



*Achieve
Ambitions*

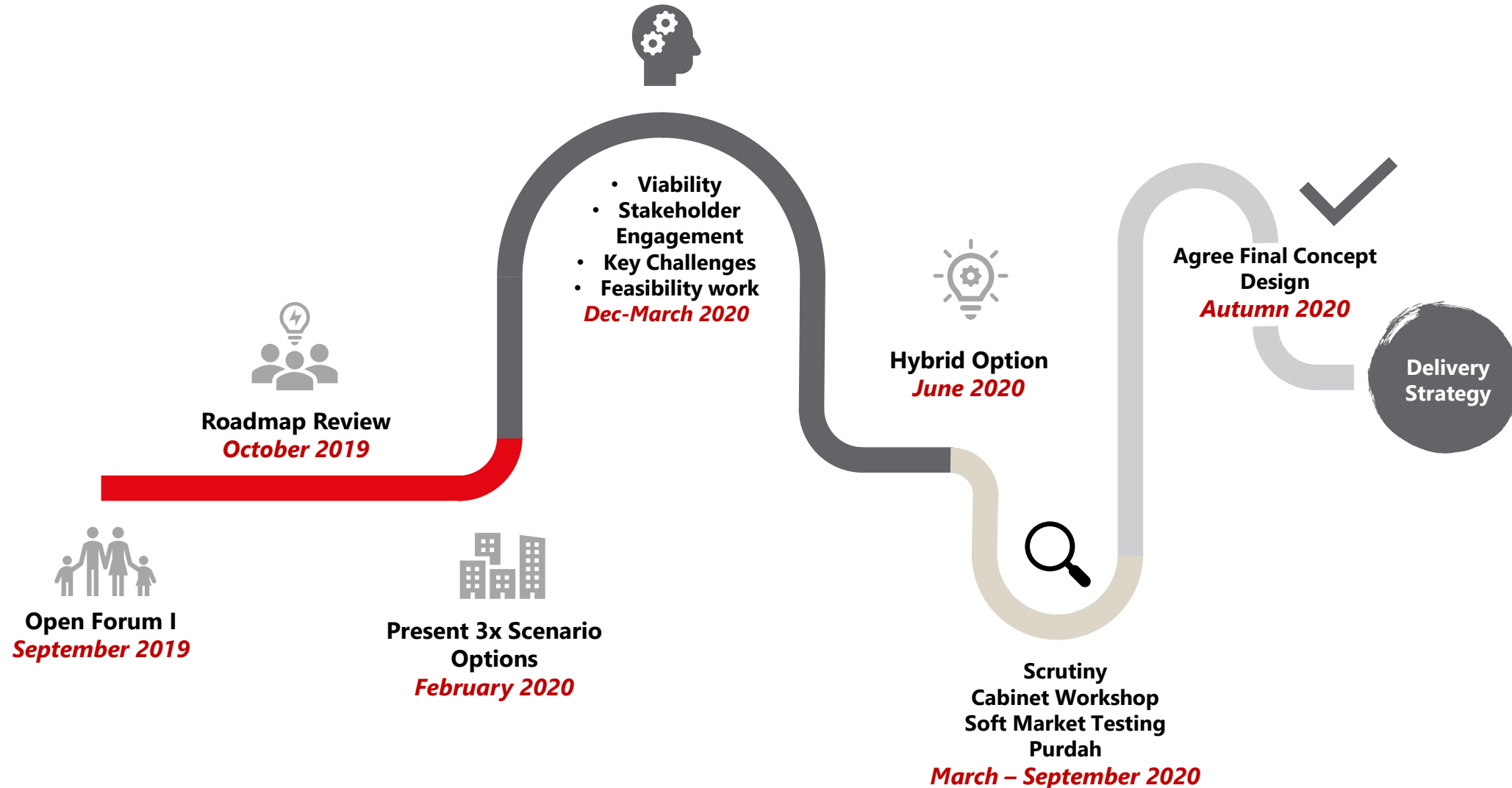
Appendix A



Central Winchester Regeneration

Open Forum – 17th February 2020

The journey so far



Main themes:

Mixed use environment with links to creative industries

High quality public realm: Trees, places to sit, green space

Transport solution: Car free, pedestrianised, cycle routes

Additional themes:

