

Cabinet Member for Housing & Asset Management Decision Day

Tuesday 10 March 2020

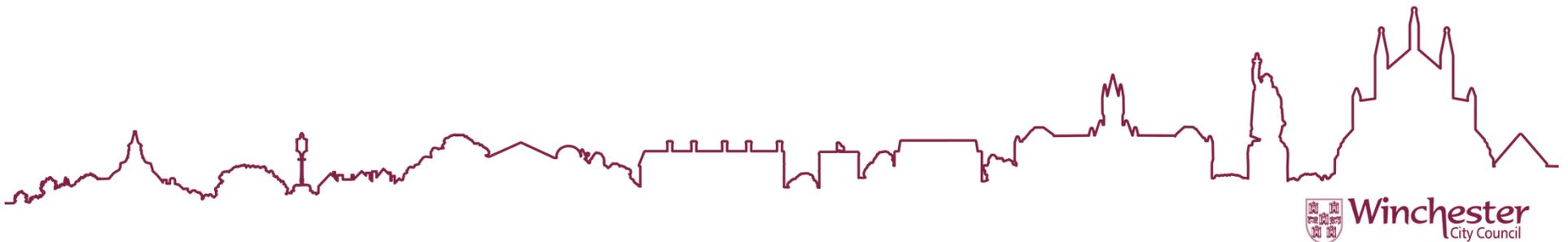
Central Winchester Regeneration
(CWR)



OPEN FORUM AND PROJECT UPDATE

Address comments received at Open Forum:

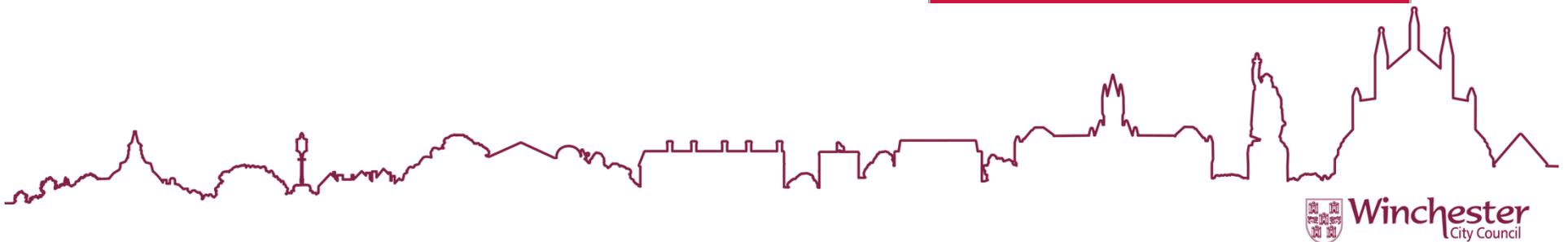
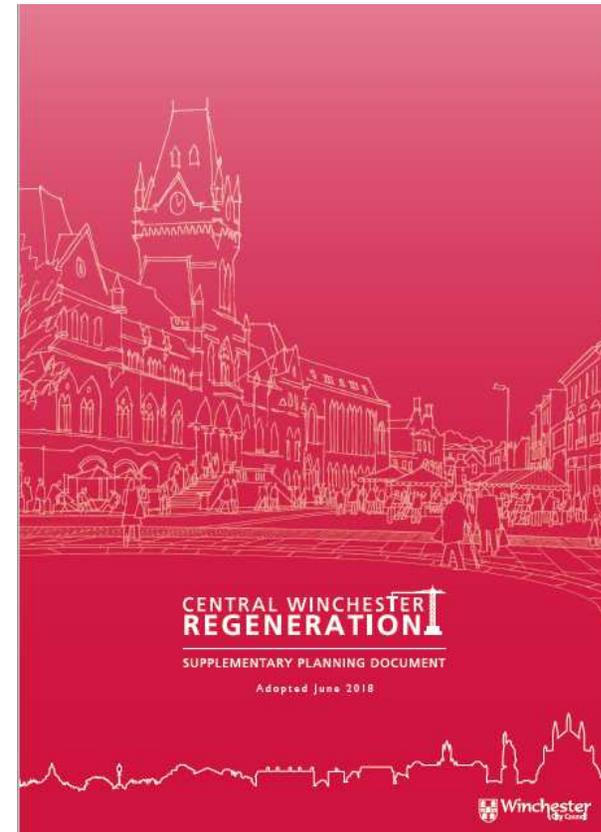
-  The process we are following
-  What has happened since the Supplementary Planning Document (SPD) adoption
-  How the SPD is guiding the direction the development is taking
-  Next steps



SPD – ADOPTED JUNE 2018 (CAB3034)

An SPD is:

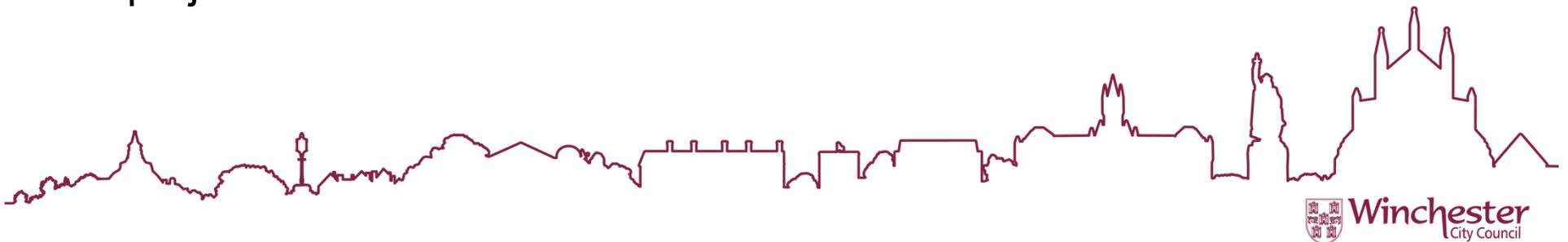
-  Planning policy
-  Planning guidance – it is descriptive, not prescriptive
-  A material consideration in the planning process



SPD VISION

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

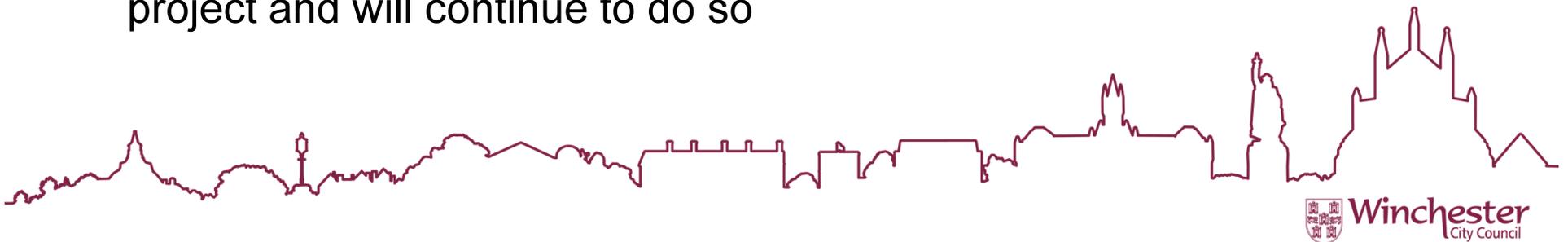
*The SPD guidance underpins all work being done on the CWR project and will continue to do so



