



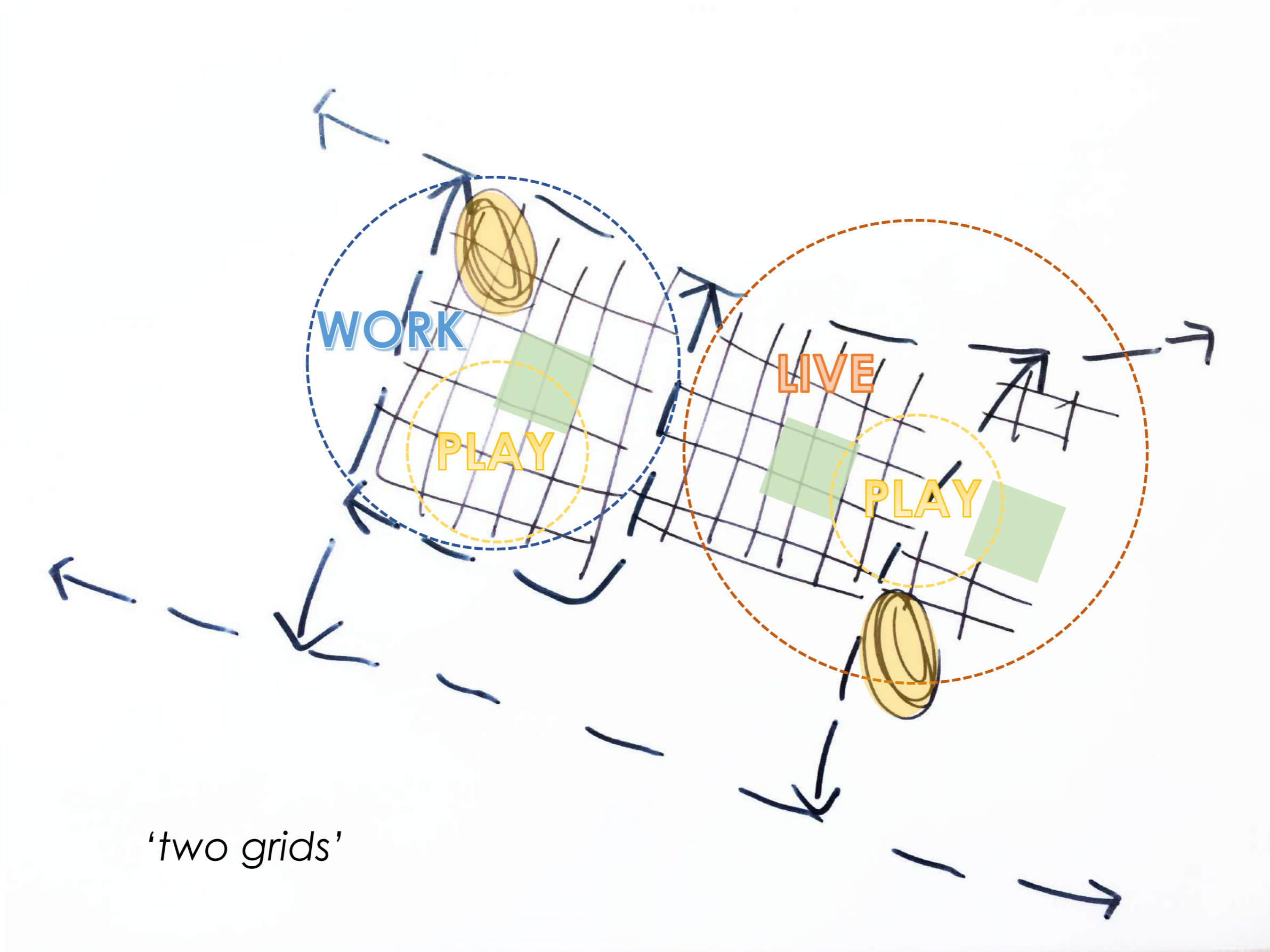
**Winchester**  
City Council

**ARUP**



# Central Winchester Regeneration

Development framework  
October 2021



'two grids'

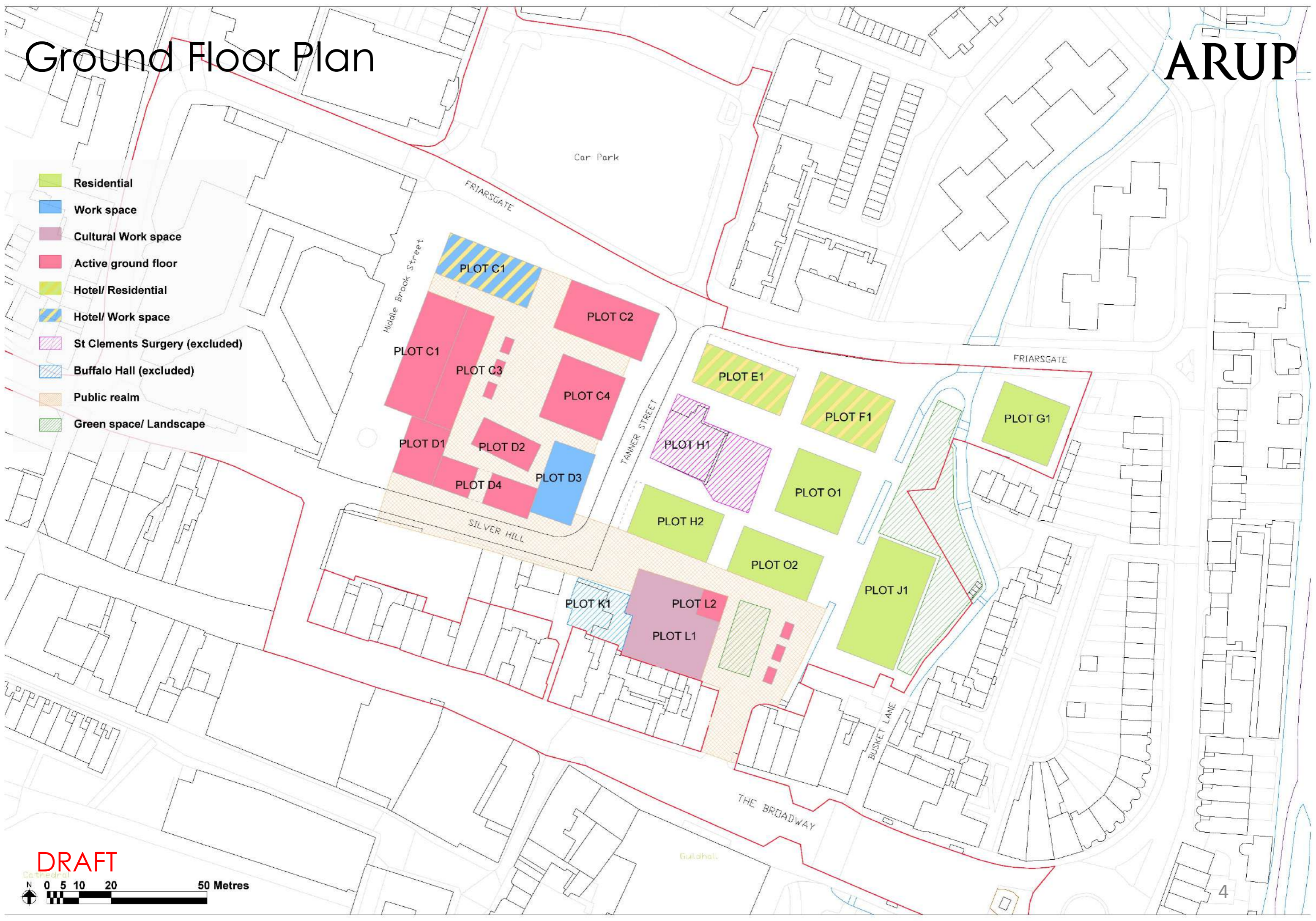
# Land uses



DRAFT

# Ground Floor Plan

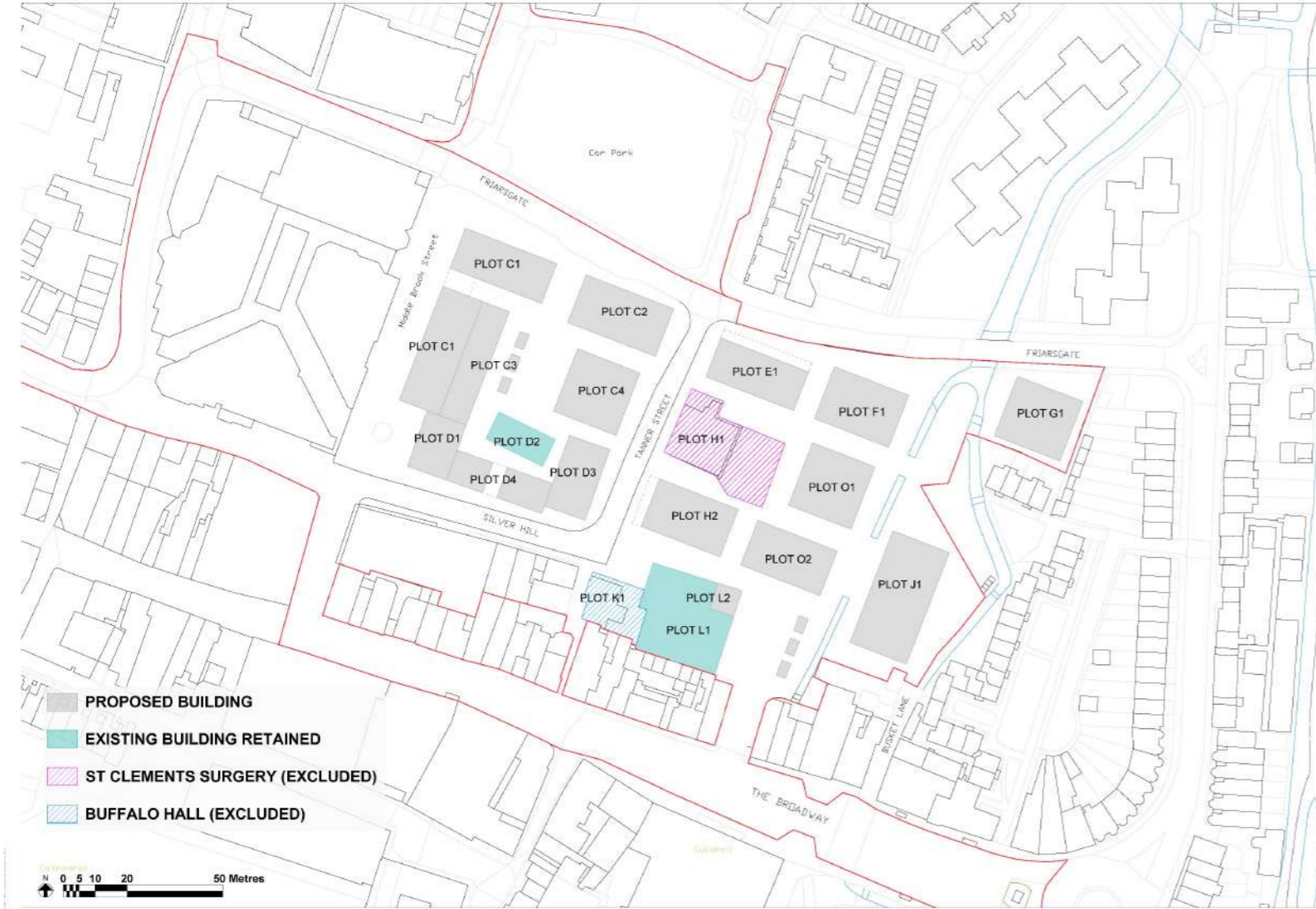
- Residential
- Work space
- Cultural Work space
- Active ground floor
- Hotel/ Residential
- Hotel/ Work space
- St Clements Surgery (excluded)
- Buffalo Hall (excluded)
- Public realm
- Green space/ Landscape