Cinema

Independent retail

Covered market

Creative convention space

Enhance the evening economy

Event and festival space

No parking in the centre

Accessibility

High air quality

Place to build social networks

Open Up Waterways

Links with the universities

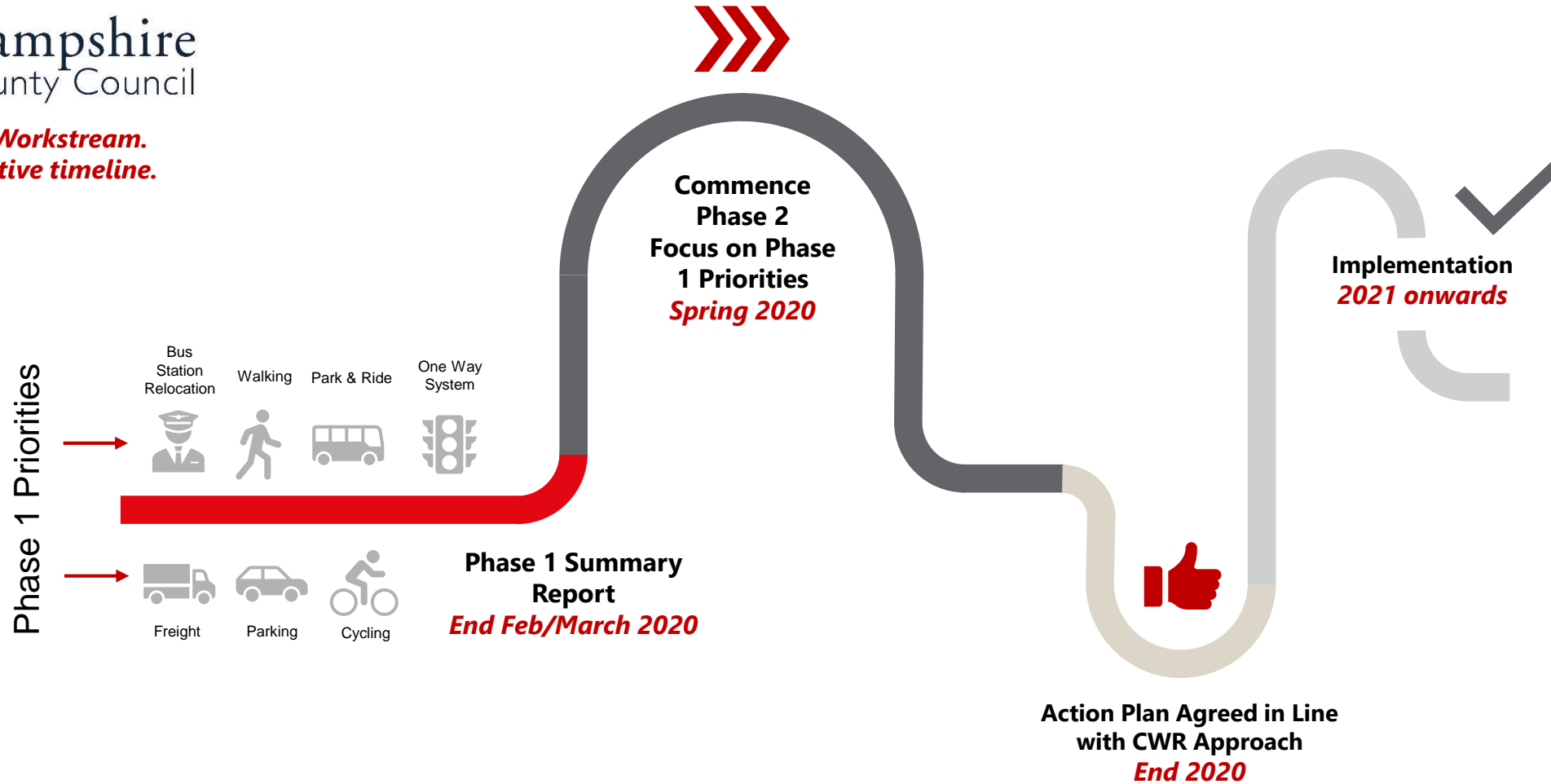
Wayfinding from the High Street