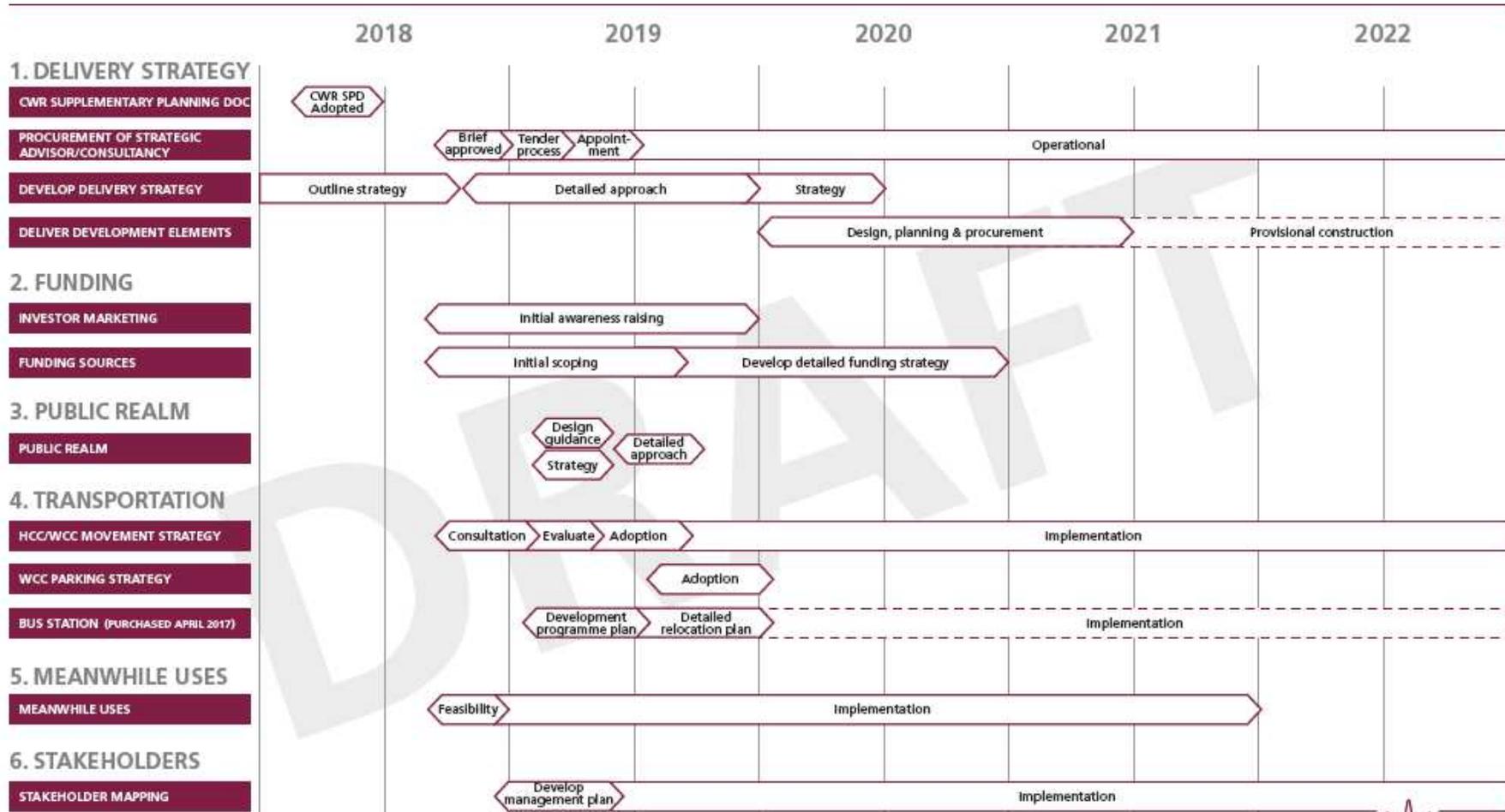
SPD OBJECTIVES

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

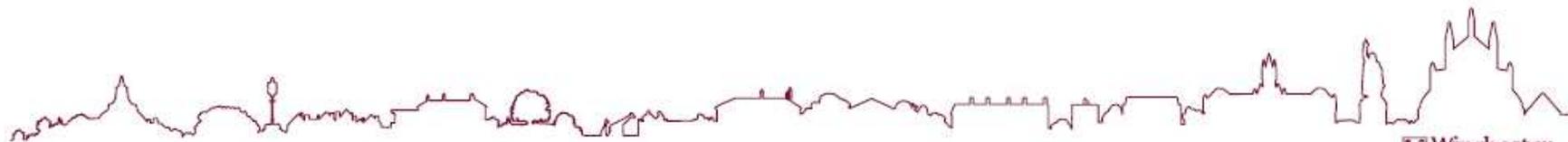
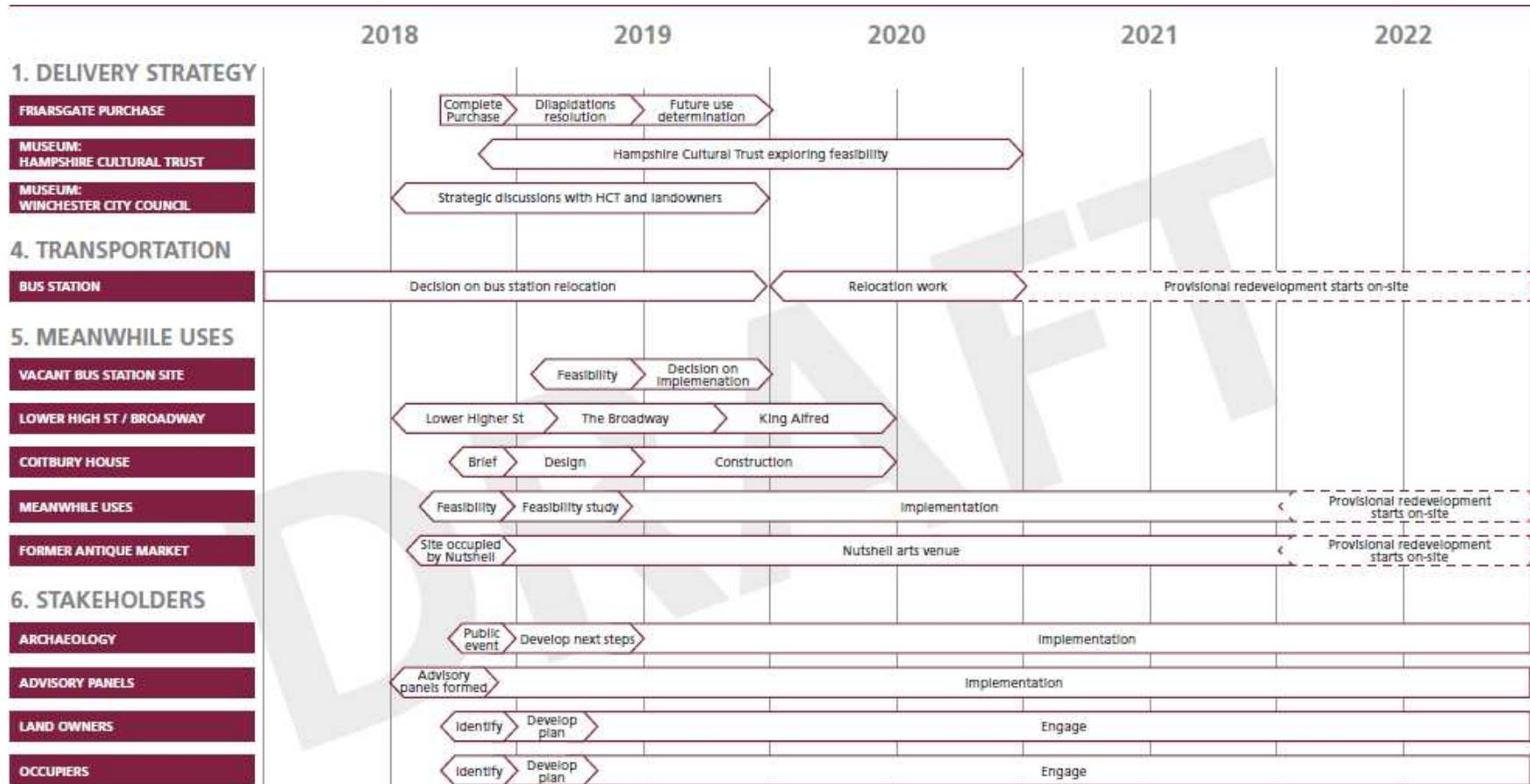
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