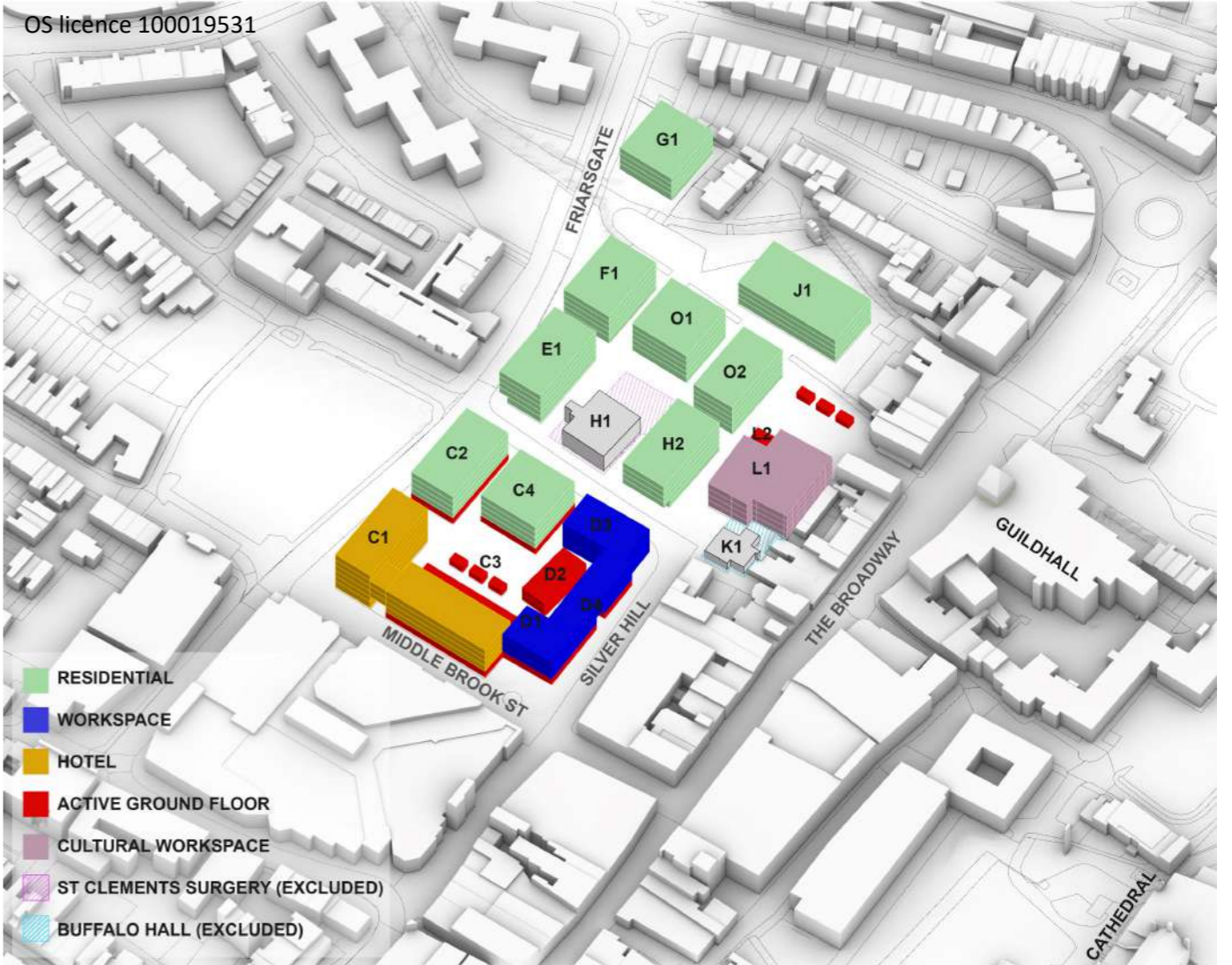
**DRAFT**



Building retention

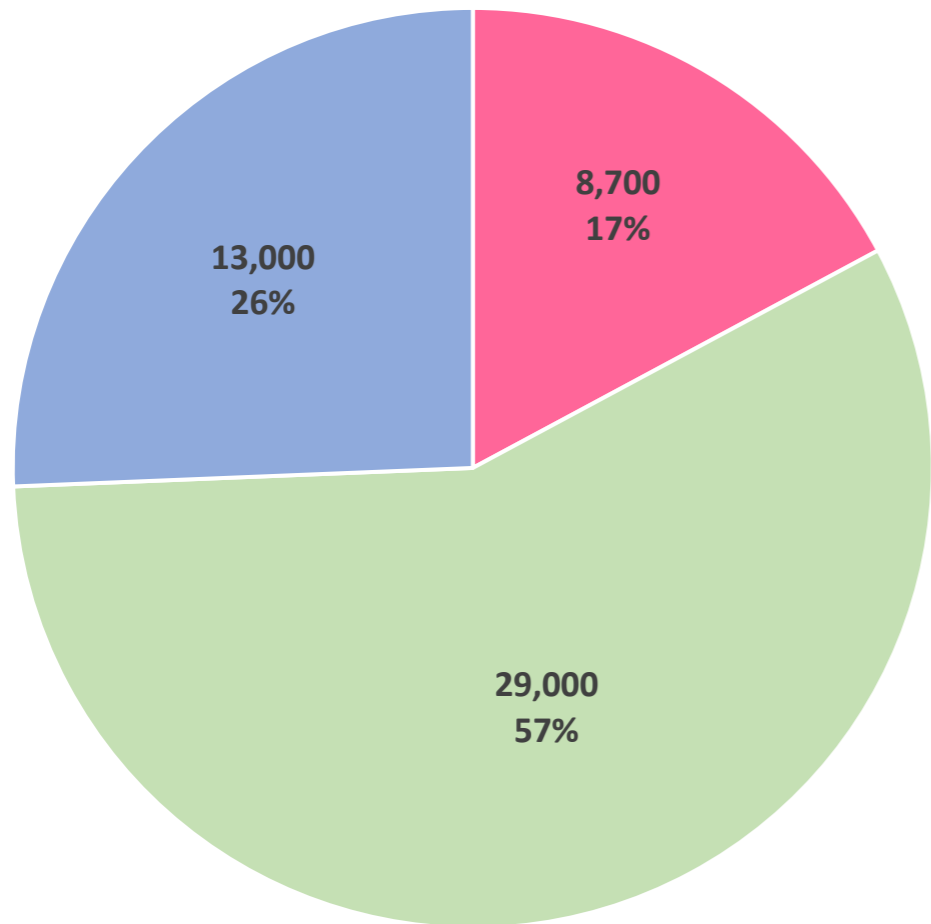


Massing - showing heights and uses



# Development Framework Quantum

*\*Mixed-use consists of leisure, culture, hotel AND commercial/office use*

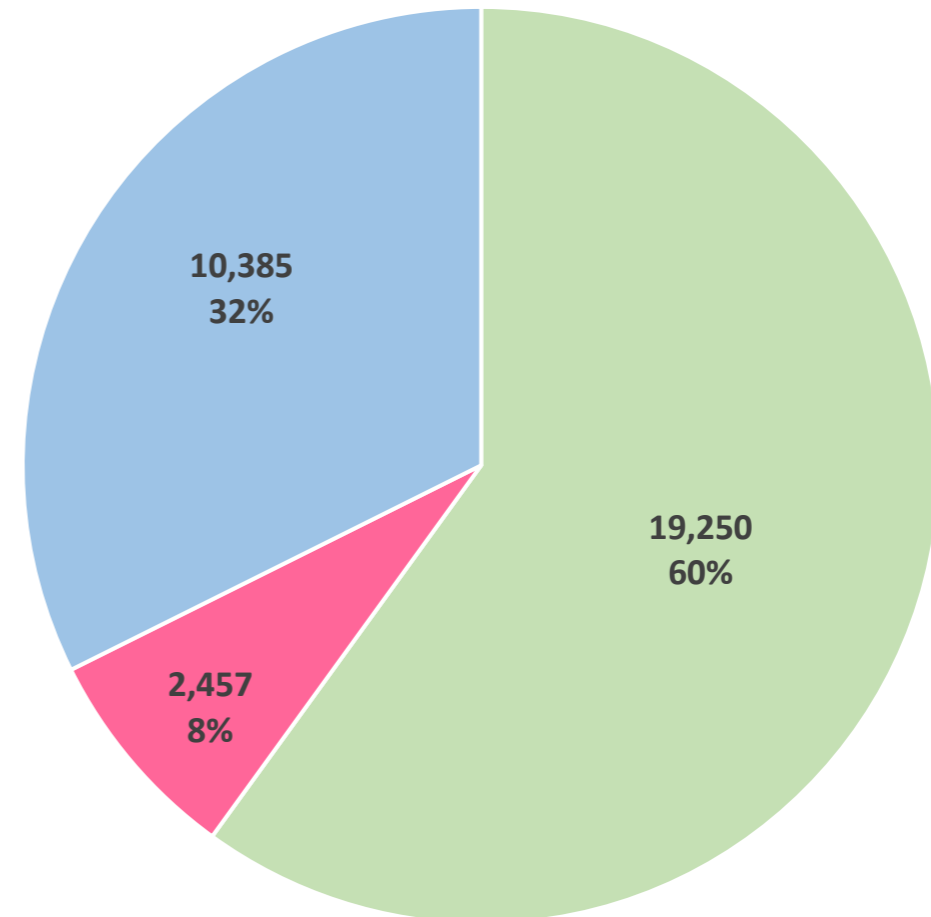


■ RETAIL & F&B ■ RESIDENTIAL ■ MIXED-USE

**SPD QUANTUM**

**TOTAL (GEA) 50,700SQM**

*\*This is the upper range of the suggested quantum of development outlined in the SPD*



