</p> <p>COMMENT</p> <p>COMMENT</p> <p>COMMENT</p> <p>COMMENT</p> <p>COMMENT</p> <p>COMMENT</p> <p>COMMENT</p>

<p>long term once the wider area is development it could work but flagged that people may not be inclined to go with the surroundings as they are currently. Cllr CH asked the panel if they agree that the ground floor use should remain flexible and they all agreed that they do. Cllr CH asked that this is made clear in the report for the Cabinet (CWR) Committee.</p>	<p>COMMENT</p> <p>ACTION</p>
<p>Cllr EB said she thinks the examples of what the interior of the building could look like are right. KL said that the sketches are missing lighting and detailing. SH agreed but explained that he has tried to show what this could look like using the existing examples. Cllr CH asked exterior floor lighting could be used; KL flagged that this could be up to four times the cost. Cllr EB agreed that exterior lighting should be used. SH said that it could be but suggested that the building will act as a lantern from the inside so perhaps a lot of exterior lighting may not be required.</p>	<p>COMMENT</p> <p>COMMENT</p> <p>COMMENT</p>
<p>Cllr CH thanked SH for creating the new image from the south view following the feedback from the previous meeting and said that looks good and does the design justice. Cllr CH raised concerns that people won't like the view of the building from Friarsgate because it looks so huge. DH added that it looks very big in comparison to the Friarsgate Medical Centre. SW suggested that the Medical Centre is cropped out of the image to avoid this. Cllr CH said that the height increase is quite marginal overall but agreed that it looks so much bigger next to the Medical Centre. Cllr CH said that information on the heights and what is set out in the SPD needs to be included in the report for the Cabinet (CWR) Committee. KL suggested it would be useful to show the sketch of the building from this angle on Friarsgate next to the photograph of the building as it is at the moment from this same angle to help demonstrate that the height increase is minimal. This was agreed by the rest of the panel. Cllr CH agreed that this sketch of the building from Friarsgate show examples of materials can be left in the report as long as the Friarsgate Medical Centre is cropped out and the comparison between this and the building as it is at the moment is included.</p>	<p>COMMENT</p> <p>COMMENT</p> <p>RECOMMENDATION</p> <p>COMMENT</p> <p>ACTION</p> <p>RECOMMENDATION</p> <p>ACTION</p> <p>ACTION</p>
<p>VL explained that the full report including the feasibility stages and the concept design will be appended to the report for the Cabinet (CWR) Committee on 19 March and asked if a presentation would be required as well. Cllr CH confirmed that a presentation will be needed, the whole report doesn't need to be presented but key slides should be. Cllr EB and Cllr DH agreed. Cllr DH flagged that during the presentation it needs to</p>	<p>ACTION</p>

	<p>be made clear that the front of the building is going to change from Friarsgate to the South view because the surroundings of the building will change as the longer term development for the area comes forward.</p> <p>KL flagged that we haven't addressed the area outside the building to South and said that this may be raised at the Cabinet (CWR) Committee meeting. VL said that the long term public realm strategy has not been determined yet so this area will be designed in a way that it suitable for the surroundings are they are at the moment but able to be changed as the longer term plan comes forward. Cllr H agreed that this is the correct approach, adding that the cost of materials should reflect this.</p>	<p>ACTION</p> <p>COMMENT</p> <p>RECOMMENDATION</p>
3. Summary	<p>Advisory panel members agreed they are in support of the report and happy to recommend the concept designs to the Cabinet (CWR) Committee on 19 March with the view to progress with the next stage.</p> <p>Actions agreed:</p> <ul style="list-style-type: none"> - Add sentence to the report for the Cabinet (CWR) Committee to explain that the design for the building allows for the ground floor use to be flexible - Include information on the heights and what is set out in the SPD in the report for the Cabinet (CWR) Committee - In the concept designs report, remove the Friarsgate Medical Centre from the sketch of the building from Friarsgate and include photograph of the building as it is at the moment from the angle of Friarsgate to sit alongside the sketch of the building from this same angle, to clearly demonstrate the minimal height difference - Project Team to agree with HHB which parts of the report should be presented to the Cabinet (CWR) Committee and create a deck for the meeting 	<p>ACTION</p> <p>ACTION</p> <p>ACTION</p> <p>ACTION</p>
4. AOB	No other business	

Appendix F: Coitbury House RIBA Stage 2 Concept Designs Report



Coitbury House, Winchester
RIBA Stage 2 Draft Presentation
Prepared for: Winchester City Council
Date: 7 March 2019

Henley Halebrown

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Coitbury House Seen From Friarsgate

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New Floors Enjoy Longer Views

Buttresses

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The Staircase

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Executive Summary

Architects Henley Halebrown have been appointed by Winchester City Council to develop designs for the refurbishment and extension of Coitbury House on Friarsgate in Winchester. This is the RIBA Stage 2 Draft report and reflects approximately 3 months work from the beginning of December 2018 to early March 2019.

The design team includes services engineers Max Fordham, structural engineer Price & Myers, QS Selway Joyce and fire engineer Solas Realta. We have also been consulting the Winchester City Council planning and conservation team. The engineers' and QS's reports may be read in conjunction with the Architects RIBA Stage 2 Draft report.

The current scheme demonstrates that the building can be extended from 10,631 sq. ft GIA / 7,465 sq. ft NIA with a net to gross of 70% to 13,913 sq. ft GIA / 11,244 sq. ft NIA with a net to gross of 81%. Subject to planning and the final shape of the roof, the design has increased the net lettable area of the building by approximately 51%. The escape stair tower is an additional 925 sq. ft of untempered internal space.

The document provides an assessment of the building's current, future and historic context and an assessment of the building's architectural qualities, challenges and constraints.

The document illustrates the role that Coitbury House could play in the wider Central Winchester Regeneration and, with the relocation of the bus hub to the Middle Brook Street car park, the creation of a significant new public space in Winchester City centre.

It also begins to explore a different aspect of "Winchesterness" - namely the presence of small towers and gateway buildings in the city - as a model for the extension of Coitbury House.