Family friendly

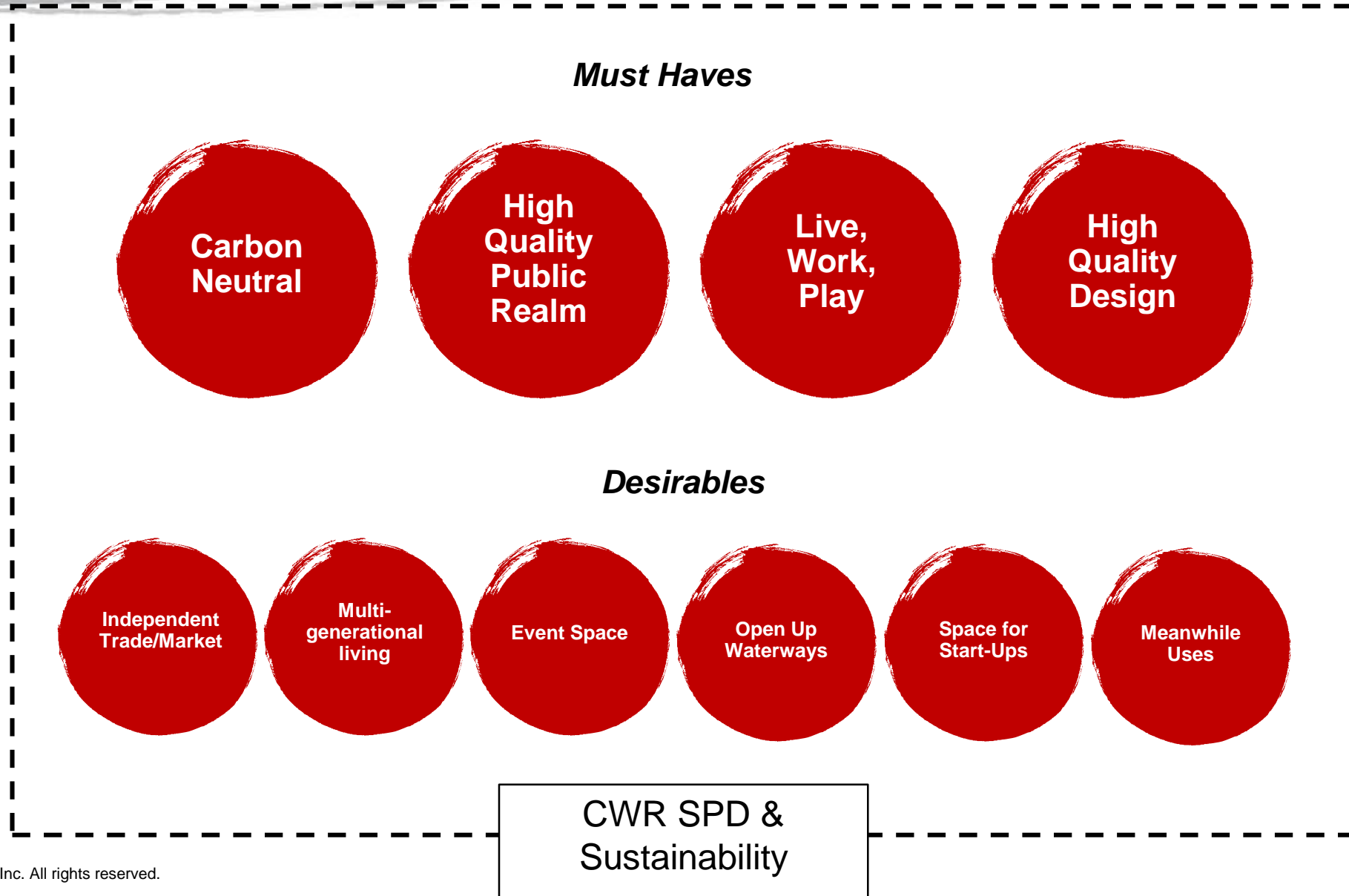
Movement Strategy Timeline



**HCC Workstream.
Indicative timeline.**



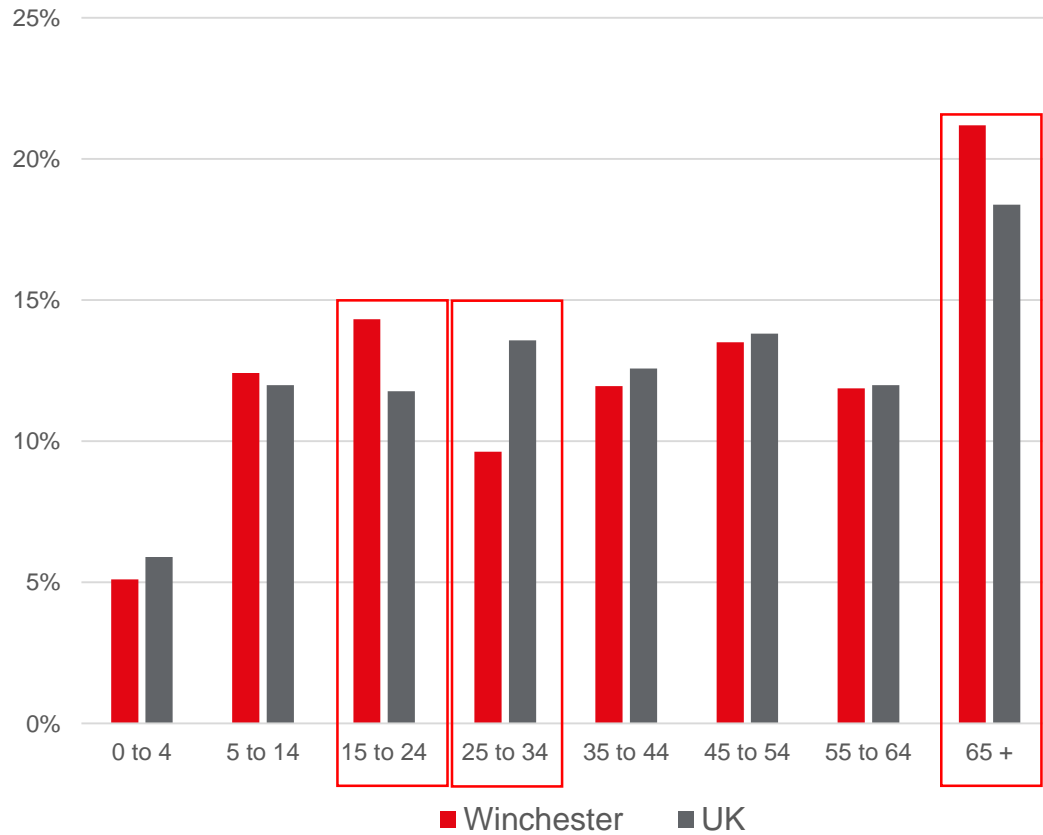
Review of Informal Cabinet Workshop



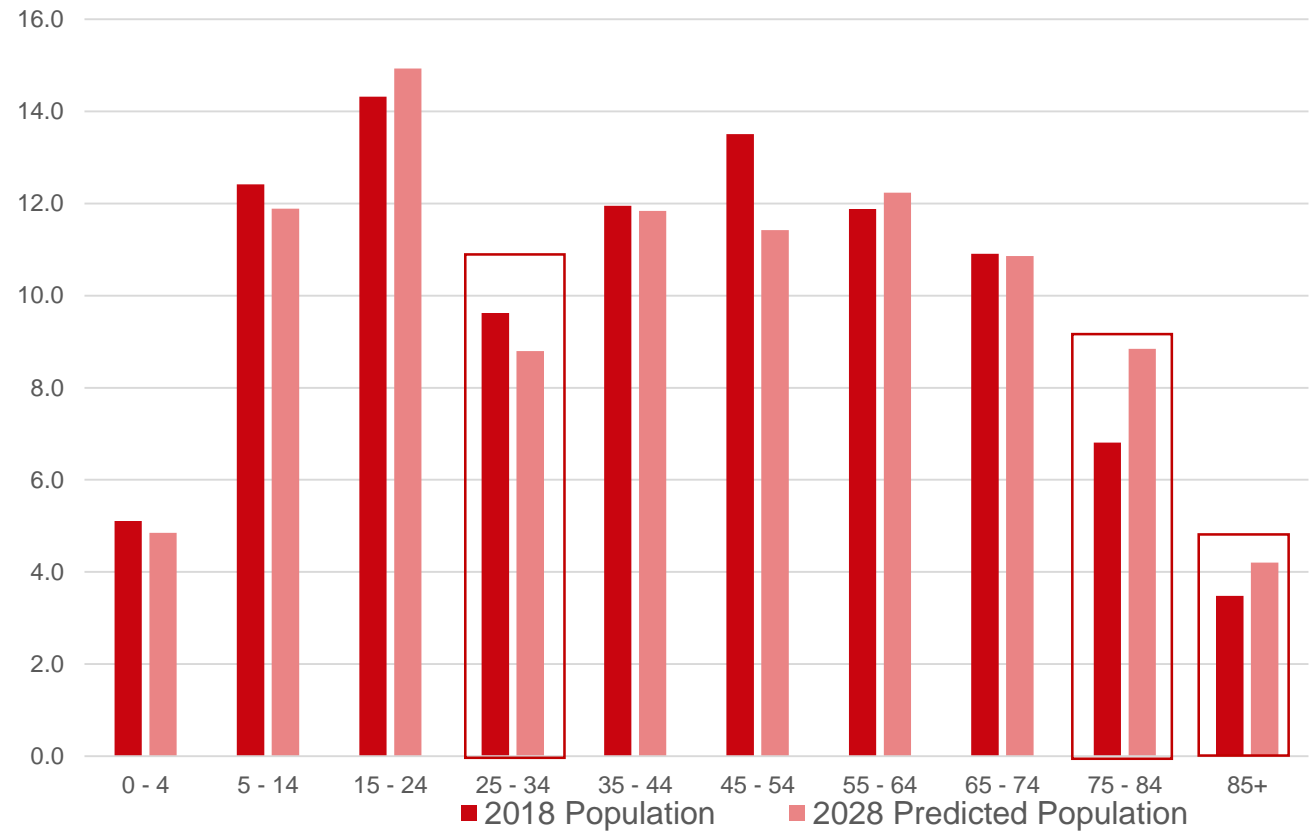
Initial Findings - Age Structure and Population Projection