■ RESIDENTIAL ■ RETAIL AND F&B ■ MIXED-USE

**PREVIOUS FRAMEWORK**

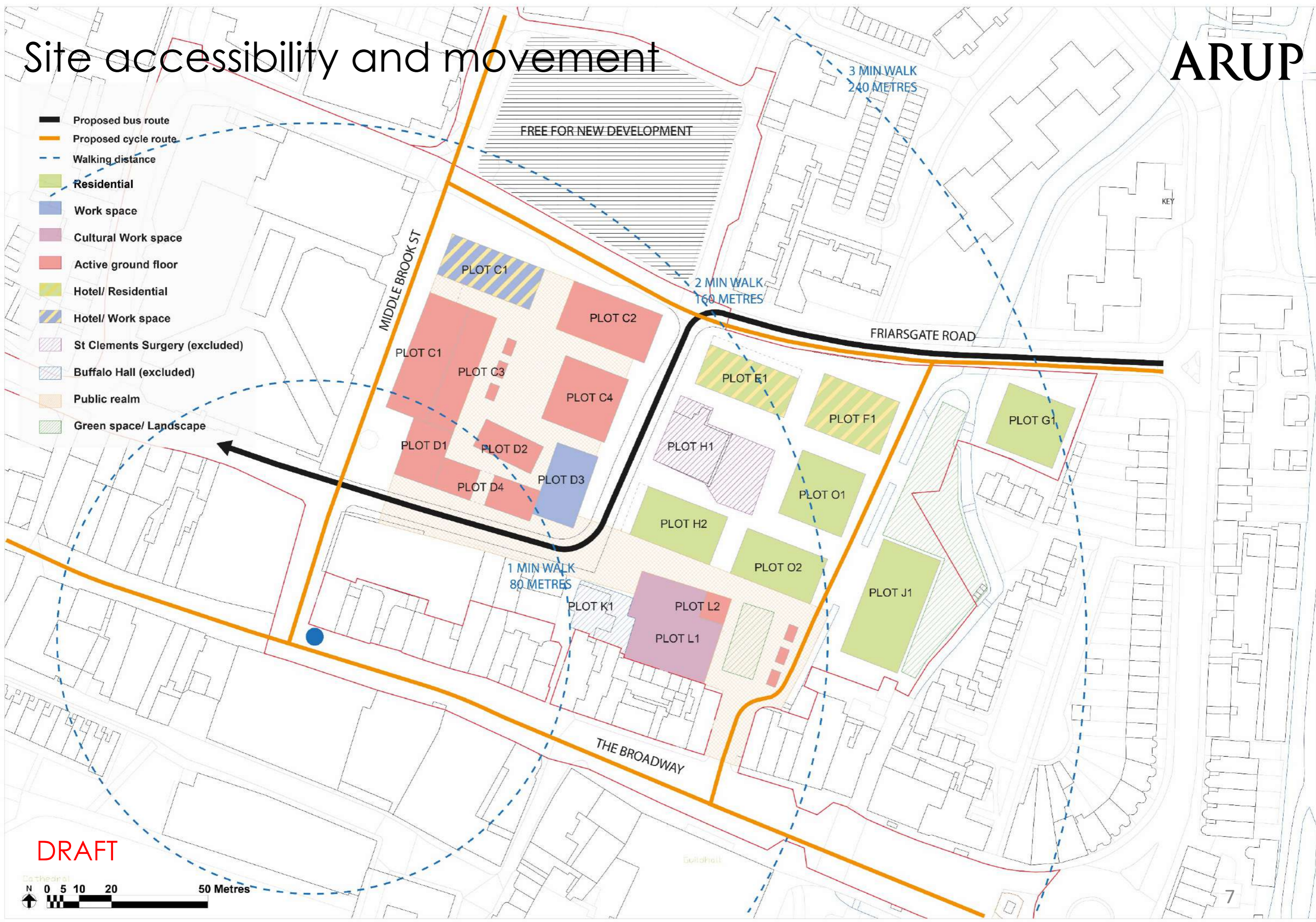
**Total area (GEA) 32,167 SQM**

**DEVELOPMENT FRAMEWORK WITH KINGS WALK DEMOLOSHED**

**Total area (GEA) 32,091 SQM**

# Site accessibility and movement

- Proposed bus route
- Proposed cycle route
- Walking distance
- Residential
- Work space
- Cultural Work space
- Active ground floor
- Hotel/ Residential
- Hotel/ Work space
- St Clements Surgery (excluded)
- Buffalo Hall (excluded)
- Public realm
- Green space/ Landscape