The report presents the current scheme. The design demonstrates how the building can be enlarged, and its character radically altered whilst working with the building.

The scheme re-orientates the building to face the future pedestrian thoroughfare Friarsgate Passage.

The scheme resolves the awkward existing plan and appearance of Coitbury House by articulating the east end of the building as a "terrace" or "barn" and the west end as a separate taller element.

A new brick octagonal escape stair is paired with the taller element. In between a 3-storey arcade on the south side of the building shelters (in sun and rain) two new ground floor shopfronts, and on the 1st and 2nd floors creates breakout space and outdoor amenity space for those who work in the building. Together these elements transform Coitbury House from Friarsgate Passage, shaping the future thoroughfare, and providing active frontage.

Inside a generous reception foyer is located at the west end of the building, with two entrances - one on Friarsgate Passage on the corner with Tanner Street and the other on Friarsgate itself.

The top floor of the building accommodates lettable space - either office space or a meeting room - which could capitalise on the fine panoramic views.



Context - Site Location

Coitbury House is close to the city centre, located north of the High Street, on the corner of Friarsgate and Tanner Street, on one of the original medieval north-south thoroughfares.



Aerial View of Winchester



Current Context, Constraints & Opportunities - Building Heights

Buildings vary in height but those in the immediate context are 3 to 4 storeys.



Current Context, Constraints & Opportunities - Movement

Located immediately to the south of Friarsgate, Coitbury House is adjacent to the city centre one-way system, and close to the bus station and a number of car parks.



Current Context, Constraints & Opportunities - Figure Ground Plan

Coitbury House is very isolated in its current context.



Current Context, Constraints & Opportunities - Historic Buildings & Natural Features

Coitbury House is not located close to any historic buildings or landscape features.



Future Context - Central Winchester Regeneration Area



Public Realm Framework Plan



Boundary of Central Winchester Regeneration Area

The Central Winchester Regeneration SPD outlines a large area for development to the north of the High Street and Broadway. A masterplan has yet to be commissioned but the SPD envisages a largely pedestrian mixed-use neighbourhood.

The Public Realm Framework Plan illustrates Coitbury House bounded by Friarsgate, Tanner Street and a new pedestrian thoroughfare, Friarsgate Passage.

The Public Realm Framework Plan was drawn up prior to the Council's decision to retain Coitbury House and as a result doesn't reflect the likely addition of a further pedestrian passage at the east end of Coitbury House.

Future Context - Vehicular & Pedestrian Movement

The scale and direction of vehicular traffic, and the layout and access to the bus depot has yet to be decided. Scenarios will have a different effect on Coitbury House.



Street Markets and Pedestrian Movement



Bus Movement, Vehicles and Servicing



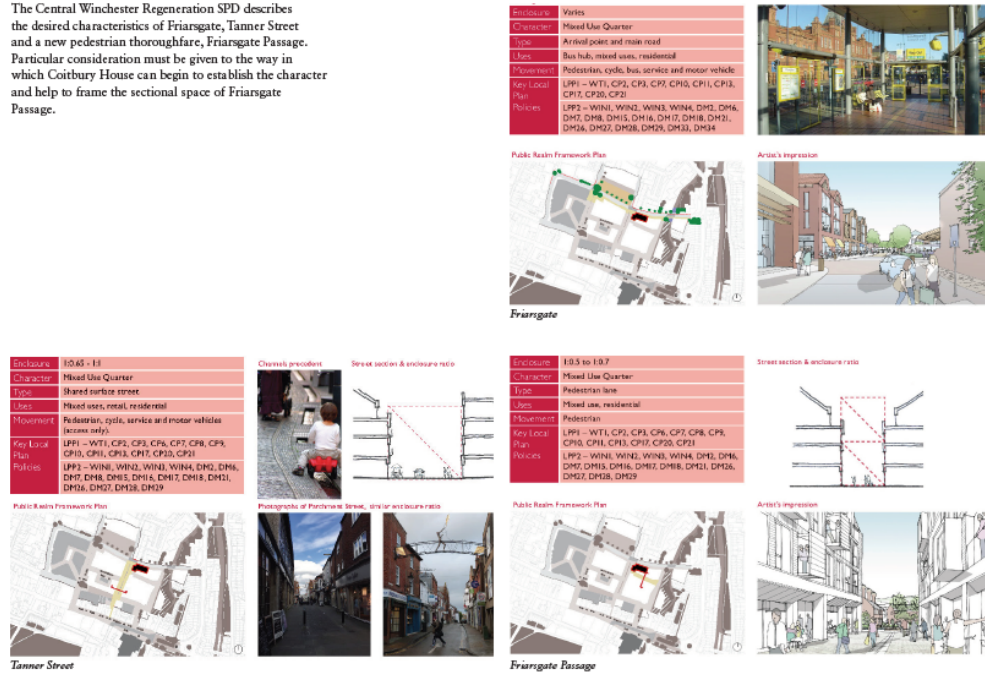
Urban Design Framework Plan - Bus Hub Option A



Urban Design Framework Plan - Bus Hub Option B

Future Context - Street Characteristics

The Central Winchester Regeneration SPD describes the desired characteristics of Friarsgate, Tanner Street and a new pedestrian thoroughfare, Friarsgate Passage. Particular consideration must be given to the way in which Coitbury House can begin to establish the character and help to frame the sectional space of Friarsgate Passage.



Historic Context - Winchesterness

The Central Winchester Regeneration SPD develops the idea of Winchesterness through a study of the High Street and Jewry Street, characterized by the narrow plots, gabled elevations, rising topography and, over a millennium, its historic development.



Winchesterness - Form of Streets & Buildings

Winchester Cathedral, Coitbury House and terraced streets such as Lower Brook Street point to another type of Winchesterness characterized by continuous flat ridgelines.



Form of Winchester Cathedral, dominated by the long Nave & Tower above the crossing



Form of Coitbury House



Form of Lower Brook Street (looking North) - a Terrace



Form of Lower Brook Street & Tanner St. (looking South)

Winchesterness - Small Towers & Gateway Buildings

The surviving city walls, gates and church towers point to another dimension of Winchesterness, one that recalls the incredible history of the city and its medieval shape and scale.