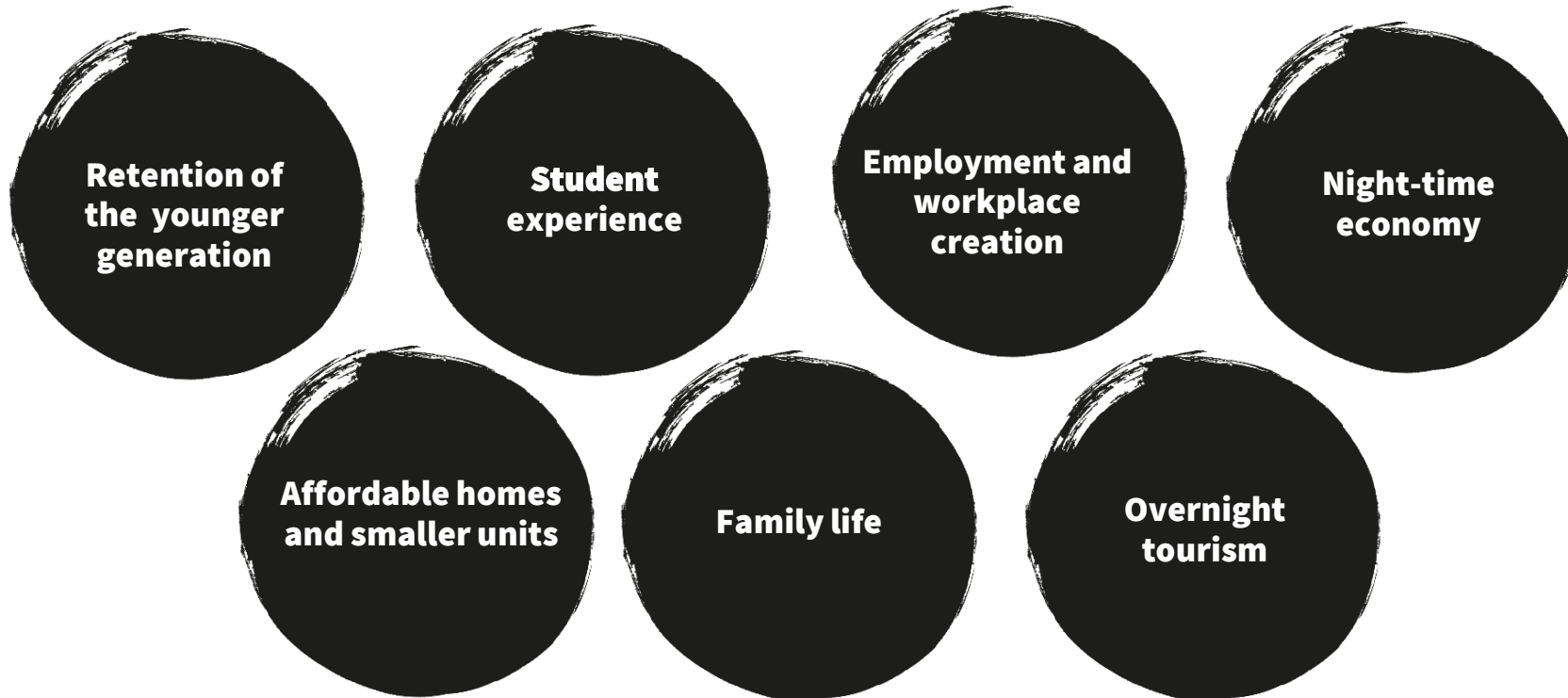
2018



Projected 2028



City Gaps and Central Winchester Regeneration



Key Challenges



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

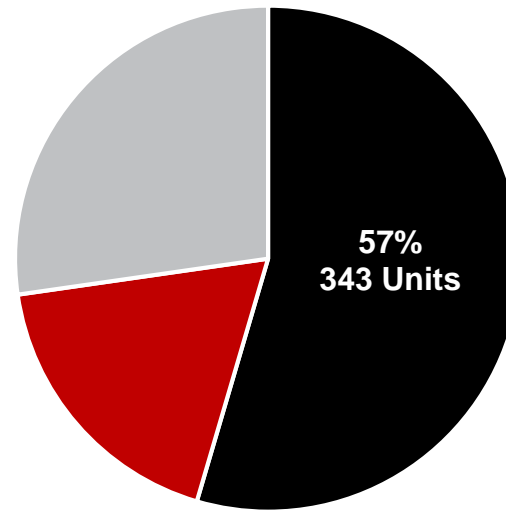
In addition to the above, the proposed public realm works to the lower section of the High Street and Broadway have been costed at c. £10m, with a phased approach.

Baseline – SPD /JTP Scheme

Option	Residential	Offices	Museum	Retail	Mixed Use	Parking
Unit/Space	325 - 343 units	7,000 – 9,000 sq ft	0 – 23,000 sq ft	31,000 sq ft	18,000 sq ft	214 - 258 spaces



Uses



■ Residential ■ Retail ■ Commercial

- Viability challenges
- Use mix does not deliver what people want to see
- The scheme is very dense
- Limited public realm
- Includes car parking - sustainability challenges

Scenario Testing



Option Will Test Minimum Demolition

Option 1 "Business Not-As-Usual"
Co-working/ flexible workspace
Campus-style occupation
Independent trade hub
Curated retail and F&B offerings
Affordable housing / Build to Rent
Hotel
Strong links to the Universities
Integrate 'Meanwhile Uses'
High quality public realm
Generate an income for WCC
Wayfinding and sustainable travel links