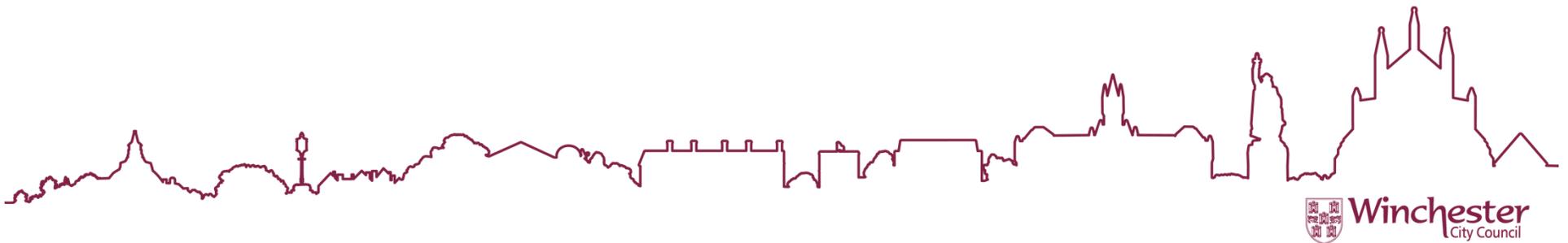
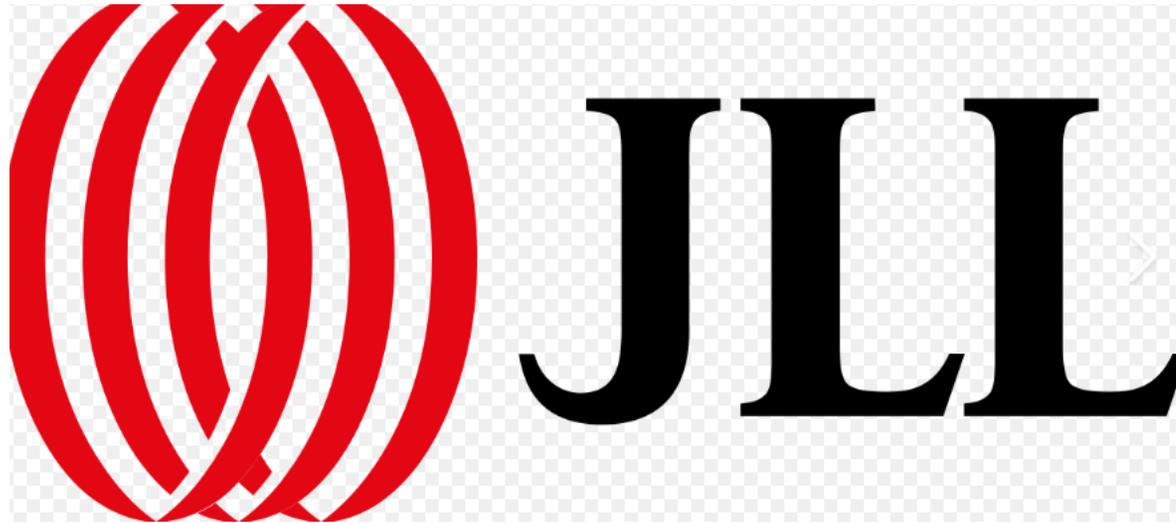
CWR ROADMAP – SEPTEMBER 2018



CWR ROADMAP – SEPTEMBER 2018



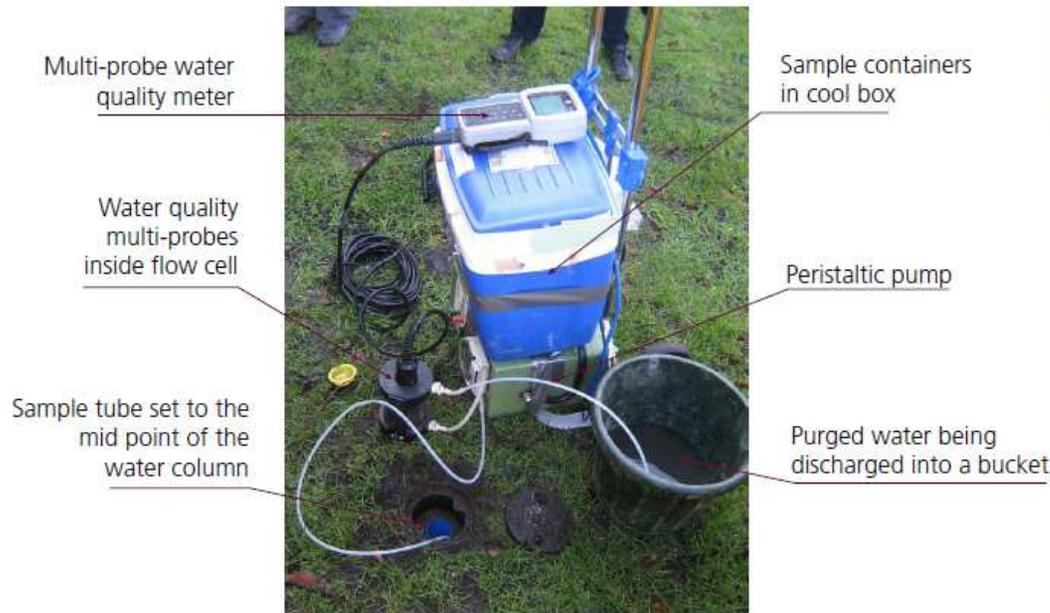
PROCUREMENT AND APPOINTMENT OF JLL JANUARY – APRIL 2019