Structures such as the West Gate mark an historic entrance to the walled city. Other structures such as the Church of St Lawrence, although evident from the south side of The Square, are more discrete.



Chesil Theatre



St Maurice's Church



Part of William Godson's map of Winchester



Winchester City Mill



Guildhall



Church of St Lawrence & The Square



West Gate



Winchester Hospital architect William Butterfield

Winchesterness - Small Towers & Gateway Buildings

Structures of all ages use towers, turrets, spires and chimneys for architectural and urban design emphasis.

More recent structures such as the Black Hole B&B play on this idea of a tower, rising to four storeys with a pitched roof.



Westgate Pub



Hampshire County Council



Winchester City Museum



St Cross Hospital



St Swithun Street Gate



Black Hole B&B



Hope Church Art Deco cinema

Assessment of Existing Building - Exterior of Coitbury House

Coitbury House is brick cavity wall construction. The external skin is Flemish bond brickwork, with a light mortar contrasting with the brick colour. The structural openings to windows are variously framed in brick or precast concrete. The precast concrete very much a feature of the architecture at that time. Windows within the precast linings are deepset. Windows within the brickwork are almost flush. The roof tiles are darker than the brickwork, and detailed with a small overhanging eave.

The original materials are robust and characterful. The building is however let down by two things – the original plan form and the subsequent replacement of the original windows with white UPVC frames. The UPVC is both an inferior material and brings unnecessary and unwanted contrast to the façade, diminishing the qualities of the original brickwork.



North West Corner



South West Corner



South East Corner



North East Corner

Assessment of Existing Building - Exterior of Coitbury House

These photos show the east end and gable of the building in context, this time revealing views of both the Guildhall and the cathedral.



Coitbury House, the existing Bus hub and Guildhall



Coitbury House and the Cathedral in the background



Existing PCC boxing around windows

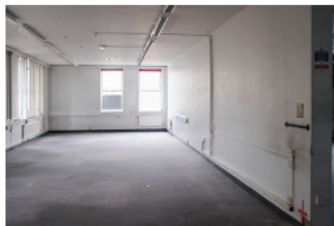


Existing PCC sills

Assessment of Existing Building - Office Interiors

The office interiors are well lit by evenly spaced portrait windows. In this respect, the photographs are somewhat misleading because of the condition of the interiors and presence of closed blinds. This will be improved by the removal of loadbearing internal walls and masonry partitions.

However floor to ceiling heights are very low on the ground and second floor. This will have an impact on the distribution of services, and the coordination of these with new structural beams replacing the loadbearing internal walls.



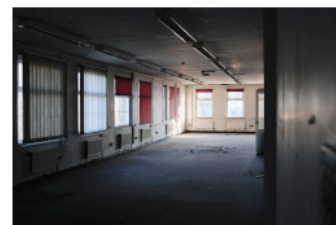
First Floor



Internal view of the 'Tower' volume



Ground Floor



Second Floor

Assessment of Existing Building - Site Analysis Plan

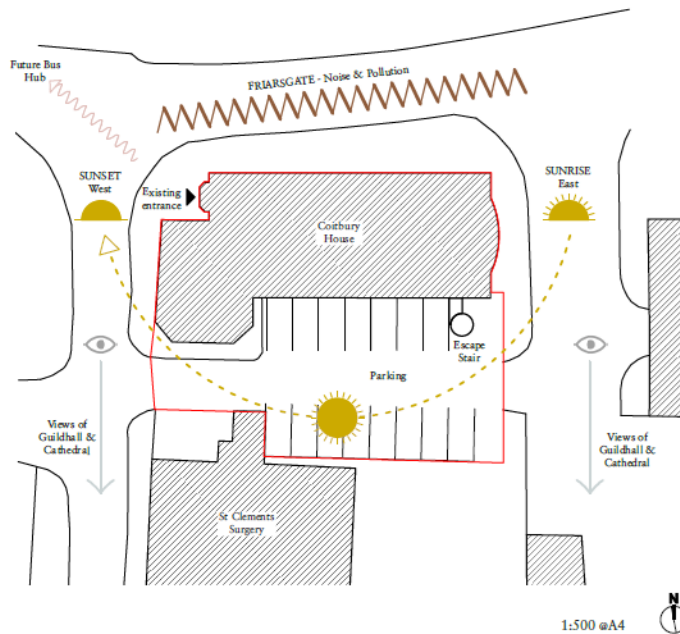
The drawing shows the existing building, site boundary and immediate context.

The building is bounded by roads to the north (Friarsgate) and west (Tanner Street), an access road to the bus station to the east and the St Clements surgery to the south. The building is built up to the boundary on the north, east and west facades. Its location and proximity to traffic will result in noise and air quality issues.

The building is largely rectangular in plan, but with a polygonal offset element to the southwest.

A tarmacked area on the south side of the building accommodates 15 parking spaces.

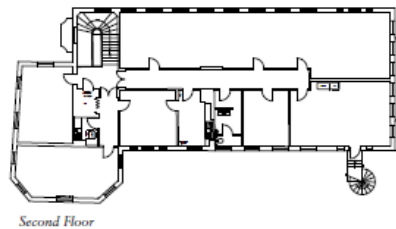
The building, existing entrance on the corner of Friarsgate and Tanner Street, and outside space turn their back on the city centre, the historic core and the future Central Winchester Regeneration area. Although it is well placed in relation to the future bus hub.



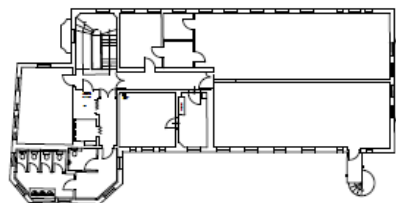
Assessment of Existing Building - Plans

This shows the existing ground, first and second floor plans. Due to the polygonal offset element to the southwest, the plans are awkward.