DRAFT



# Proposed bus route

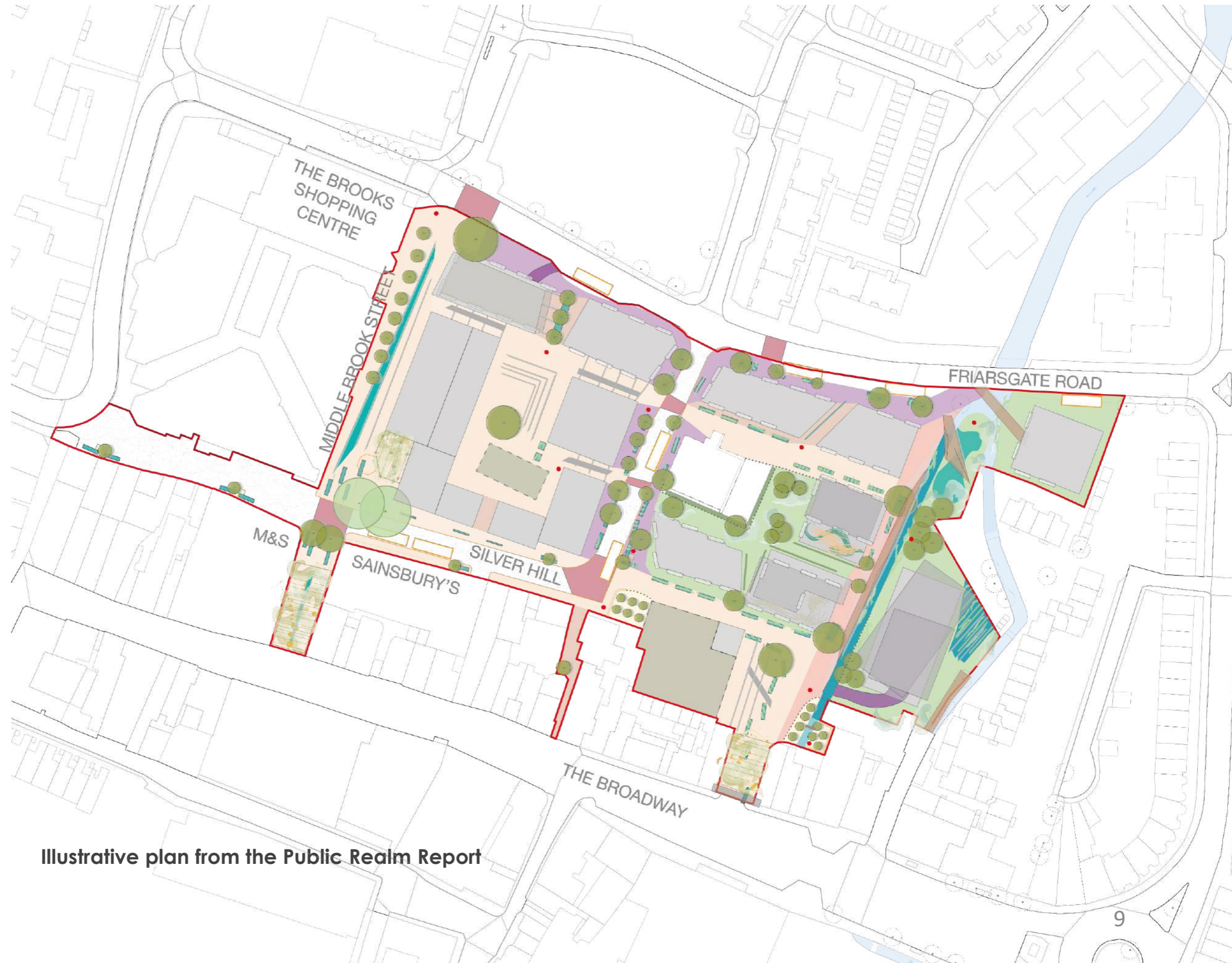


DRAFT



# Public Realm Strategy

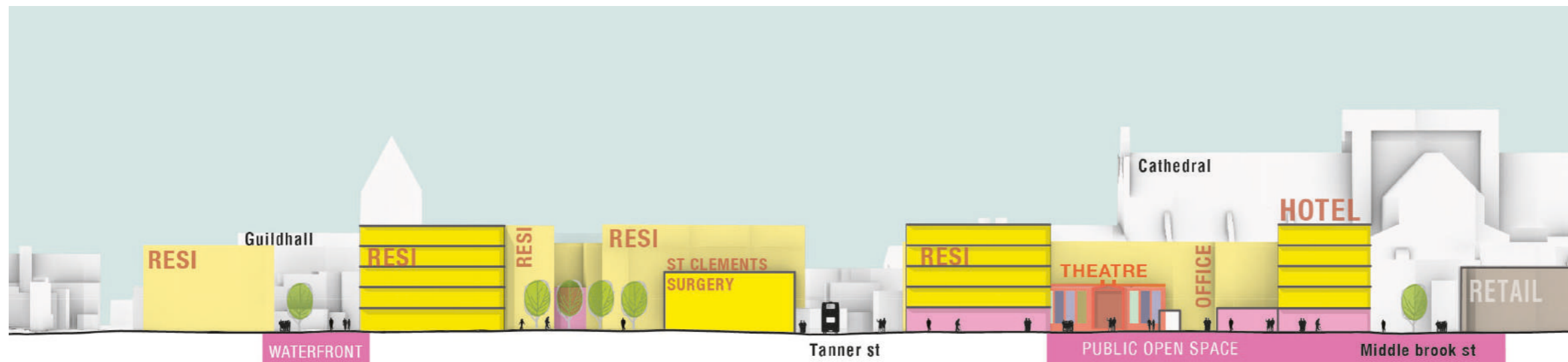
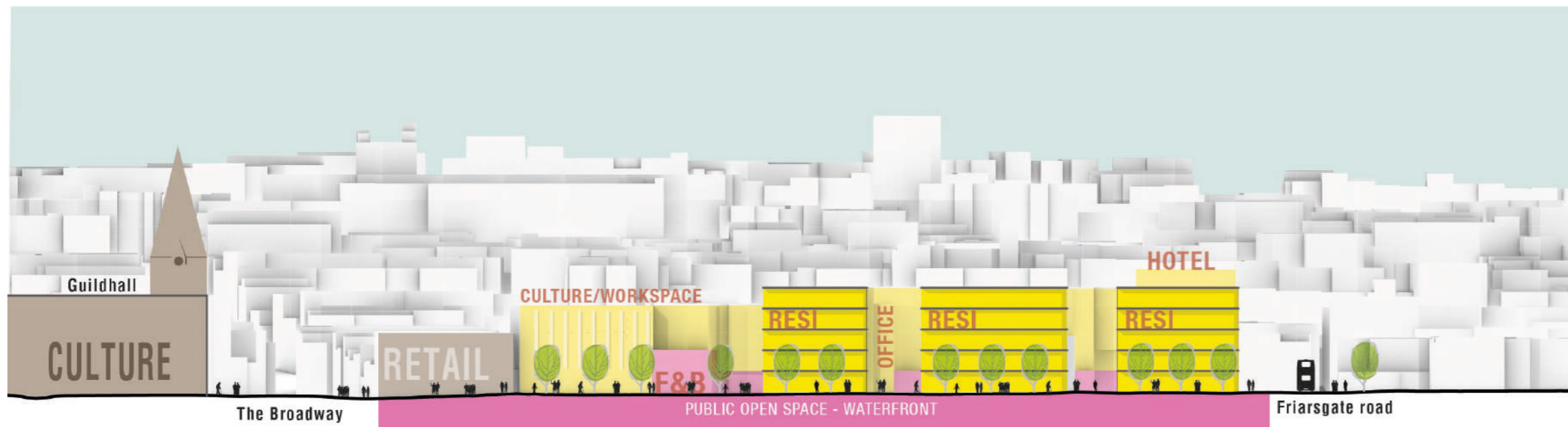
- KEY**
- STREET FACING
  - BUS STREET
  - PUBLIC REALM
  - WATERSIDE
  - NARROW PASSAGE
  - LEVEL CHANGE
  - BOARDWALK
  - BUS STOP
  - TRANSITION ZONE
  - SERVICE ACCESS
  - PUBLIC ART
  - GREEN CANOPIES
  - SIGNIFICANT EXISTING TREE
  - EXISTING TREES
  - PROPOSED TREE
  - PERFORATED WALL/FENCE
  - RAIN GARDEN



DRAFT

Illustrative plan from the Public Realm Report

# Sections

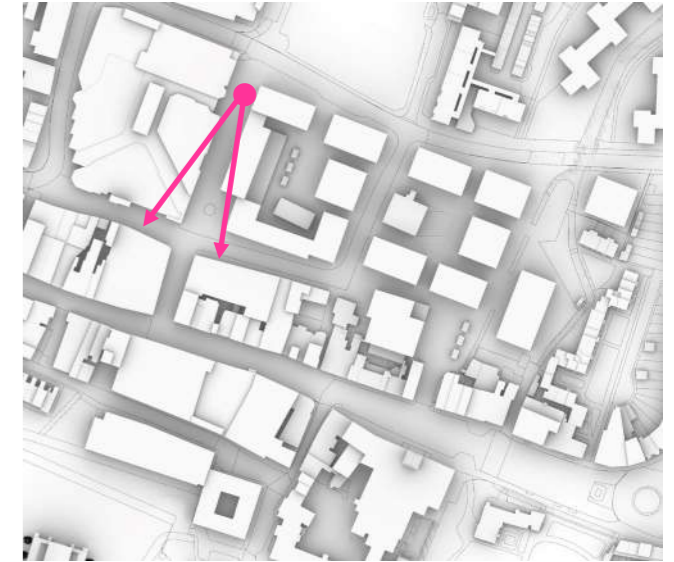


DRAFT

# View A

- Along Middle brook street

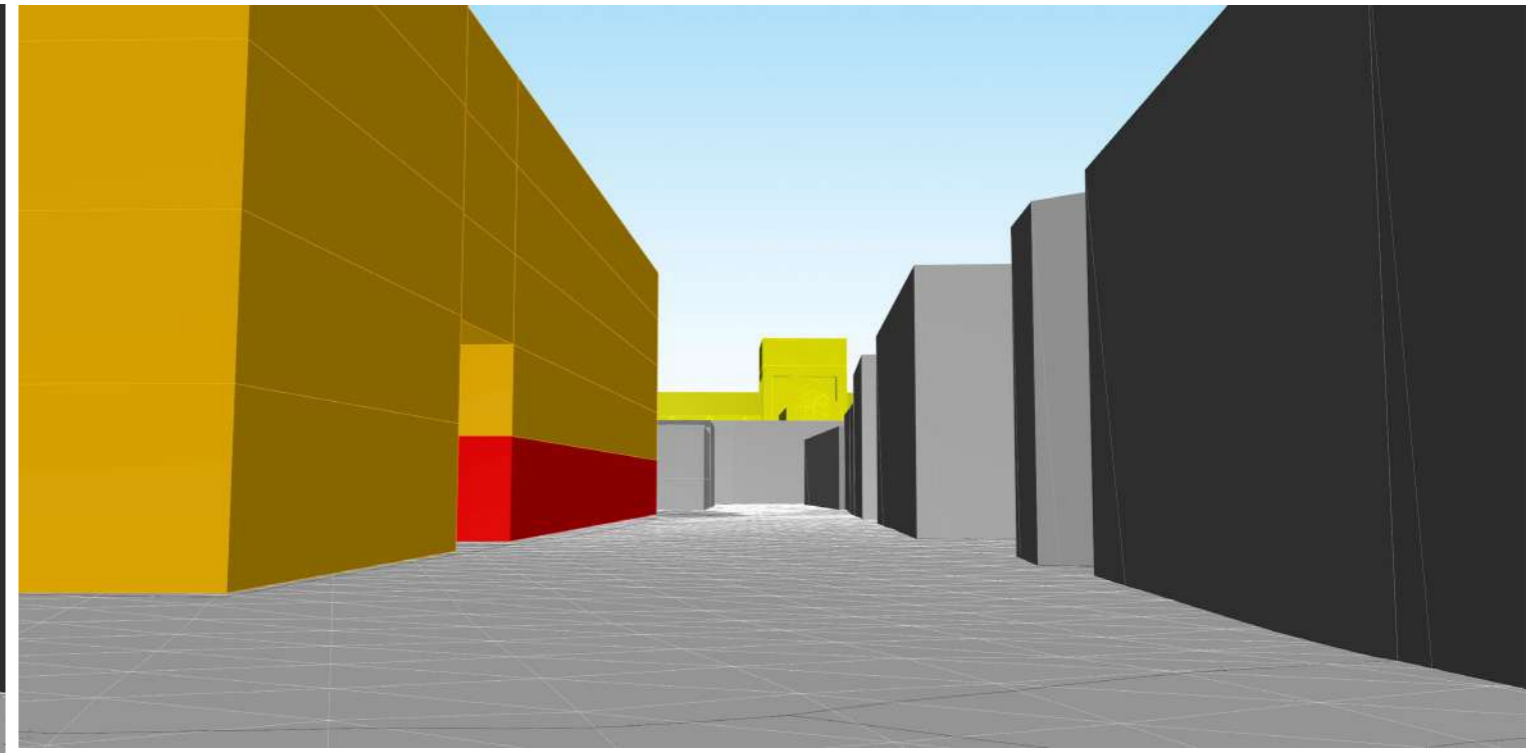
- Residential
- Workspace
- Hotel
- Active ground floor
- Cultural Workspace
- Winchester Cathedral