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



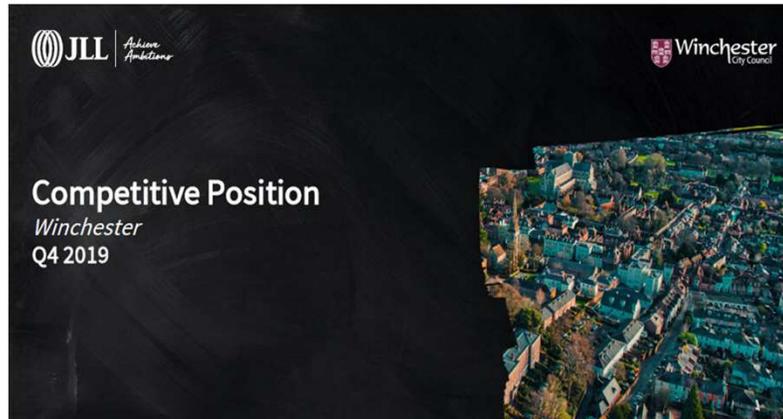
Courtesy SLR Consulting Ltd



Courtesy SLR Consulting Ltd



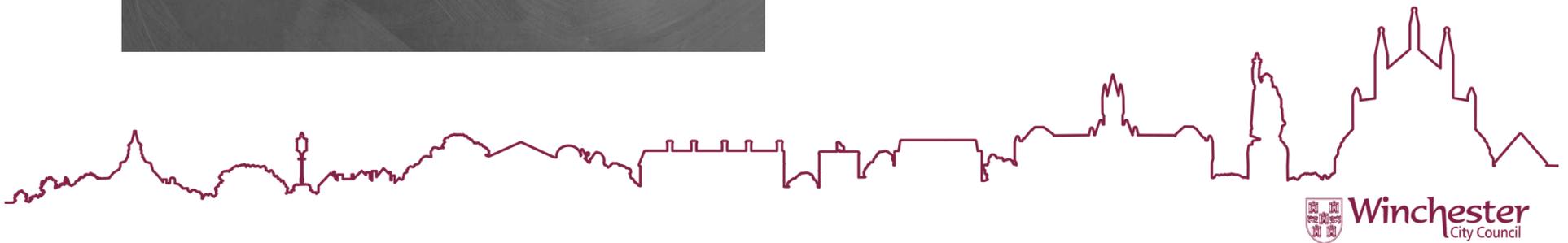
JLL ROADMAP REVIEW



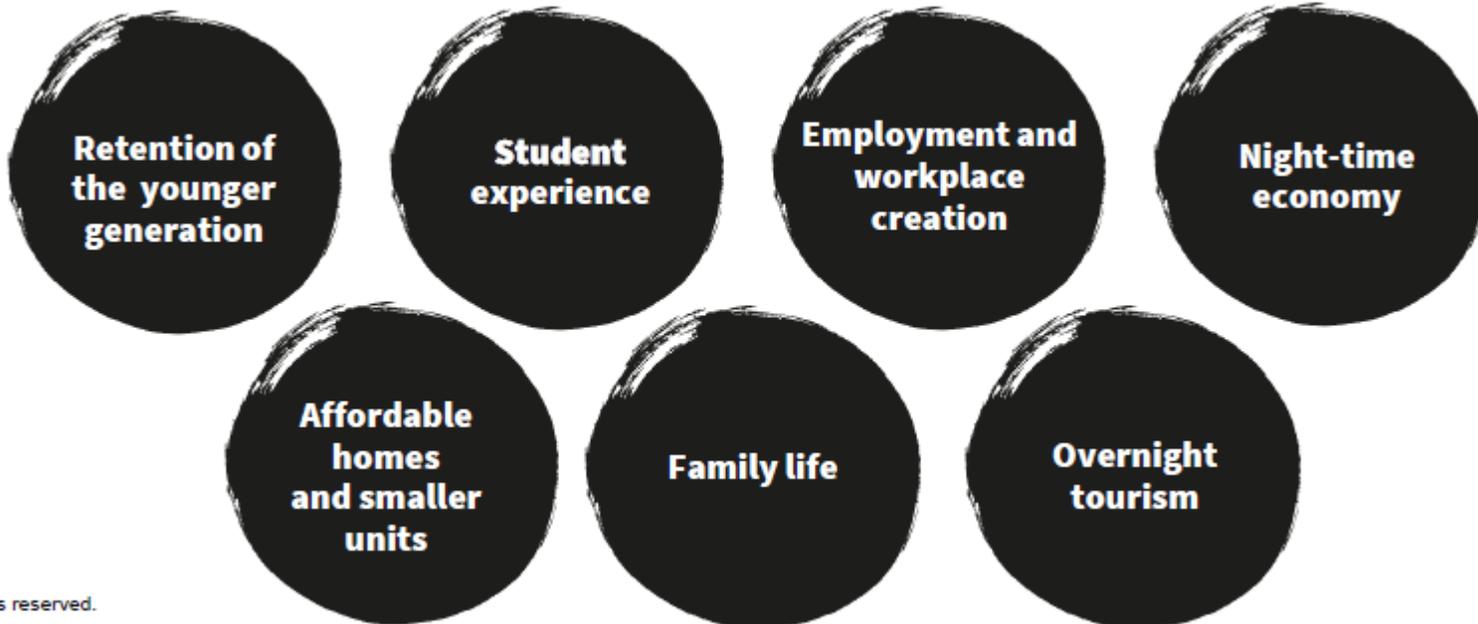
Shared at Open Forum in September 2019



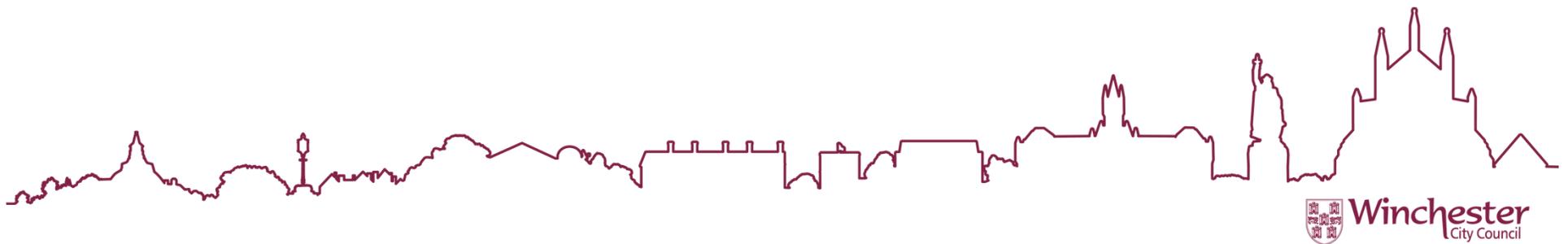
Concluded with suggested approach – December 2019



CWR GAPS

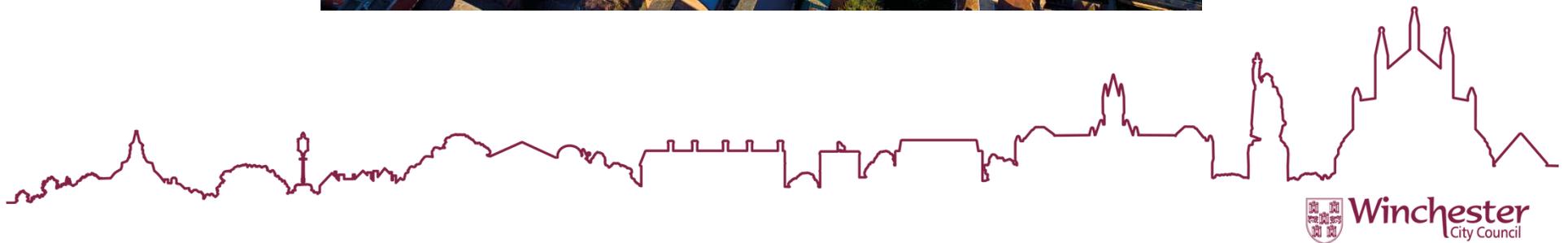


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DEVELOPMENT FRAMEWORK

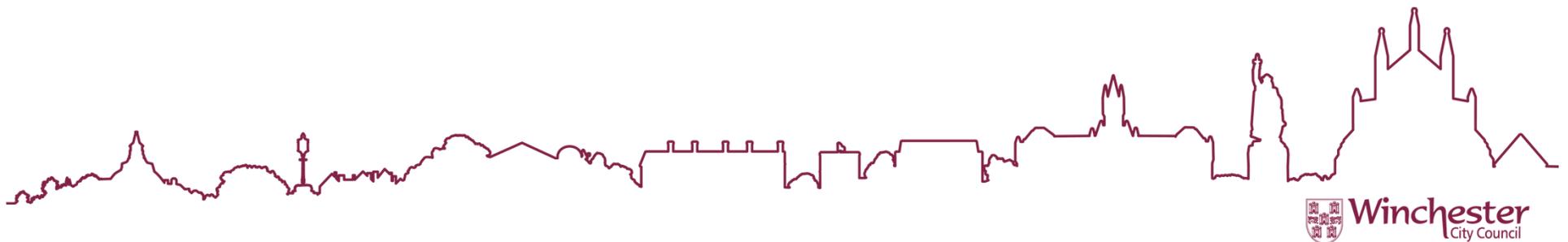
Consider site as a whole to ensure cohesive regeneration of the site that fills the gaps identified



KEY CHALLENGES