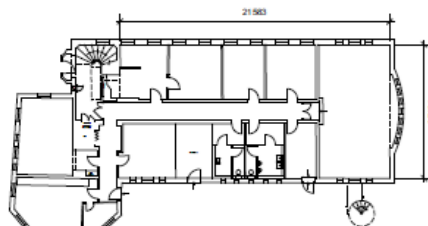
Inside there is a single staircase (the second means of escape provided by an external stair), a small lift, and a variety of cellular spaces arranged differently between a mix of loadbearing and masonry partition walls on each floor. WCs are located variously on each floor.



Second Floor



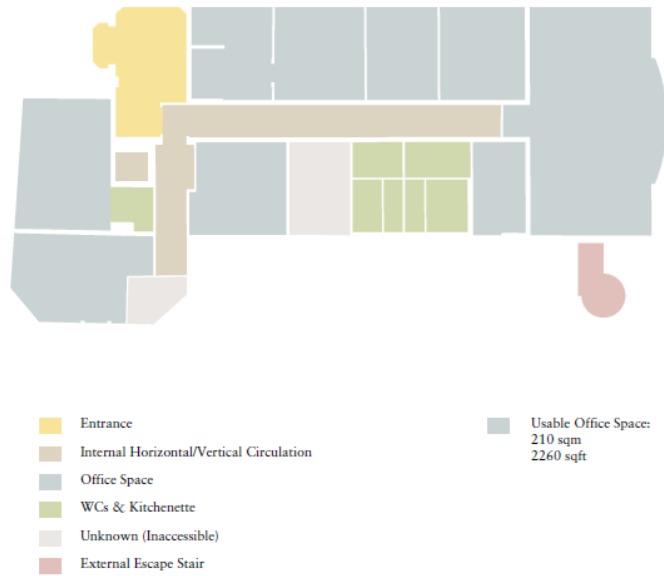
First Floor



Ground Floor

Assessment of Existing Building - Ground Floor, Existing Space Audit

The diagram shows the configuration of loadbearing and masonry partition walls and internal spaces, and the resulting inefficient arrangement of office space.



Assessment of Existing Building - First Floor, Existing Space Audit

The diagram shows the inconsistent configuration of loadbearing and masonry partition walls and internal spaces, and the resulting inefficient arrangement of office space.



Assessment of Existing Building - Second Floor, Existing Space Audit

The diagram shows the inconsistent configuration of loadbearing and masonry partition walls and internal spaces, and the resulting inefficient arrangement of office space.



Assessment of Existing Building - Elevations

The composition of the elevations is generally good, especially that of the east elevation. The ground floor of the south elevation reflects the presumption that this is a less visible "rear" façade - a matter which needs to be addressed in the remodelling.

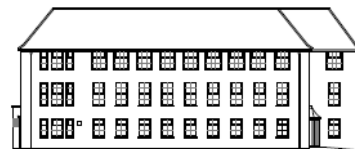
The awkward relationship between the body of the building and the polygonal west end is most evident in awkward junctions between the roofs.



South Elevation



West Elevation



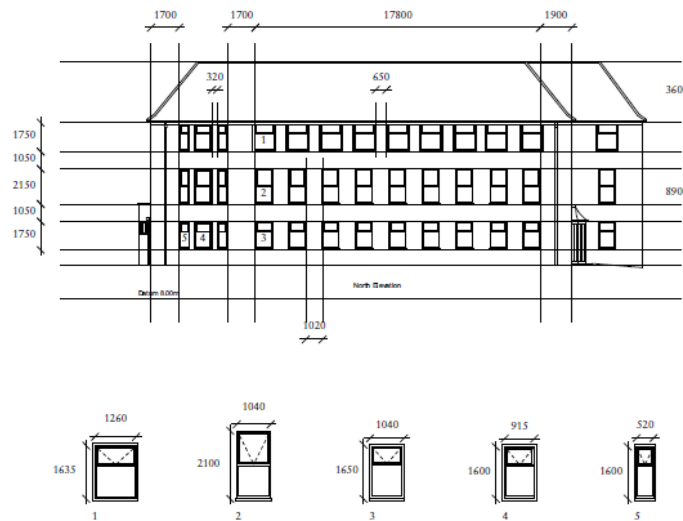
North Elevation



East Elevation

Assessment of Existing Building - Facade Study

Windows are generally evenly distributed and set close to the face of the brickwork. The top floor fenestration is set in precast concrete reveals and deepset. This detail is repeated in various locations on the lower floors.



Urban Design Strategy

The location of Coitbury House at the crossroads of Tanner Street/ Lower Brook Street and Friarsgate will, with the relocation of the bus hub, become an important site. Not just because the bus hub and adjacent multistorey car park will bring greater visual attention and footfall but because the bus hub itself will be a significant new addition to Winchester's public realm, perhaps the largest new public space for a millennium.



The Working Environment

The refurbishment of the building presents opportunities to create interesting workspace animated by good daylight, and strong visual and physical connections between inside and outside space. The construction materials and finishes will further animate the interiors, especially the new top floor.



Talkback



De Beauvoir Block



98 De Beauvoir Road

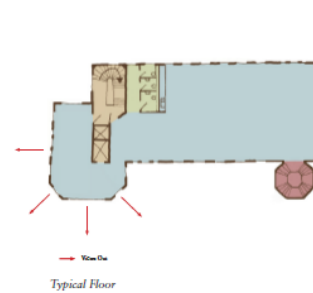
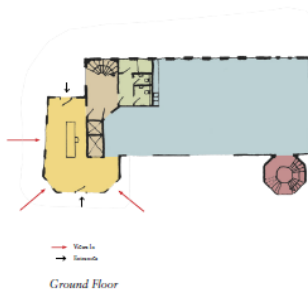
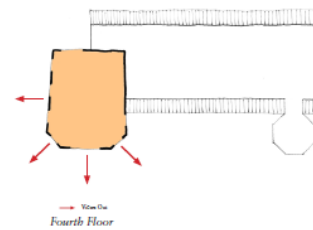
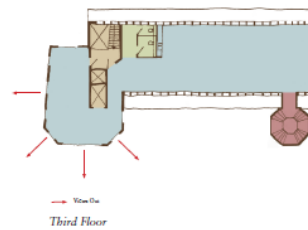