OS licence 100019531



Existing



Proposed

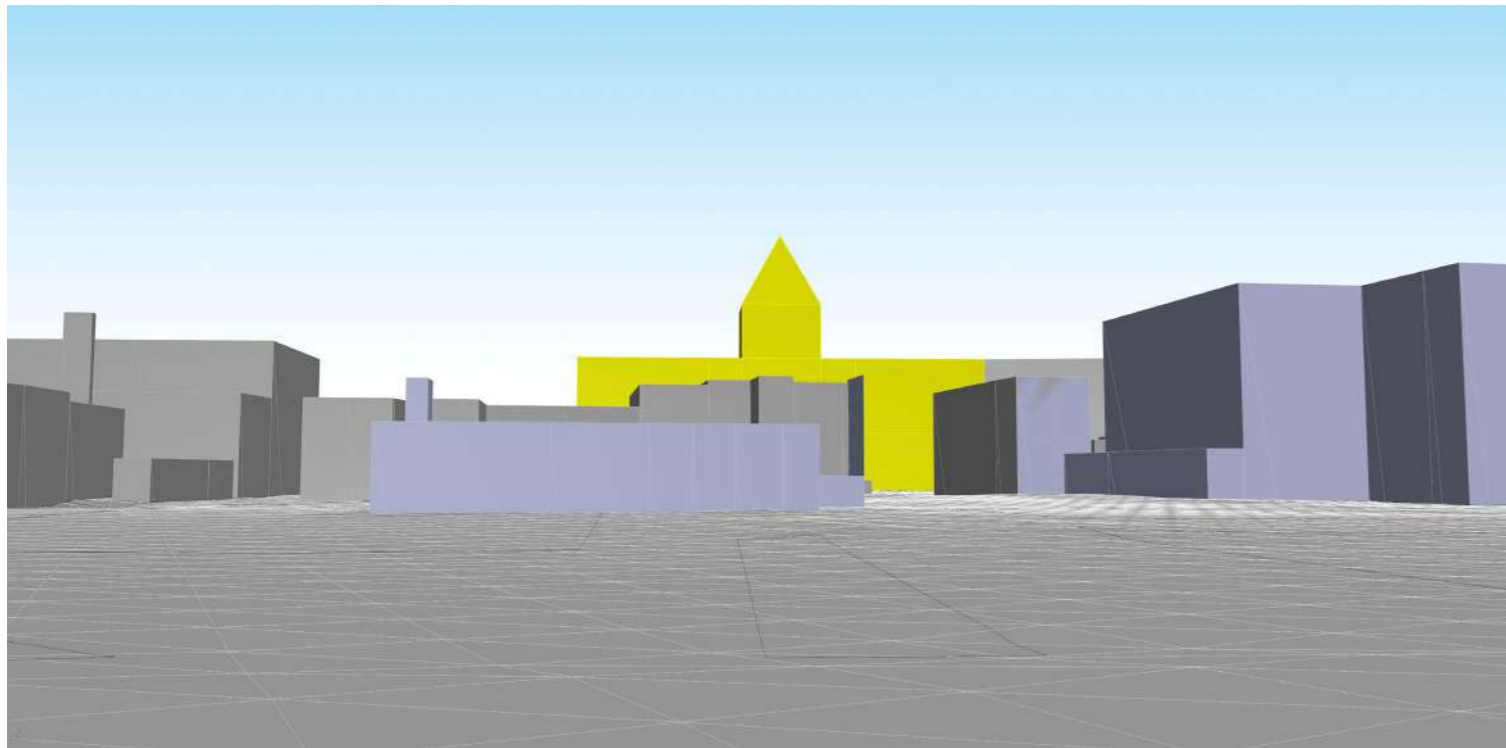
# View B

- From existing bus station

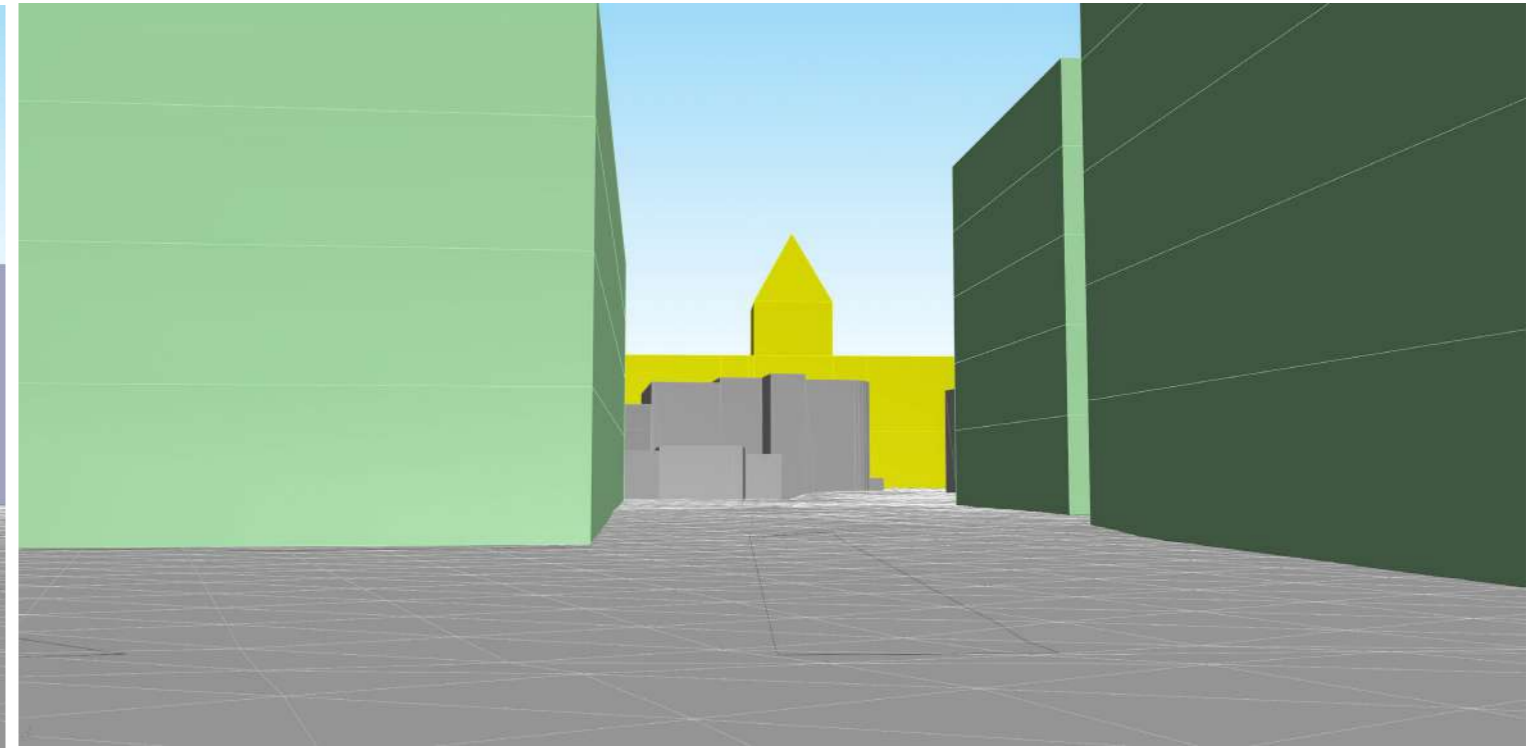
- Residential
- Workspace
- Hotel
- Active ground floor
- Cultural Workspace
- Guildhall