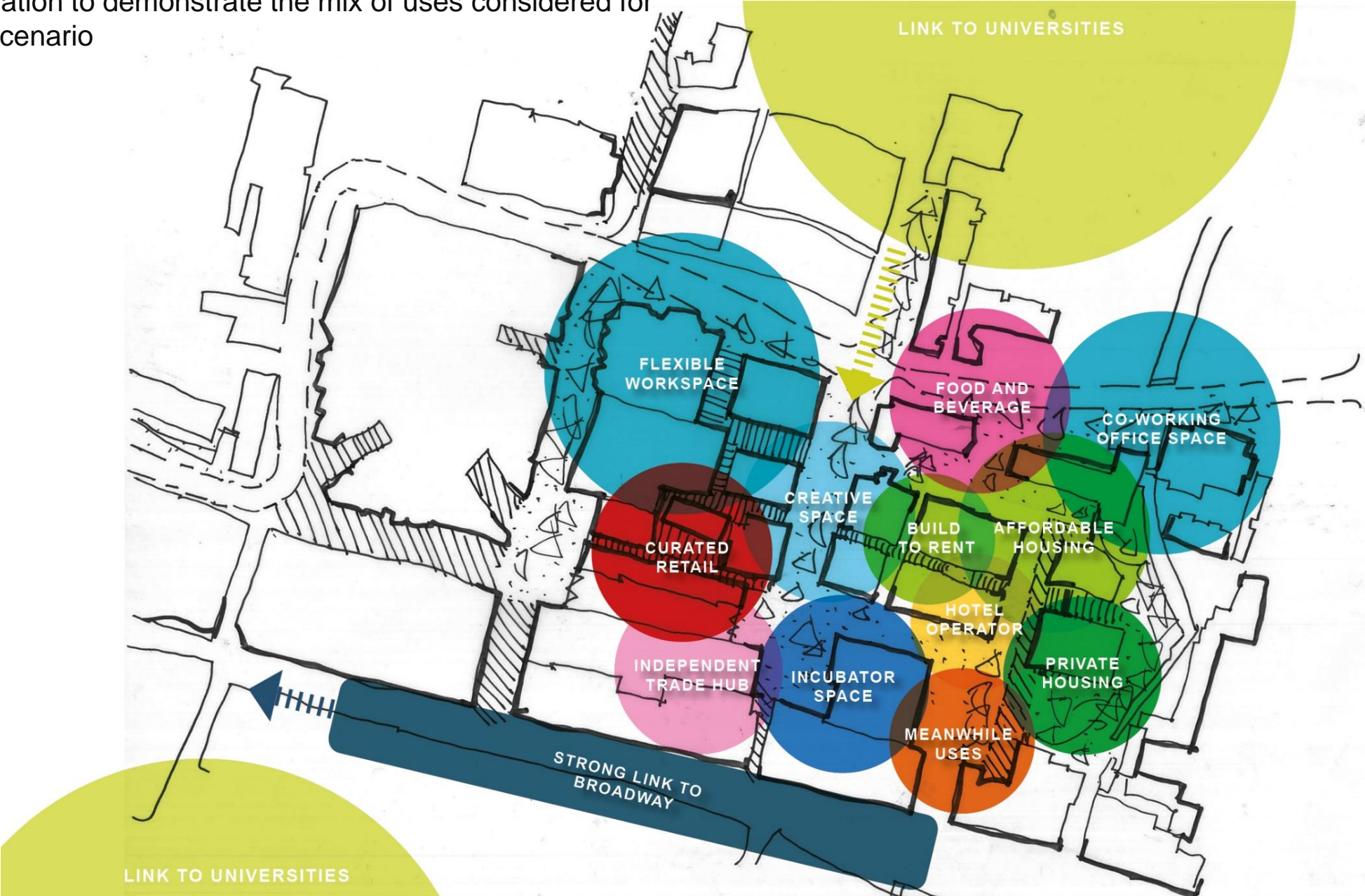
Option Will Test Maximum Demolition

Option 2 "Homes For All"
Diverse Residential Floorspace
Co-living / Multi-generational living
Care and retirement offering
Premium residential units
Affordable Housing
Hotel
Complimentary uses (gym, F&B, flex-office)
Family space /Children's play area/
Integrate 'Meanwhile Uses'
High quality public realm
Generate an income for WCC
Wayfinding and sustainable travel links

Option 3 "Destination MAX"
Focus on delivering destination uses
Museum/Cultural Centre incorporating: <i>History and Heritage, Archaeology, The Arts</i>
Event space
Cinema and Leisure Opportunities
Covered Market
Hotel
Private and affordable housing
Links to Universities and cultural groups
Integrate 'Meanwhile Uses'
High quality public realm
Generate an income for WCC
Wayfinding and sustainable travel links