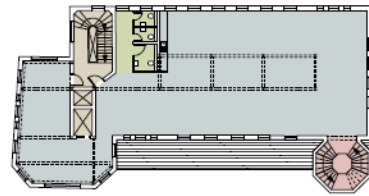
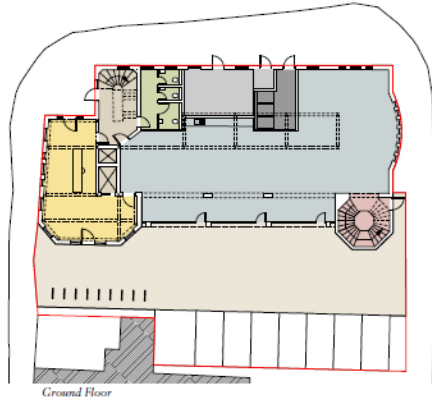
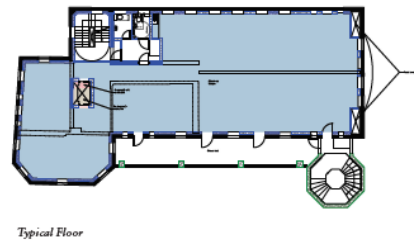
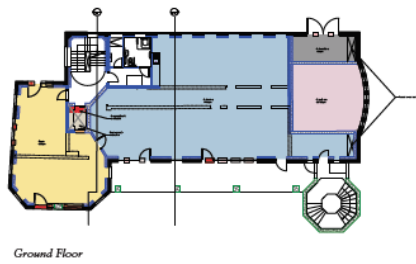
100 De Beauvoir Road

Proposed Concept

The strategy has been to consolidate the commonparts around the existing staircase and lift shaft in the north west corner of the plan at the intersection of the "body" and "head" of the building.

The strategy seeks to capitalise on the latent, yet to be manifest, value of the "head" of the building. This is the most visible part of the building, and also well-placed for near panoramic views out from within - approximately 270 degrees to the east, clockwise round to the north.



Design Development - Riba Stage 1 Proposal**Design Development - Riba Stage 2 Interim Proposal**

Elevation Studies

First Concept:

Tower openings scaled up proportionally from 2nd floor openings



Second Concept:

Light Structure with rhythmic openings on each tower's facade



South Elevation

North Elevation

West Elevation

Elevation Studies

Third Concept:

440mm piers (2 bricks wide) in between openings



Fourth Concept
665mm piers (3 bricks wide) in between openings



South Elevation

North Elevation

West Elevation

Current Scheme

The scheme re-orientates the building to face the city centre and the future pedestrian thoroughfare Friarsgate Passage.

The design resolves the awkward existing plan and appearance of Coitbury House by articulating the east end of the building as a "terrace" or "barn" and the west end as a separate taller masonry structure.

A new brick octagonal escape stair at the east end of the Friarsgate Passage facade is paired with the taller masonry structure at the west end of the building. In between a 3-storey arcade on the south side of the building shelters two new ground floor shopfronts, and on the 1st and 2nd floors creates breakout space and outdoor amenity space for those who work in the offices. Together these elements transform Coitbury House from Friarsgate Passage, shaping the future thoroughfare, and providing active frontage.

The entrance is in a prominent location visible from Friarsgate, Lower Brook Street, Tanner Street and, in future, the bus hub and Friarsgate Passage. Inside the generous reception foyer will have two entrances – one on Friarsgate Passage on the corner with Tanner Street and the other on Friarsgate itself.

The ground, first and second floors are transformed into open plan office floorplates with panoramic views. The roofspace is converted into a new fourth storey office floor lit by spectacular and generous windows. The top floor (fifth storey) of the building also accommodates additional lettable space which can be used as office space or a meeting room capitalising on the fine panoramic views.



Throughout, the UPVC windows will be replaced with new simply proportioned and well detailed composite windows – aluminium externally to minimize maintenance and timber inside. Where there are precast concrete/ cast stone reveals to windows these will be preserved.

The design demonstrates how the building can be enlarged, and its character radically altered whilst working with the building.