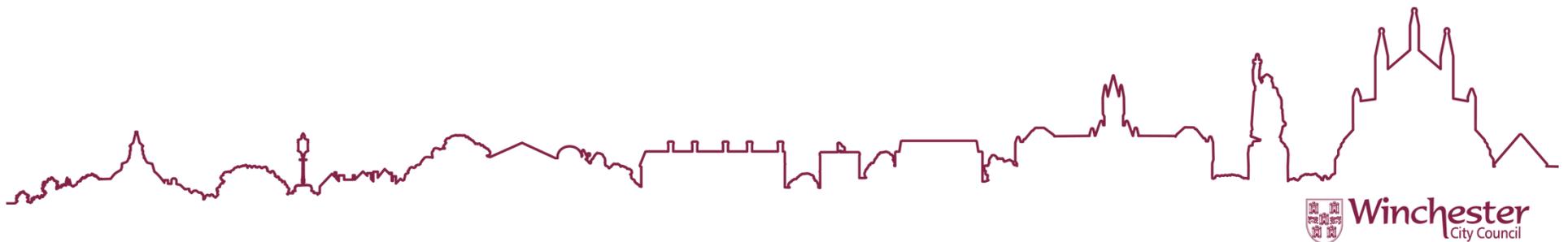
Finance	Current income (PA): c. £1.3m Expenditure (PA): c. £250k Cost of borrowing (PA): c. £350k Land assembly: c. £10m
Archaeology	c. £250k to establish baseline position Further cost to be established
Bus station relocation	c. £5-10m (high level estimate)
Coitbury House – Retain and Refurbish V Demolish?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

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



SPD CRITICAL PARAMETERS - AT THIS STAGE

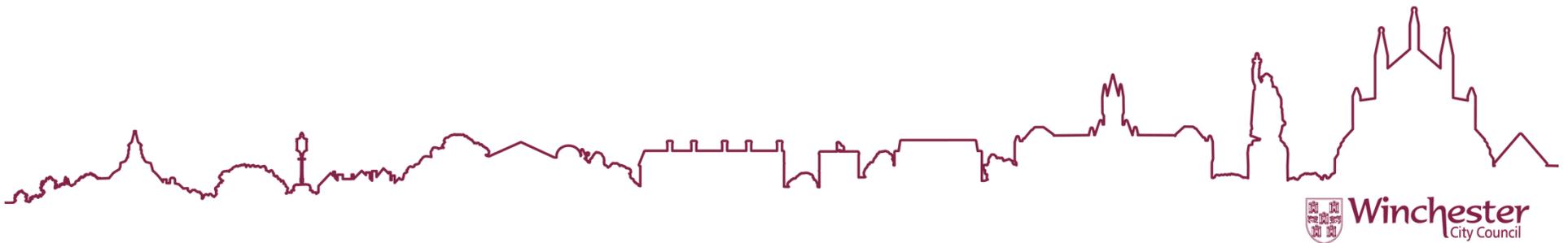
Parameter
Sustainability
Public Realm Framework
Land Uses and Quantum Range
Heights, Scale and Massing
Movement and Accessibility
Bus Solution
Delivery Strategy
Archaeology