OS licence 100019531



Existing



Proposed

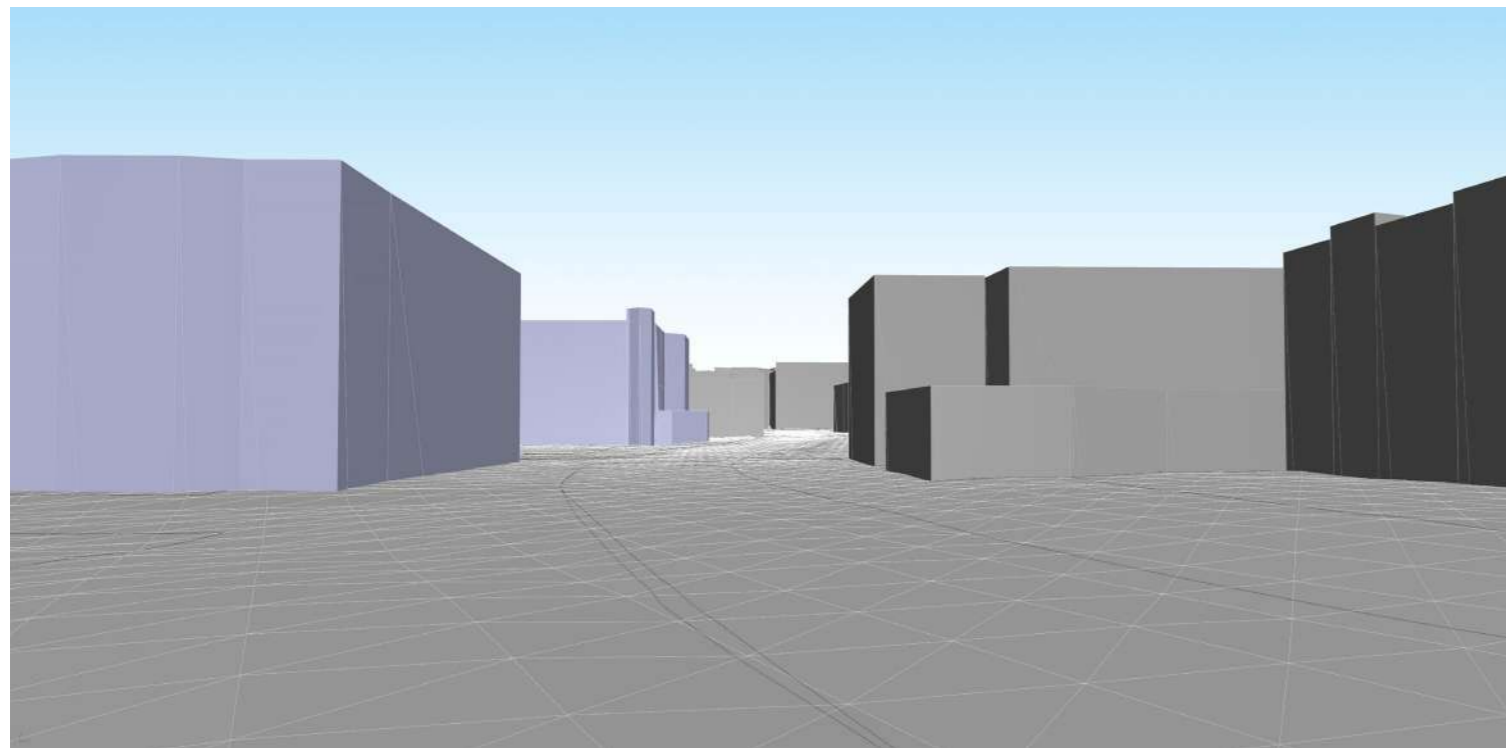
# View C

- Friarsgate road

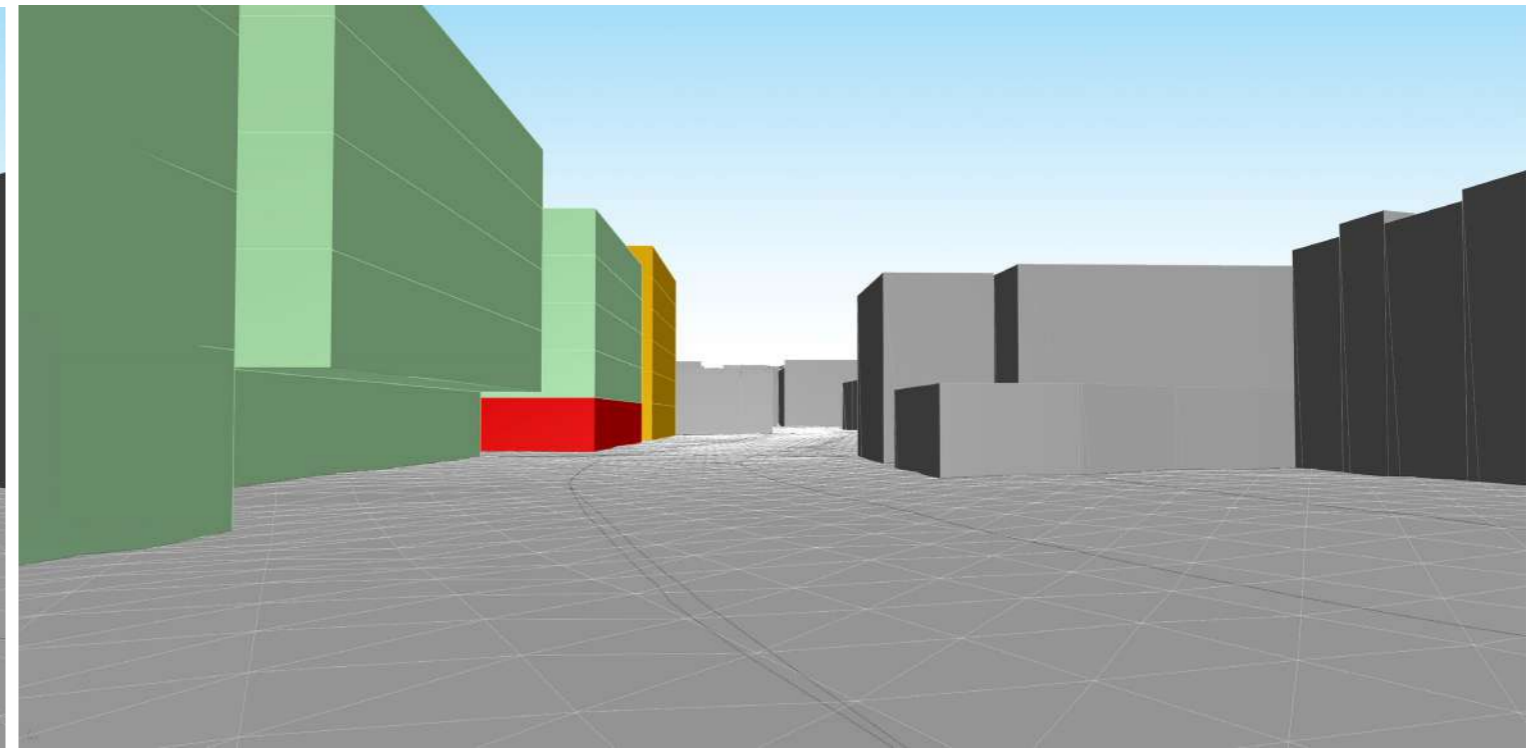


- Residential
- Workspace
- Hotel
- Active ground floor
- Cultural Workspace

OS licence 100019531



Existing



Proposed

DRAFT

# View D

- From Joyce Gardens

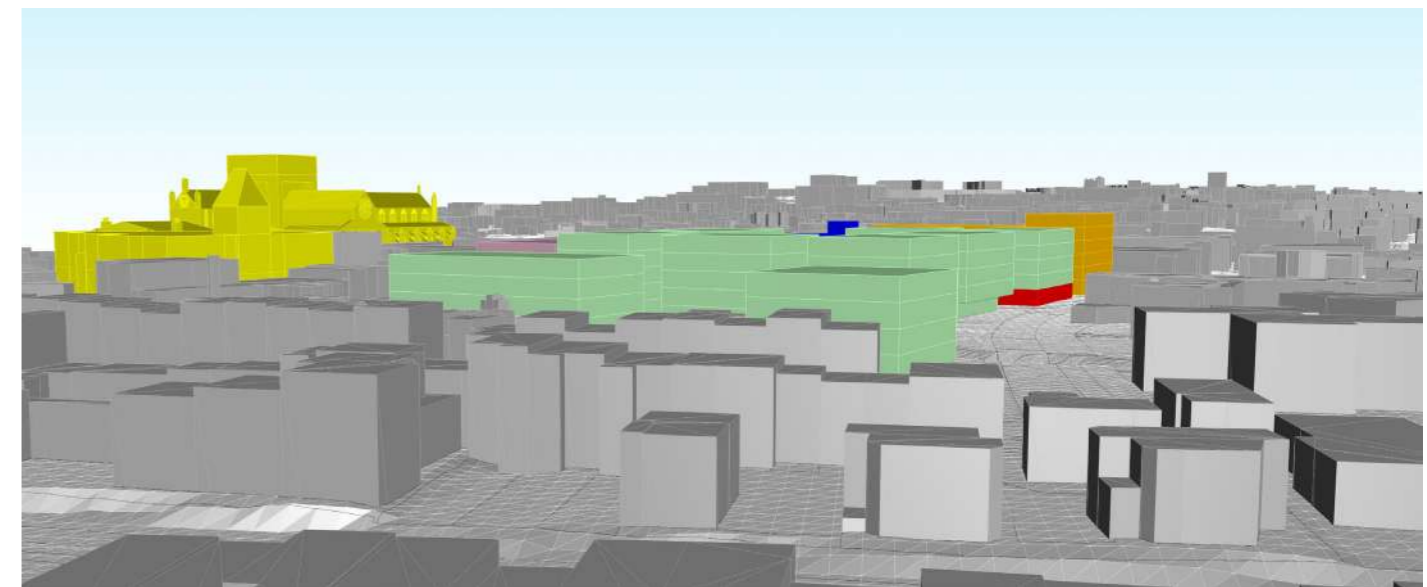
- Residential
- Workspace
- Hotel
- Active ground floor
- Cultural Workspace

OS licence 100019531



- Datum heights within the CWR area
- Datum heights within Winchester
- Trees

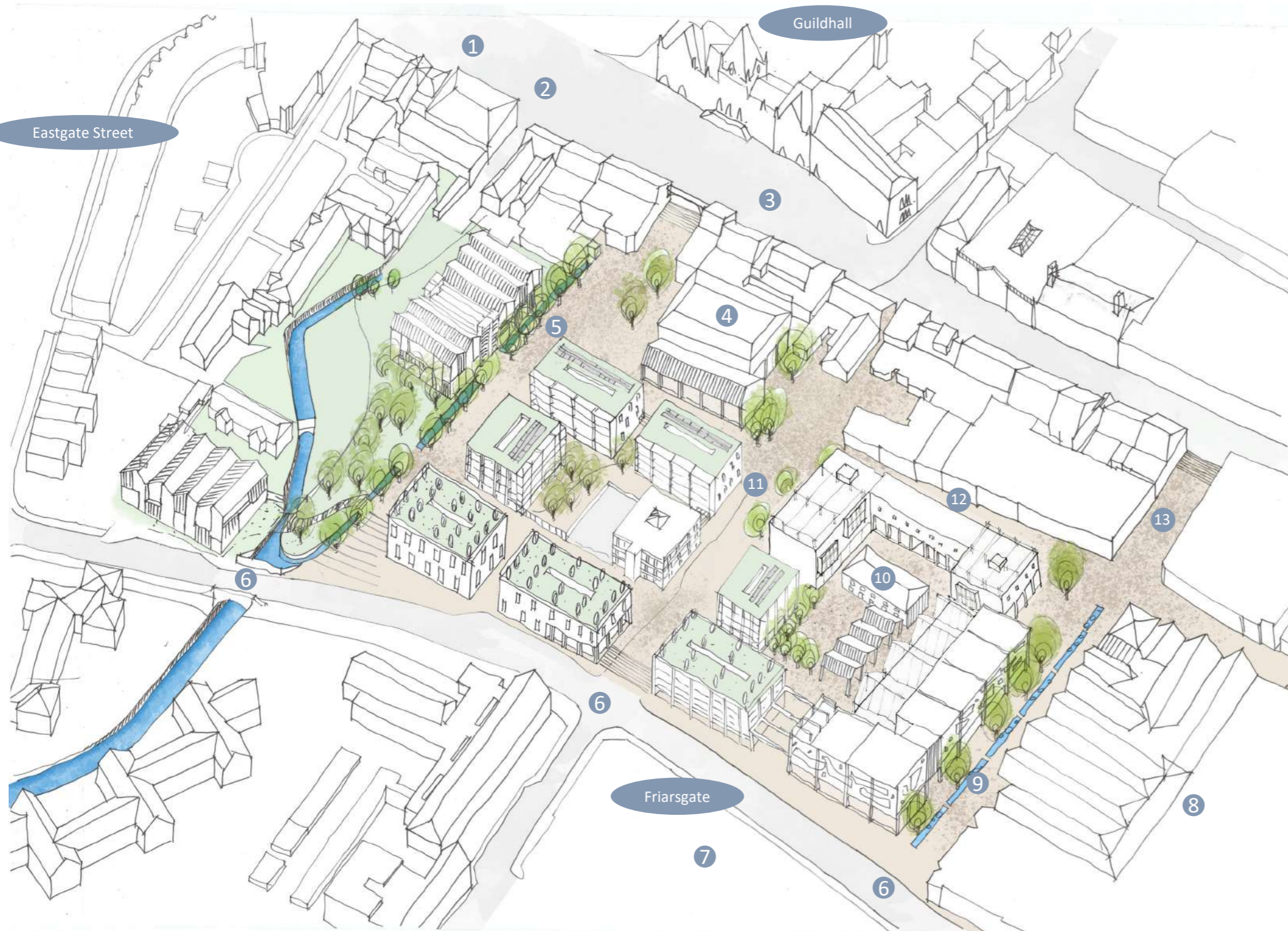
Existing



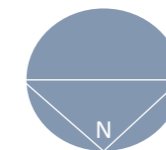
Proposed

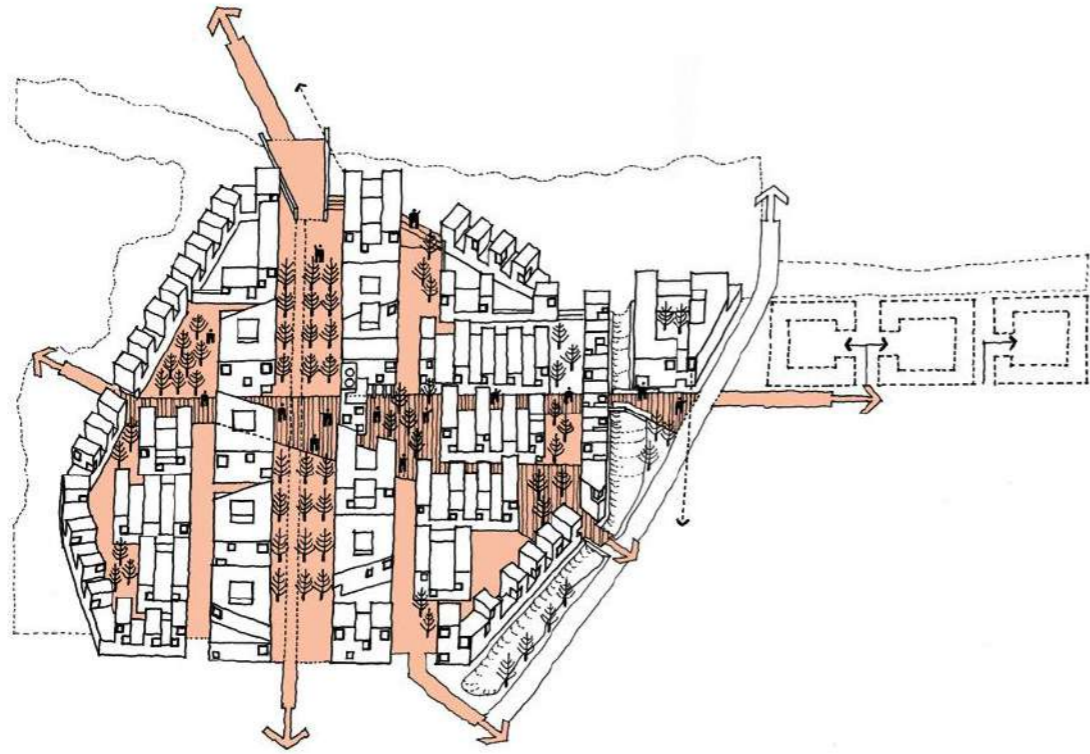
DRAFT

# Building Typologies



- ① Improved setting to King Alfred Statue
- ② Bus movement restricted to turning at Busket Lane
- ③ Broadway transformed to a key public space
- ④ Woolstapler's Hall
- ⑤ Shared surface and opened waterway along Riverside Walk
- ⑥ New and improved crossings
- ⑦ Site available for new development
- ⑧ The Brooks Shopping Centre
- ⑨ Improved public realm and view of Cathedral along Middle Brook Street
- ⑩ Retained and refurbished Antiques Market
- ⑪ Tanner Street – Shared surface
- ⑫ Bus service and active ground floor along silver Hill
- ⑬ Public space with view to Guildhall