Coitbury House Seen From Friarsgate



Existing View of Coitbury House from North East

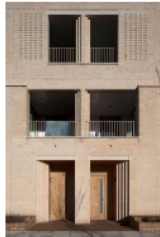


Proposed View of Coitbury House from North East

Character and Appearance



Facade Tonality



Facade Proportions



Streetscape, Guildhall Town Hall



View from North East

Friarsgate Passage - A New Thoroughfare in the City



Vertical volumes meeting horizontal volumes



Creating a pedestrian route

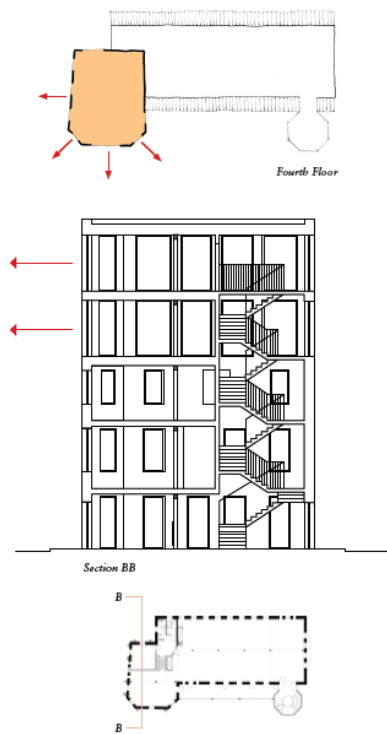


View from South East

Loggia



New Floors Enjoy Longer Views



Buttresses



St Maurice's Church



West Gate



View looking North from the future Tanner Street Passage

Civic Presence



Clerestory window



Treating the corner of a public space



Winchester City Museum



View looking North from the future Tanner Street Passage

Windows and Details



Mosaic panel, ventilation panel and glass



Metal panels



Concrete Stringcourse



Textured lintels and ornamental panels

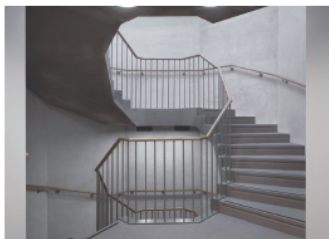


View looking North from the future Tanner Street Passage

Octagonal Escape Staircase



Octagonal turret at Alnwick Castle

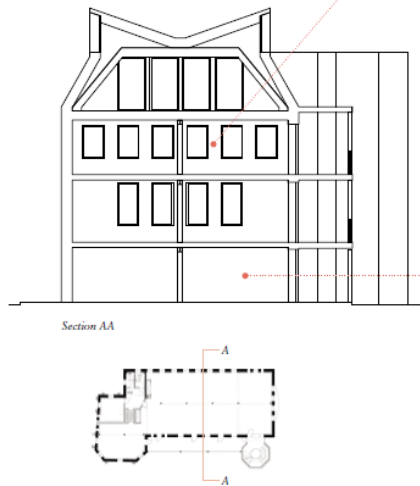


The octagonal escape staircase



View looking North from the future Tanner Street Passage

The Working Environment

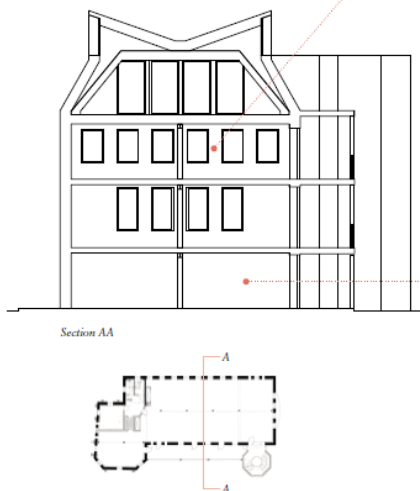


Working Environment on conventional floors



Working Environment on ground floor

The Working Environment

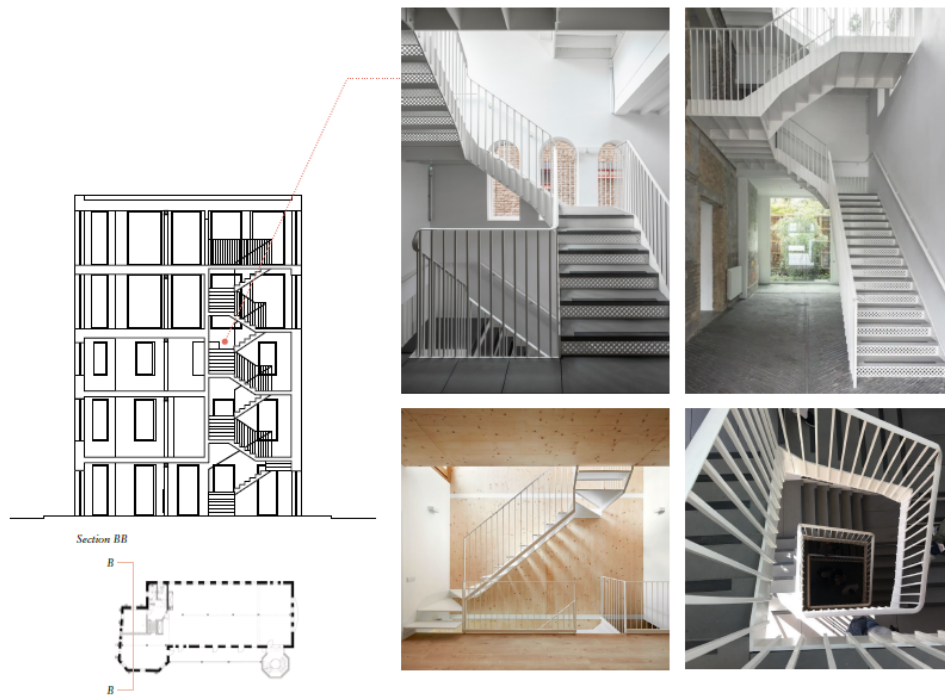


Framing a view on second floor, over the roofline



Framing a view on Ground Floor with a colonnade

The Staircase



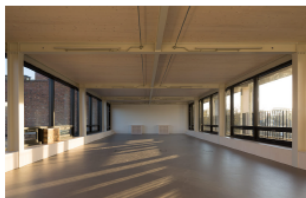
Interior



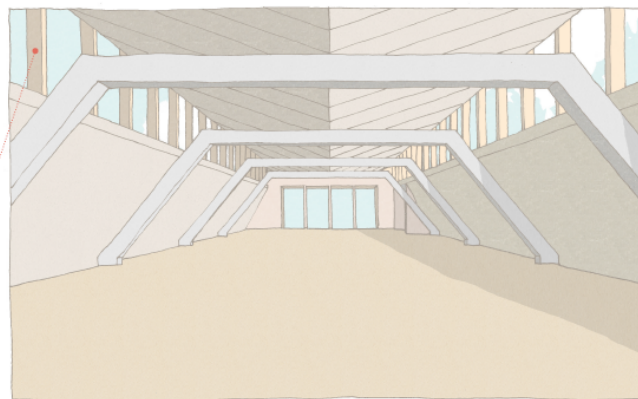
Material qualities of added elements



Clerestory Interior

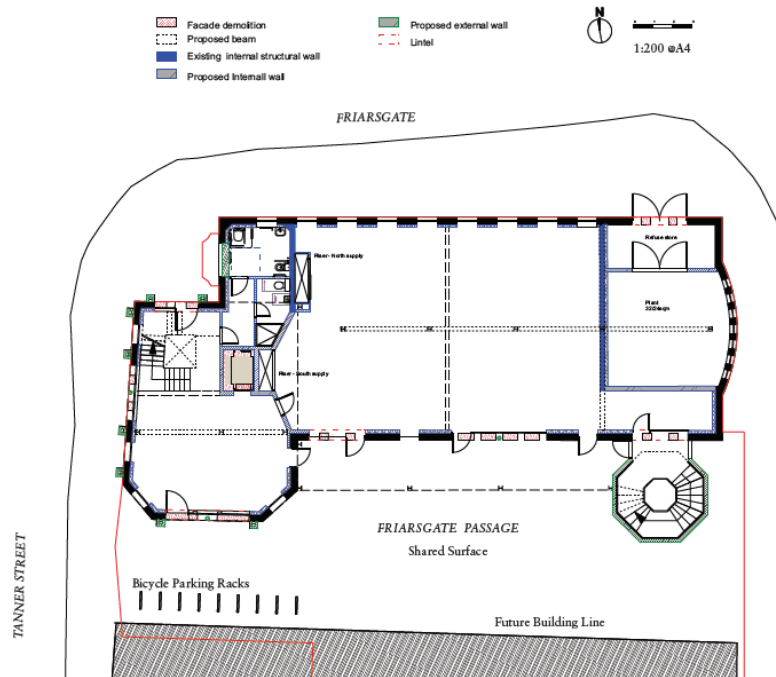


The feeling of being in a longitudinal internal space

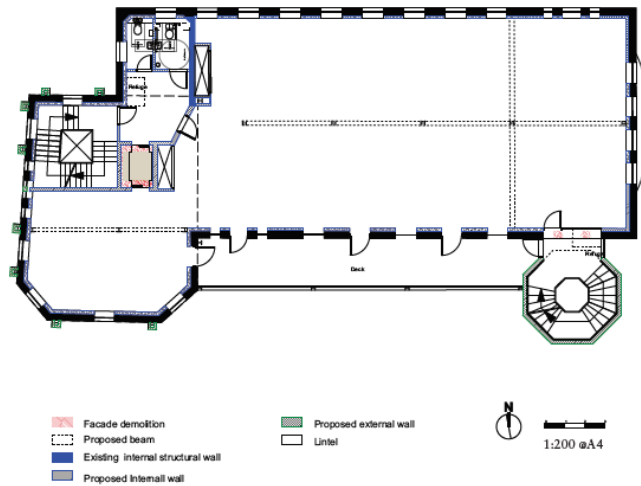


Internal space under the butterfly roof

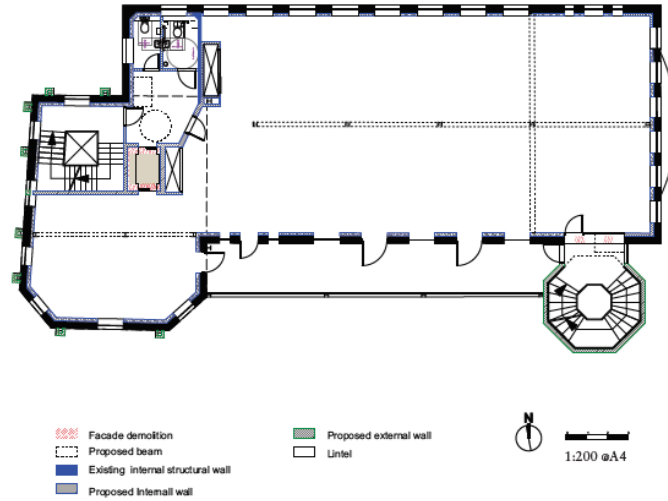
Ground Floor



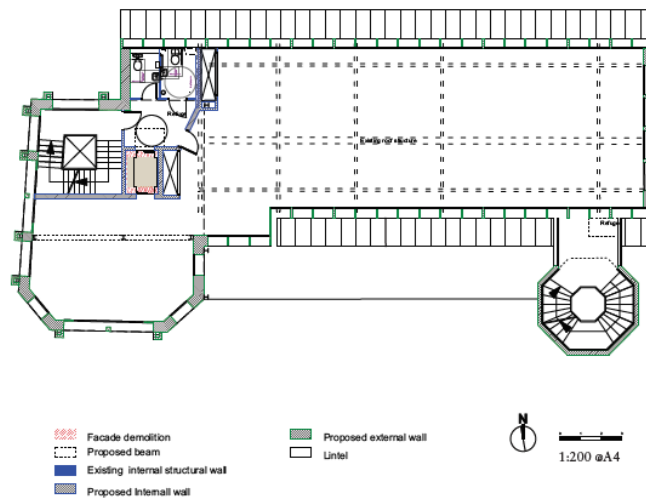
First Floor



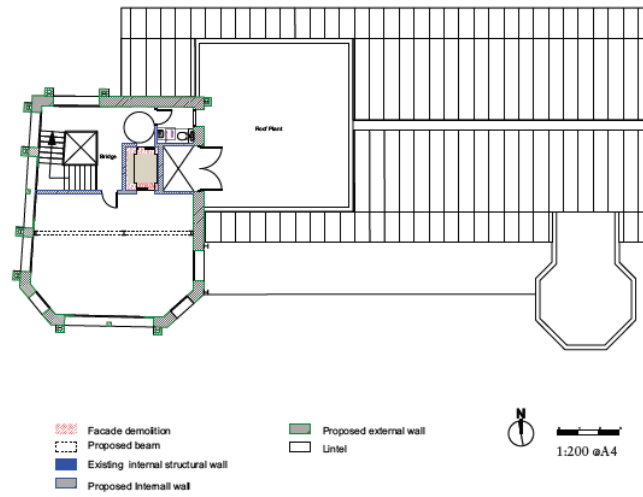
Second Floor



Third Floor



Fourth Floor



Henley Halebrown

Appendix G: Notes from Lower section of the High Street and Broadway meeting

Agenda item:	Comment/Action:	
1	Introductions	FOR INFORMATION
1	Purpose of this 3 rd meeting of the advisory panel is to: - meet HCC, provide comments and direction, then meet again in 4/5 weeks time to discuss in further detail	FOR INFORMATION
4	TF raised his aspirations for opening up the Brooks and requesting that the design exposes the water flowing underneath the Broadway. JA recommended that the practicality and implications for fully or partially opening up the waterways should be considered and asks whether this is within the project scope or not.	COMMENT