SPD QUANTUM

TOTAL (GEA) 50,700SQM

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



THREE SCENARIOS TO TEST LOOK AND FEEL

Scenario Testing



Option 1
"Business Not-As-Usual"

Option Will Test Minimum Demolition

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

Option 2
"Homes For All"

Option Will Test Maximum Demolition

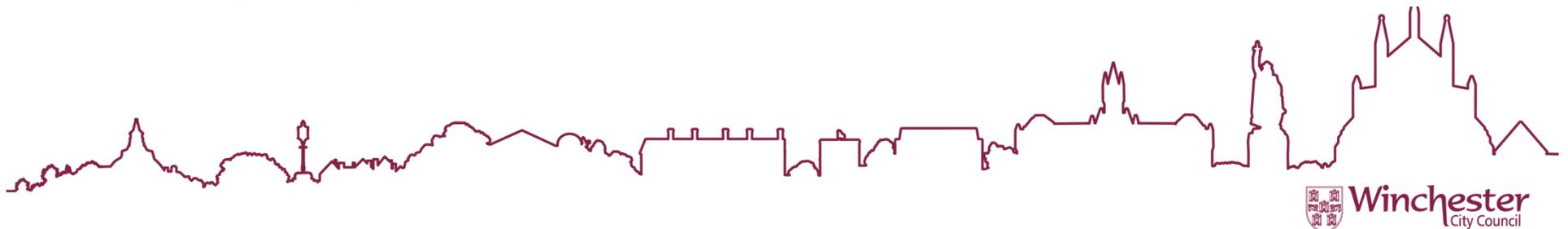
1. Focus on Diverse Residential Floorspace
2. Co-Living / Multi-Generational Living
3. Integrated Care and Retirement Offering
4. Premium Residential Units
5. Policy Compliant Affordable Housing Provision
6. Complimentary Commercial Uses (Gym, F&B, Flexi-Office Space)
7. Utilise the Council's Housebuilding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

Option 3
"Destination MAX"

