

Coitbury House, Winchester

Proposed Strategic Brief

The existing Coitbury House is located off Tanner Street in the Silver Hill area of central Winchester. The building formerly housed the Hampshire Medical Records Department for Winchester NHS Primary care support services but is now vacant. The building is owned by WCC. The property currently has 16/17 parking spaces. The current approx. areas (NIA) are as follows:

Ground Floor:	2326 SF
First Floor:	2491 SF
Second Floor:	2648 SF
Total:	7466 SF

WCC wish to refurbish the building and explore options to create circa 10,000-11000 square feet, net, of modern commercial grade A accommodation geared toward current market trends. For example this could include adding a floor or extending the building out into the car park. Options for improving the roof of the building should also be included. Flexibility should be built into the design to enable the building to be let to one single occupant or multiple occupiers to accommodate market forces. The project needs to provide modern, high quality office accommodation, which reflects the buildings prominent position within the city centre. There is good demand for office accommodation in Winchester and the Council is looking to achieve a realistic market rent and therefore requires a quality refurbishment in order to achieve this.

The Coitbury House site is situated within the Central Winchester Regeneration (CWR) area located in the city centre and is subject to the Supplementary Planning Document (SPD).

Coitbury House is the first step in the development of the wider CWR area following the adoption of the SPD; it must create a positive statement that work within the area is now taking place, lead the way for further developments in the area and have regard for the vision set out within the SPD:

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

The CWR SPD can be accessed here on the Council's website:

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

The SPD was produced following 18 months of consultation with local residents and businesses. It represents their aspirations for the area. It is therefore essential that these aspirations are reflected in any designs that come forward.

The SPD builds upon relevant planning policies under the NPPF, the Local Plan Part 1 and Part 2. The principles and objectives within the SPD include:

- Vibrant Mixed use quarter
- Adopting the 'Winchesterness' principles which include high quality materials and architectural detail
- City Experience
- Views and skyline
- Climate change and sustainability

The principles of development acceptable within the CWR will shape any redevelopment of Coitbury house, one of the key issues being the visual impact of any changes or extensions to the building.

It will be important to demonstrate thinking behind how the new development will interact with other parts of the site and in particular the immediate surroundings.

The following issues would need to be explored at the feasibility stage of the project:

- A rationalisation of the interior to reflect modern working practices, ie open plan floor plates.
- The main entrance will create a first impression for the rest of the building, a remodel of the main entrance is therefore required to give it more prominence but within the confines of the ownership boundary
- Review and consideration of the external fabric of building
- New heating and cooling systems
- A rationalisation of all WC's
- Breakout areas/kitchenettes
- A new DDA compliant lift
- Design to meet all current regulations
- Design to meet BREEAM *Very good* and improved energy efficiency to reduce running costs.
- Additional floor space and roof extension
- Provision of lockable bike storage either internally or externally and sufficient showers/lockers

The timescale for the development is:

Cab (CWR) Cttee approve budget, architect brief, list of architects and timeline:	31 October 18
Send brief to architects:	1 November 18
Submission of EOI by practices:	15 November 18
Estates officer evaluates submissions by:	22 November 18
Advisory Panel emailed quotes and evaluations:	23 November 18
Advisory Panel comments by:	26 November 18
Cabinet (CWR) Committee approve chosen practice:	27 November 18
Appoint practice for feasibility:	28 November 18
Commence feasibility	29 November 18
Advisory Panel meet the architect practice:	December 18
*Further dates for advisory panel reviews and Cabinet (CWR) Committee approvals are still TBC	
RIBA stage 0/1 complete:	Mid January 19

Appendix A

Advisory Panel review:	Mid January 19
Stage 2:	Mid January 19
Stage 2 Advisory Panel review:	Early March 19
Stage 2 Cabinet (CWR) Committee approve:	19 March 19
Stage 3:	March - May 19
Advisory Panel review:	June 19
Cabinet (CWR) Committee sign off Stage 3 and planning submission:	June / July 19
Submission planning:	July 19
Stage 4:	July – Sept 19
Tender for works:	Oct - Nov 19
Cabinet (CWR) Committee approve contractor:	December 19
Stage 5:	January 20

We would require a fee proposal based on providing the initial feasibility study (RIBA stages 0/1).

The client will appoint their own QS who will review the initial appraisal to give an estimate of costs. In terms of M/E and S/E, the client will look for recommendations once the relevant stage is reached.

Bidders will be expected to present submissions to the Coitbury House Advisory Panel at Winchester City Council Offices on Friday 23 October. The presentation will be 45 minutes made up of a 15 minute presentation and approximately 30 minutes of Q&A.