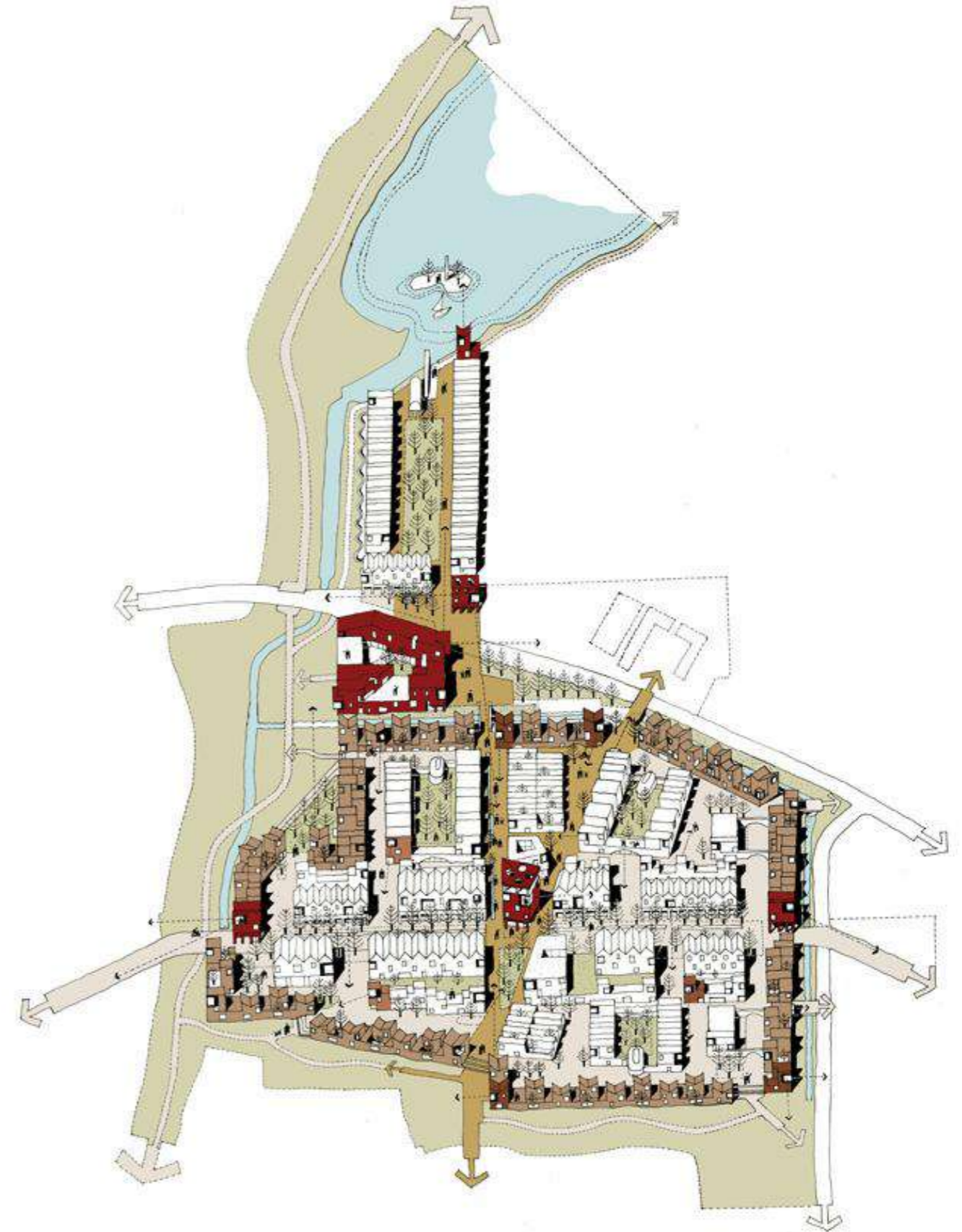




Northstowe New Town - Cambridgeshire



Chapter House - Lichfield



Northstowe New Town - Cambridgeshire



# Bus canopies

Bus canopy - USA



Bus canopy - Canada



Glass bus canopy



Bloomcanopy - USA



Park shelters - USA



Street canopy with lighting at night

DRAFT

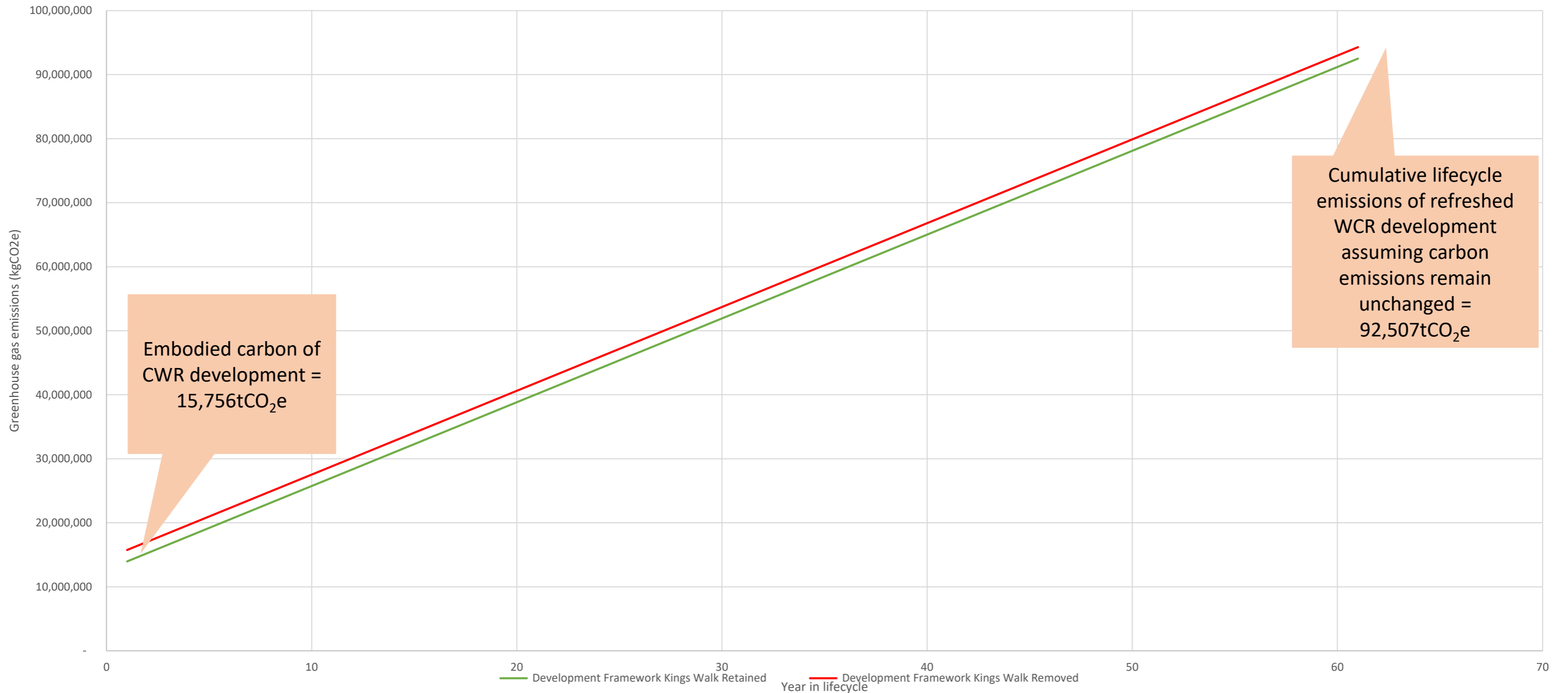


Aarau bus station - Switzerland



# Carbon Calculations

Lifecycle greenhouse gas emissions of Winchester regeneration options  
'Carbon as usual'