Scenario 1 – Business Not As Usual

Illustration to demonstrate the mix of uses considered for this scenario



Scenario 1 – Business Not As Usual

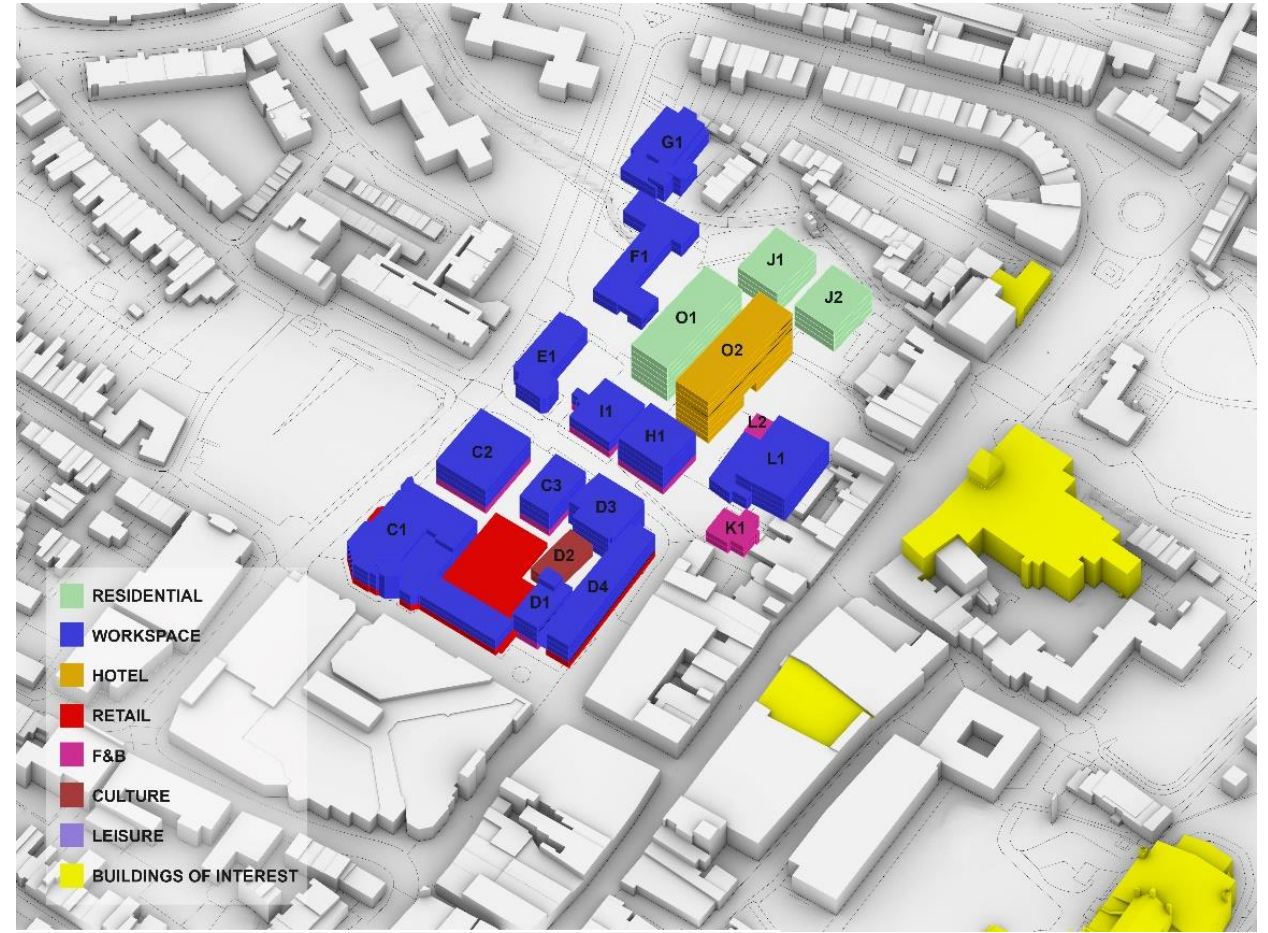
Total area = **28,281 sqm**

Building retention



- EXISTING BUILDING RETAINED
- PROPOSED BUILDING

Massing model showing mix of uses



WORKSPACE	14,039 SQM	151,119 SQFT
F&B	1,758 SQM	18,921 SQFT
RETAIL	2,228 SQM	23,980 SQFT
RESIDENTIAL	6,087SQM	65,518 SQFT
HOTEL	3,855 SQM	41,492 SQFT
CULTURE	315 SQM	3,385 SQFT

Scenario 2 – Homes For All

Illustration to demonstrate the mix of uses considered for this scenario



Scenario 2 – Homes For All

Total area = **34,043 sqm**

Building retention



- EXISTING BUILDING RETAINED
- PROPOSED BUILDING

Massing model showing mix of uses



WORKSPACE	4,715 SQM	50,751 SQFT
LEISURE	2,169 SQM	23,349 SQFT
F&B	1,947 SQM	20,952 SQFT
RESIDENTIAL	21,044 SQM	226,519 SQFT
HOTEL	3,854 SQM	41,483 SQFT
CULTURE	315 SQM	3,385 SQFT