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

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10



BUSINESS NOT AS USUAL



CO-WORKING

WE WORK | SHANGHAI



START-UP OFFICES

PAINTWORKS | BRISTOL



INNOVATION

DIGITAL FABRICATION

WORK



CAFES

SUPERMACHINE STUDIO | THAILAND



CREATIVE STUDIOS

STUDIO SPACES



CREATIVE DISPLAYS

ARTWORK AND LIGHTING

LIVE

PRIVATE HOUSING



MILDMAY | LONDON



LANDSCAPE

RIVERMARK | USA



BOULIQUE HOTEL

CITIZENM | LONDON

PLAY

BUILDING FACADES



VERTICAL LIVING GALLERY | THAILAND

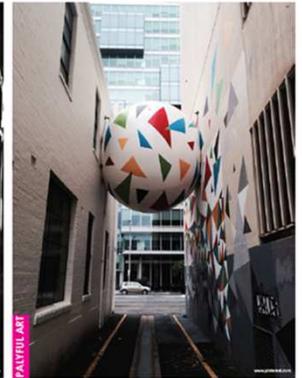
LIGHTING

CREATIVE LIGHTING ON BUILDING FACADES

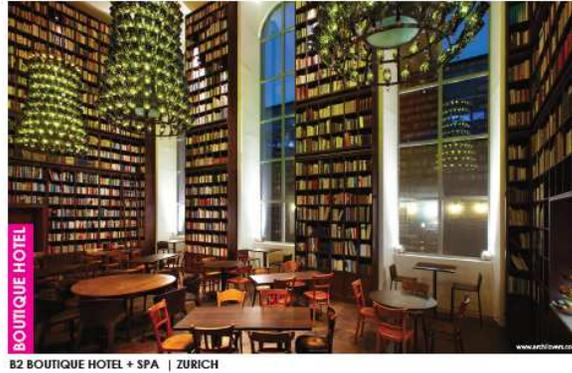


PLAYFUL ART

ACTIVATING IN-BETWEEN SPACES WITH URBAN ART INSTALLATIONS



HOMES FOR ALL



DESTINATION MAX



ENTERTAINMENT
POP-UP CINEMA | PORTUGAL



COVERED MARKET
ST NICHOLAS MARKET | BRISTOL



FOOD HALL
THE FIELDS | LOS ANGELES



LIVE / CULTURE
CULTURAL SQUARES
MUSEUM QUARTER | VIENNA



INTERACTIVE ART
LUMIERE | LONDON



CULTURAL CENTRE
WE THE CURIOUS | BRISTOL



PLAYFUL SPACE
OUTDOOR FURNITURE | NEW YORK

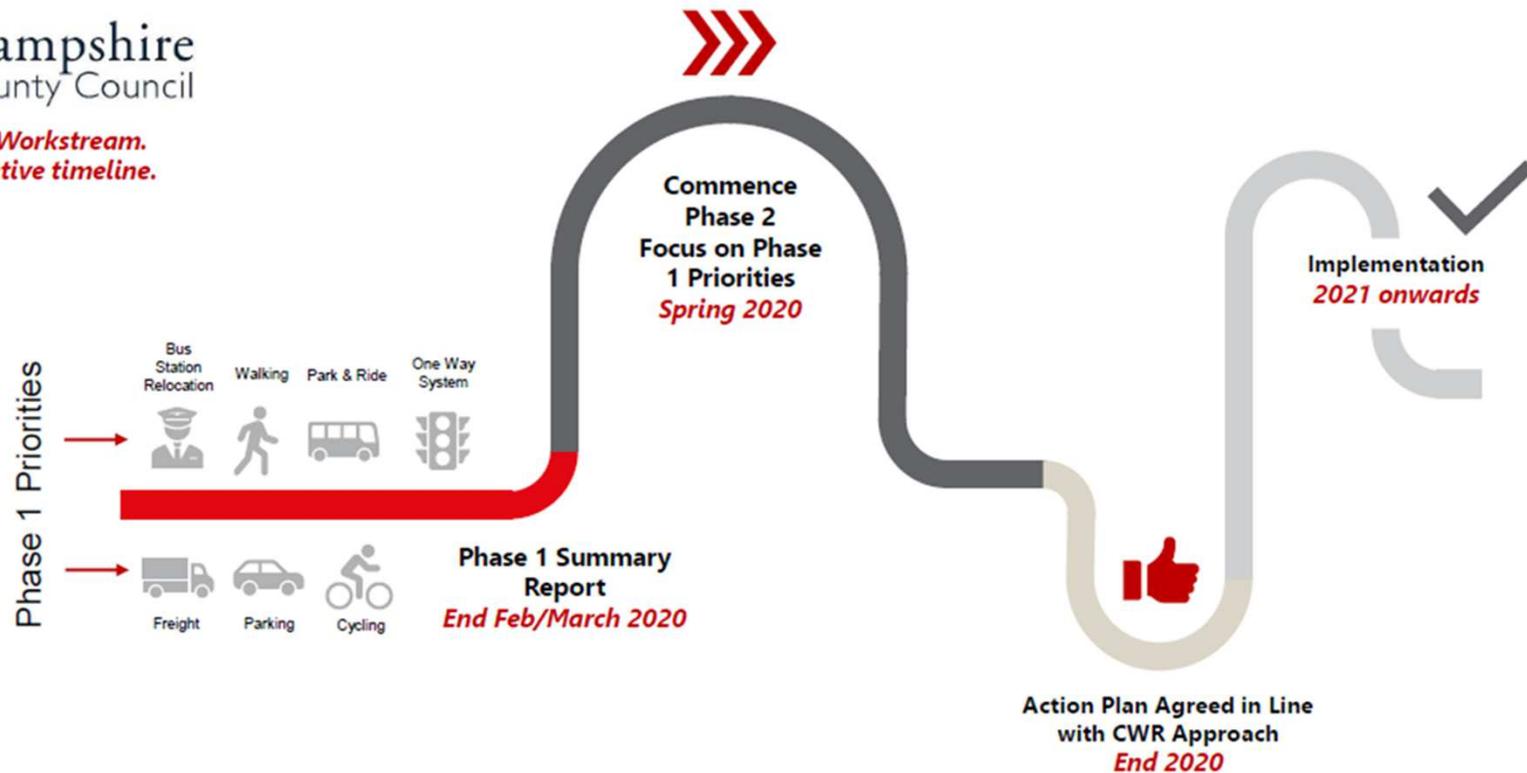
MOVEMENT & ACCESSIBILITY

 Pedestrian and cycle friendly

 Bus movement



*HCC Workstream.
Indicative timeline.*

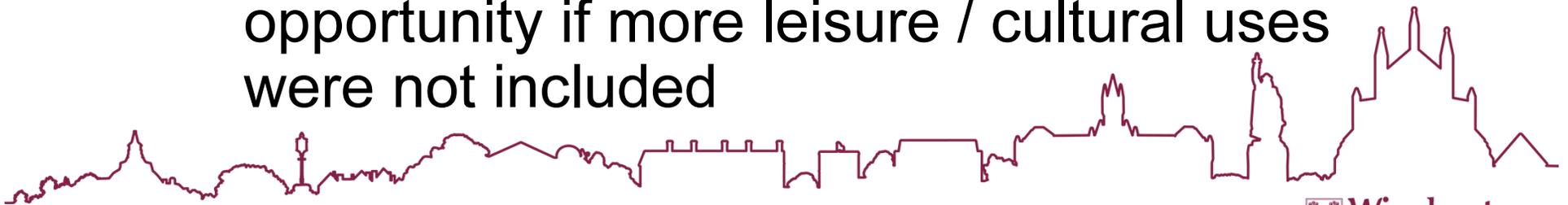


OPEN FORUM FEEDBACK SUMMARY



Key themes

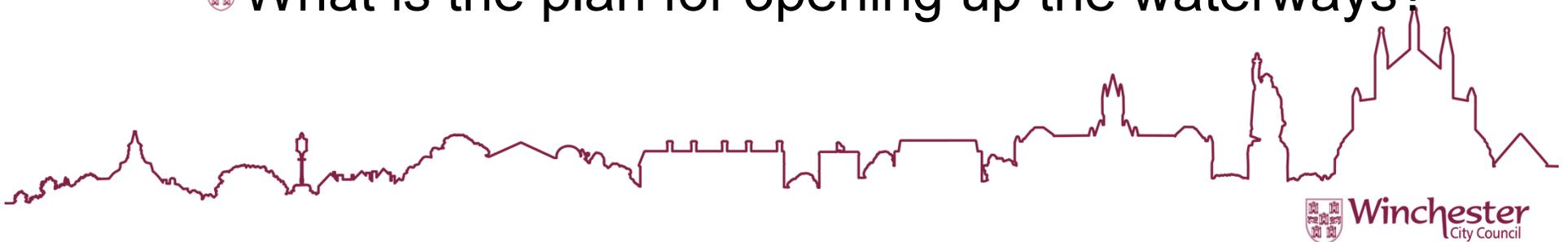
-  Broad support for many of the elements in all three scenarios
-  Support for focus on younger generations
-  Desire for the council to 'get on and do something'
-  Desire for fully accessible scheme with pedestrian / cycle priority
-  Support for no car parking in the centre
-  Too much residential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