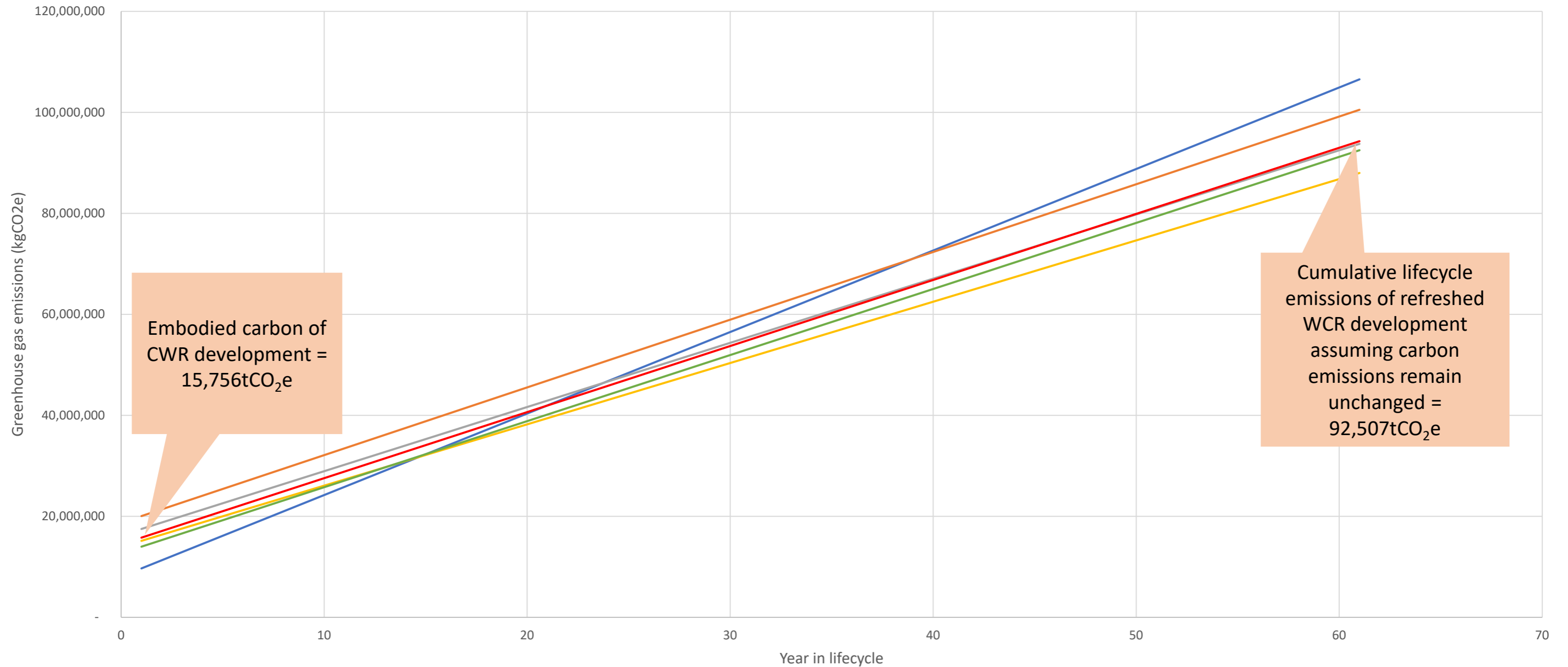


## Assumptions:

- Energy intensity of different building/space types is extracted from BEIS building energy efficiency survey (BEES)
- Embodied carbon of construction associated with new and retrofit buildings extracted from Arup project embodied carbon calculator (PECC)
- Carbon emissions associated with demolition extracted from RICS whole life carbon assessment for the built environment

# Carbon Calculations

Lifecycle greenhouse gas emissions of Winchester regeneration options  
'Carbon as usual'



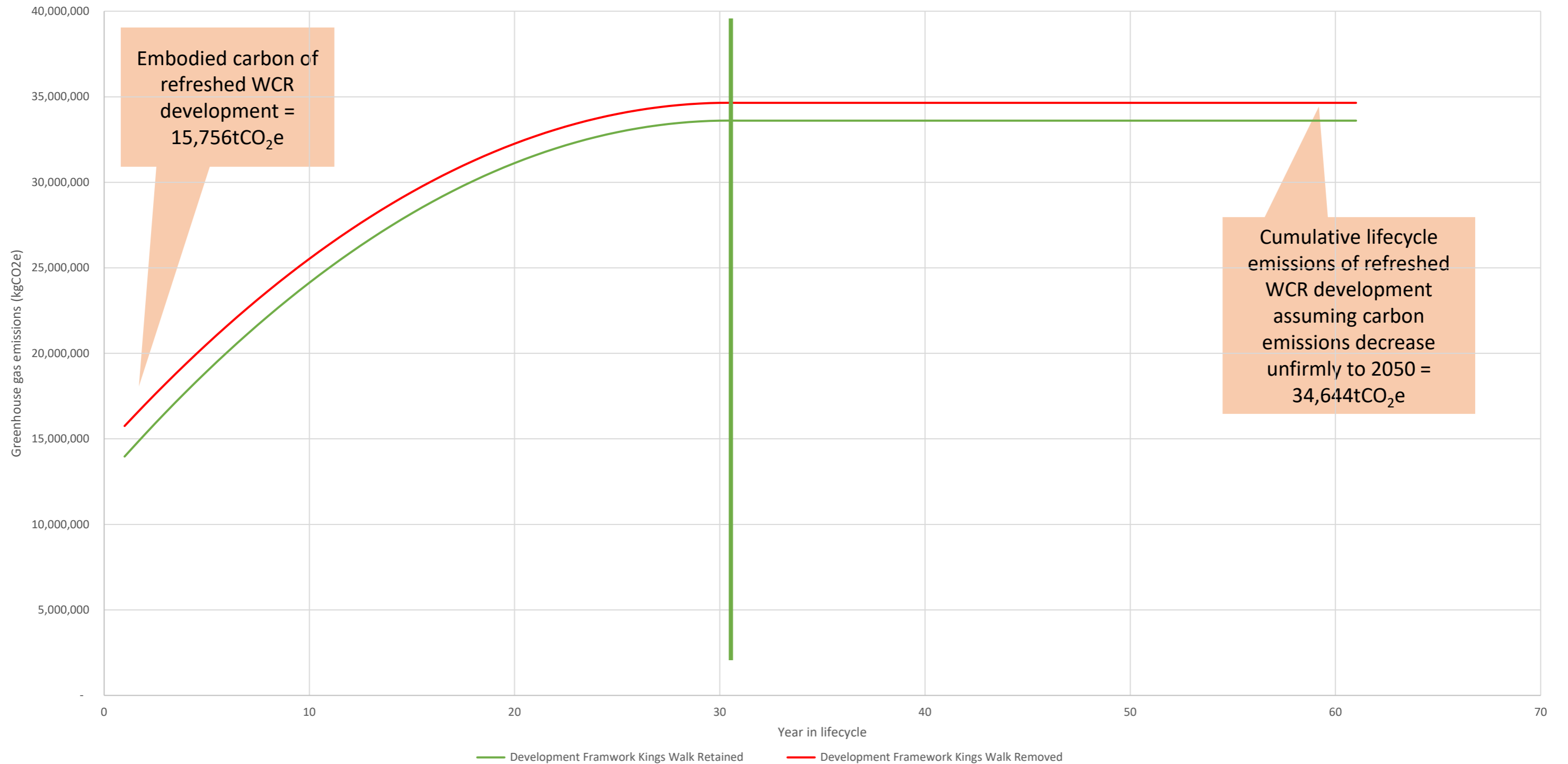
— Option 1 'Business not as usual' — Option 2 'Homes for all' — Option 3 'Destination max' — Option 4 'Hybrid' — St Clements Retained — Kings Walk Demolished

## Assumptions:

- Energy intensity of different building/space types is extracted from BEIS building energy efficiency survey (BEES)
- Embodied carbon of construction associated with new and retrofit buildings extracted from Arup project embodied carbon calculator (PECC)
- Carbon emissions associated with demolition extracted from RICS whole life carbon assessment for the built environment

# Carbon Calculations

Lifecycle greenhouse gas emissions of Winchester regeneration options  
'Net Zero 2050'

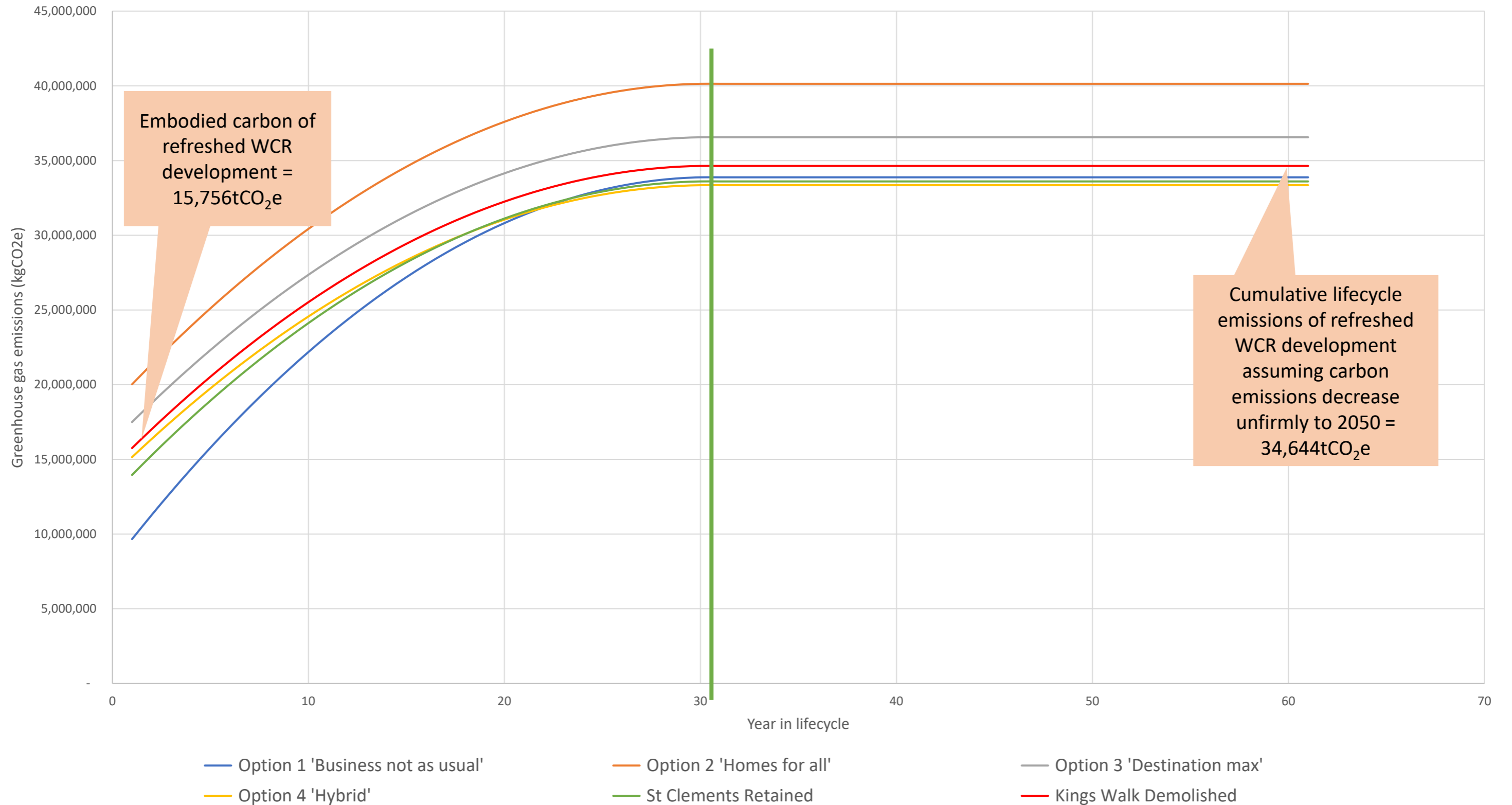


## Assumptions:

- Carbon emissions associated with electric and non-electric fuel sources decrease uniformly to zero between now and 2030

# Carbon Calculations

Lifecycle greenhouse gas emissions of Winchester regeneration options  
'Net Zero 2050'



**Assumptions:**

- Carbon emissions associated with electric and non-electric fuel sources decrease uniformly to zero between now and 2030