	Using the PowerPoint (appended) ST illustrates how the use of water can be used for both design and/or for spatial inspiration, without necessarily being exposed in part or fully.	COMMENT
5	ST suggested the following points for consideration: <ul style="list-style-type: none"> - Currently visually cluttered - Wide street allows for good sunlight penetration, but means there is plenty of traffic paraphernalia - Red line boundary and how the design will interact with what is outside of it - Broadway is the only section of the High St with tree planting and what it has is low quality - How tree planting interacts with the surrounding area, for example Abbey Gardens and House - How Winchesterness applies to this space and may be different to other areas in Winchester - Examples of similar work ST has completed; Peterborough, where cars and pedestrians have access, Market Place, multi-functional large space that has been compartmentalised - Use of water; ST informs that it is expensive - Use of lighting; for safety, functionality, to highlight an area - Paving; which can be used to show the hierarchy of movement, examples included natural stone paving ST recommended that the lower section of the High St and Broadway should use high quality materials; a precedent set by the works done previously on the rest of the High St by HCC 10 years ago.	COMMENT
5	SC explained that some aspects of this work could be progressed without the outputs of the HCC/WCC Movement Strategy, yet some will depend on its findings, such as the large roundabout King Alfred sits near outside the CWR red line, bus movements, taxis etc.	COMMENT
	TF makes raised his aspirations that the historic streets were	COMMENT

Appended presentation slides:



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

CWR SPD 2018

“Broadway has the potential to be transformed to create a more flexible public space for gathering, events and performance.”

Issues to be explored

- Create a fine piece of public realm to use as a variety of public spaces
- Implications of Winchester Movement Strategy
- Options for resurfacing whole area
- Opening up waterways
- Locations and constraints of public utilities
- History of area and existing street pattern
- Hostile vehicle mitigation
- Harmonise with High Street works

Draft design brief 2018

Context

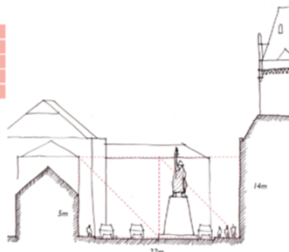


The Broadway	
Enclosure	1:2
Character	Civic Quarter
Type	Primary vehicular
Uses	Civic, entertainment, transport
Role	Arrival into Winchester