Scenario 3 – Destination Max

Illustration to demonstrate the mix of uses considered for this scenario



Scenario 3 – Destination Max

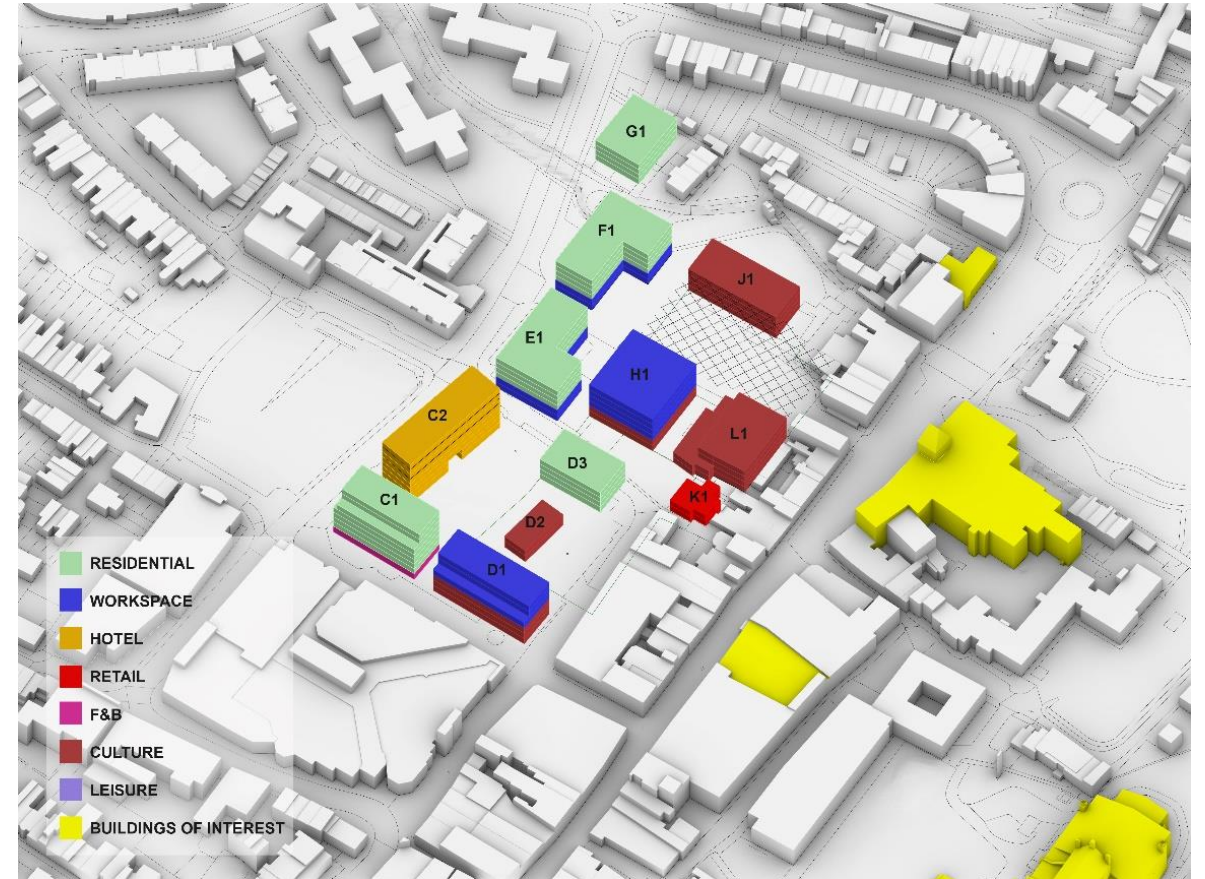
Total area = **29,991 sqm**

Building retention



- EXISTING BUILDING RETAINED
- PROPOSED BUILDING

Massing model showing mix of uses

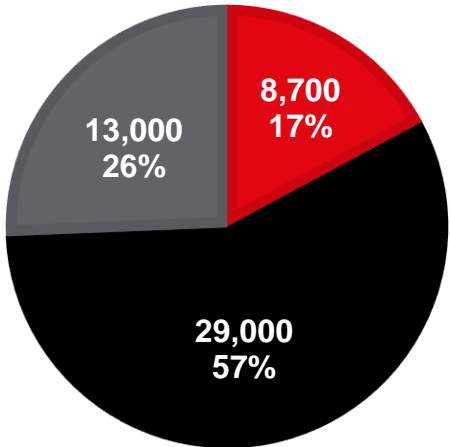


CULTURE	6,960 SQM	74,913 SQFT
HOTEL	3,855 SQM	41,492 SQFT
COVERED MARKET	1,747 SQM	18,802 SQFT
F&B	434 SQM	4,666 SQFT
WORKSPACE	5,954 SQM	64,088 SQFT
RESIDENTIAL	10,913 SQM	117,463 SQFT
RETAIL	130 SQM	1,400 SQFT

Comparison Summary – Uses

JTP interpretation of SPD

Percentages of uses (GEA)



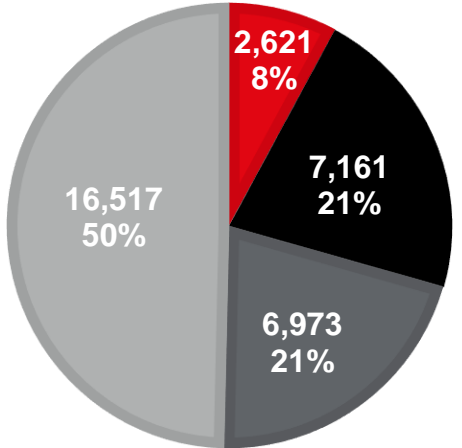
TOTAL **50,700 SQM** (GEA)
258 Car parking space

Key

- RETAIL
- RESIDENTIAL
- MIXED USE
- WORKSPACE

OPTION 1 – Business Not as Usual

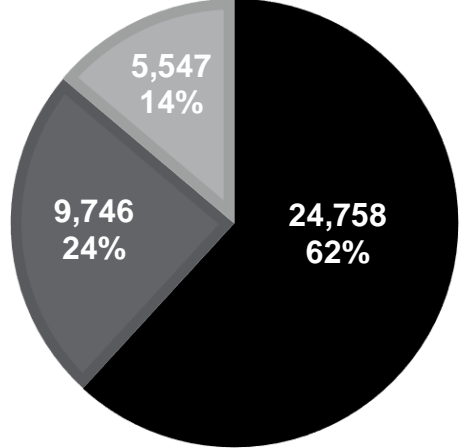
Percentage of Uses (GEA)



TOTAL **33,272 SQM** (GEA)
 Car parking: 17 Disabled spaces (non residential)

OPTION 2 – Homes for All

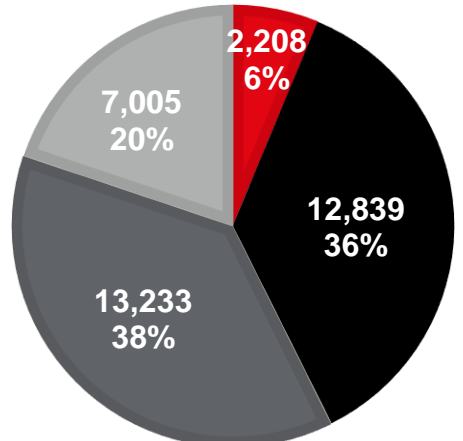
Percentage of Uses (GEA)



TOTAL **40,051 SQM** (GEA)
 Car parking: 13 Disabled spaces (non residential)

OPTION 3 – Destination Max

Percentage of Uses (GEA)