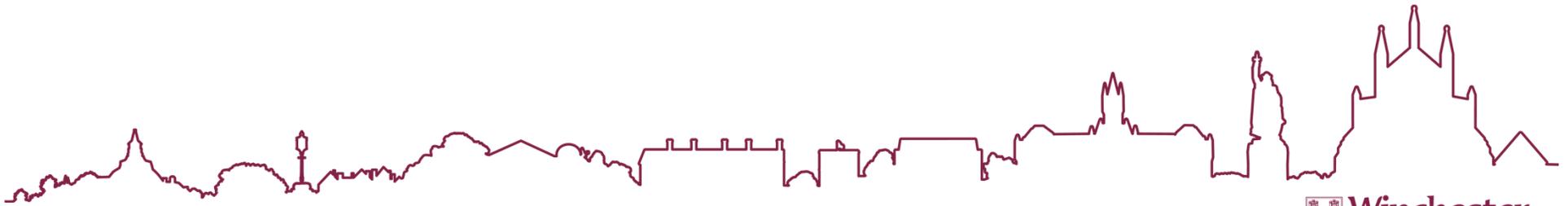
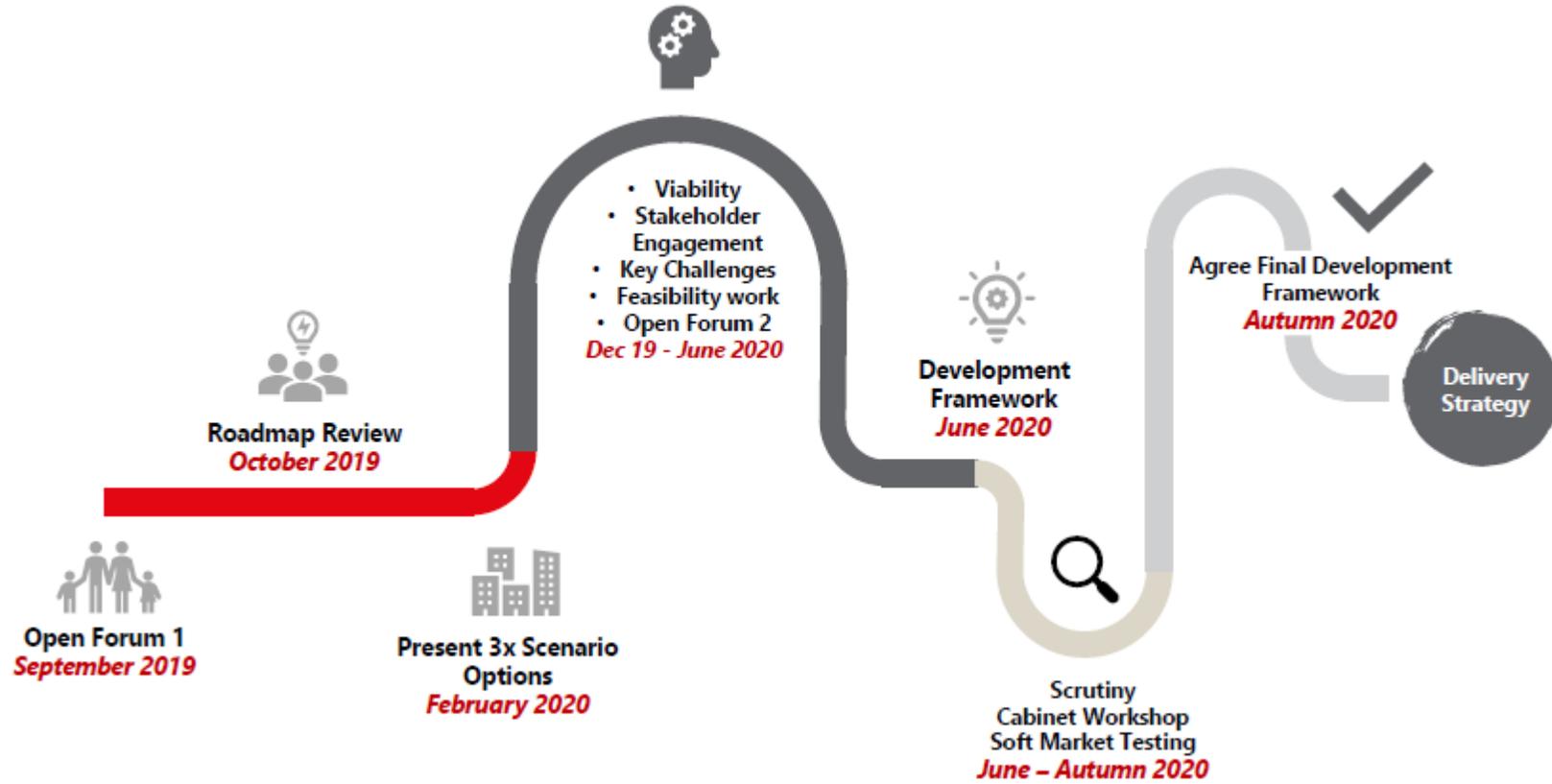
OPEN FORUM FEEDBACK SUMMARY

Questions

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



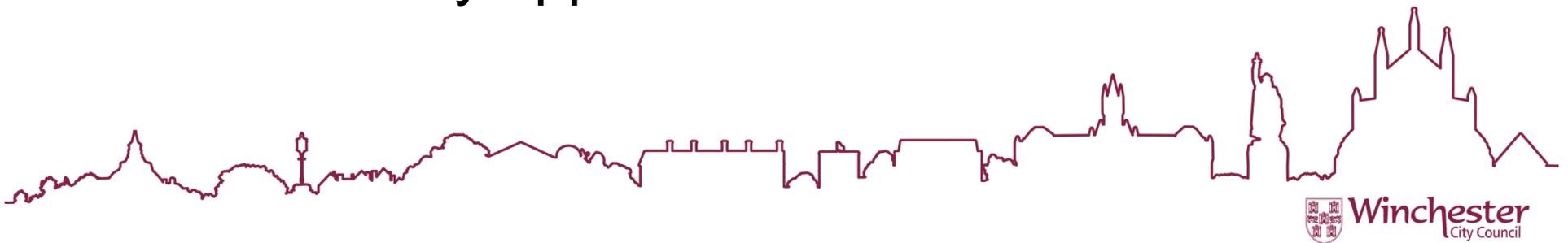
NEXT STEPS



NEXT STEPS

 Now until Summer 2020:

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



NEXT STEPS

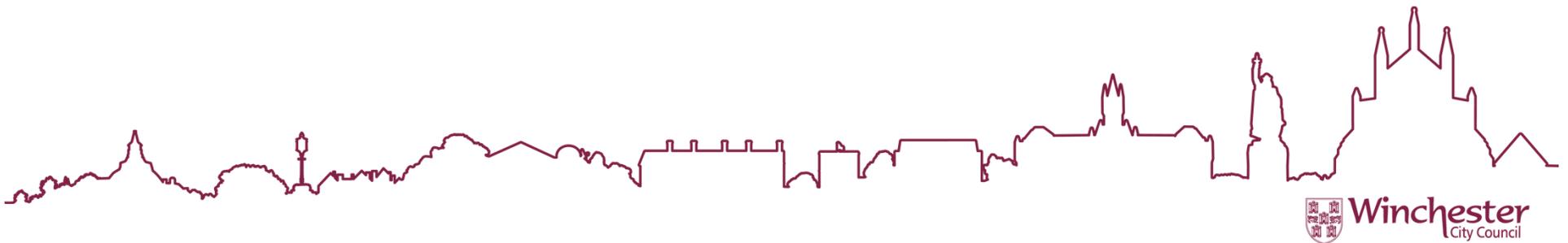
Summer 2020

 Public engagement

Autumn 2020

 Open Forum

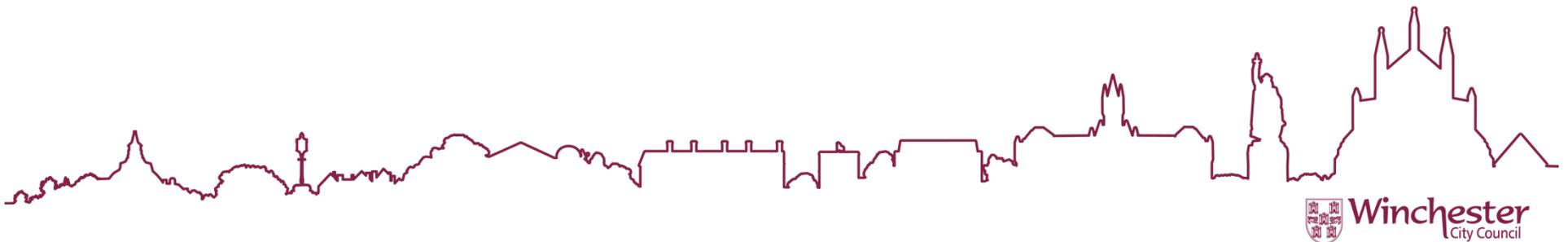
 Cabinet Approval



NEXT STEPS

Beyond Autumn 2020

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



Questions