Street Figure Ground



Figure Ground Key



South Elevation



North Elevation



Site Characteristics

- Enclosure ratio 1:2
- Main point of arrival into Winchester from the east
- Landmarks King Alfred Statue, St John's Chapel, Guildhall
- Backdrop of St Giles Hill to the east and High Street to west
- Well sunlit due to street width and east-west orientation
- Space dominated by vehicle movement- buses, taxis, parking
- Narrow pedestrian footways to the perimeter of site with formal zebra crossing
- It is the only section of the High Street that has tree planting

Constraints and Opportunities



Listed Buildings

- St John's Room and Chapel (Grade I)
- St John's Almshouses (Grade II)
- Gateway of St John's Hospital (Grade II)
- Guildhall (Grade II)
- Abbey House (Grade II*)
- Fence of Abbey House (Grade II)
- 154-160 High Street (Grade II)
- Cross Keys Passage running adjacent to 154 High Street

Green and Blue Infrastructure

- The existing green and blue infrastructure within and adjacent to the site features local parks, open spaces, waterways, culverted streams and trees.
- All trees over 75mm dia within the site are protected by the virtue of their location within the conservation area
- Existing line of trees along both sides of Broadway are only trees along the High Street.
- There are several culverted watercourses that run under the Broadway and one re emerges as an open stream along its southern boundary with Abbey House.

Existing Movement

- Currently the Broadway is dominated by vehicular movement, due in part to the current location of the bus station and the access to it via the Broadway. There is also drop off/pick up stops for national coaches and the P+R buses.
- There is a central parking area adjacent to the King Alfred Statue
- Pedestrian movement is predominately east/west within the pedestrian area of lower high street and beyond this area restricted to narrow footways also Cross Keys passage provides a route through to Tanner Street.

Winchesterness



High Street Winchester



High Town, Hereford



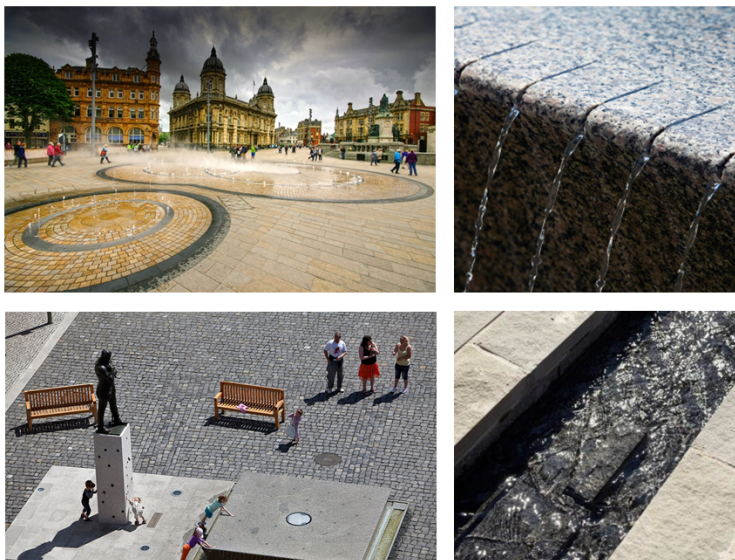
Peterborough Town Square



Market Place, Salisbury



Materiality - Water



Materiality - Light



Materiality - Stone



People - Events



Appendix H: Examples of Carl Turner and Worthwhile Works previous projects:

Carl Turner Architects:

Pop Brixton:



Spark:York:



Peckham Levels:



Appendix I: Shortlist of potential names

Alfred's Gate

King Alfred Quarter

The Central Quarter

Alfred Quarter

Brook Quarter

Riverside

Saxon Gate

Anglo Saxon Quarter

Alfred's Place

King Alfred's View

Kings Quarters

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