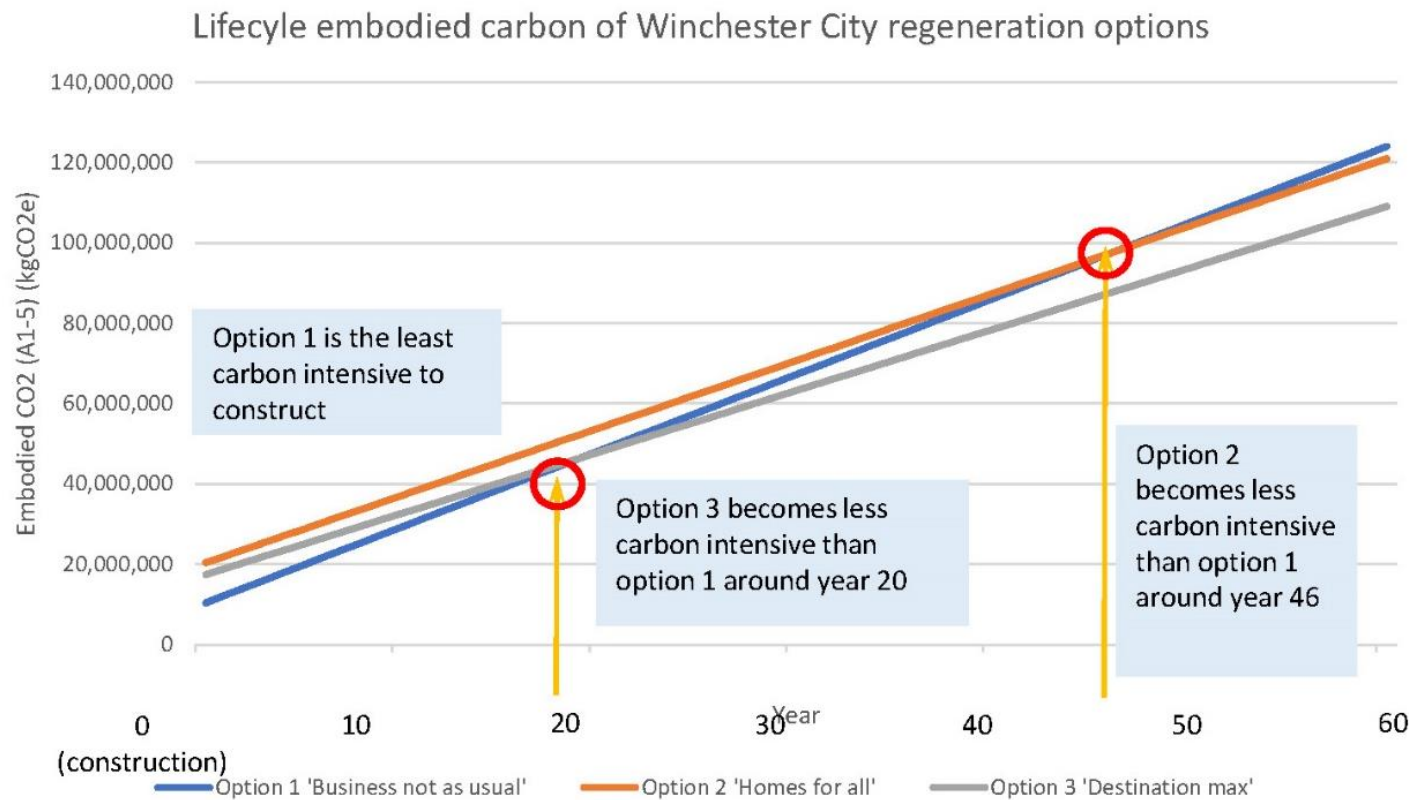


TOTAL **35,284 SQM** (GEA)
 Car parking: 13 Disabled spaces (non residential)

Through the sustainability lens:

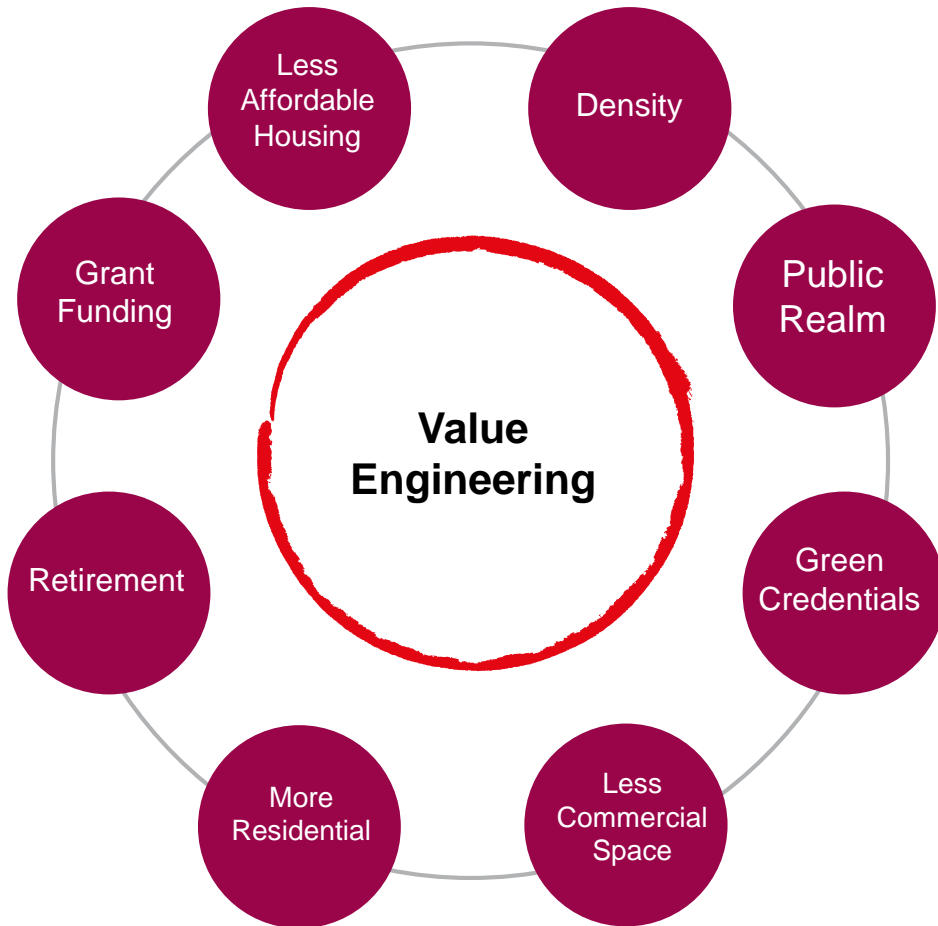
Net Zero Carbon commitments:

UK = 2050
WCC = 2030



Each option is being judged against Net Zero Carbon commitments and WCC's ambitions.

This analysis has been conducted using benchmark data



- ❖ None of the options meet the JTP density
- ❖ The delivery/disposal method will need to be considered
- ❖ The feasibility, type and quantum of land uses will be tested with market specialists before being adopted into the hybrid option

Next Steps Moving Towards Hybrid Option

