

# Engagement Report

Central Winchester Opportunity

August 2024

# Jigsaw

Partnerships  Places

# Turner.Works



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# Executive Summary

This report is the cumulation of 12 months of engagement carried out by Jigsaw (Partnerships and Places) in partnership with Winchester City Council as a launchpad for the next stage of the Central Winchester Regeneration (CWR) project. It was important to use the time we had constructively to listen to the concerns and ideas of local people, interest groups and stakeholders and at the same time immerse the team and bring the partnership with the city to life.

We were acutely aware of the engagement work carried out in the production of the Supplementary Planning Guidance for CWR, and see this documents as the cornerstone of the project. However given it was produced in 2018, pre COVID-19, and in many respect focused on the town scape attributes that any successful scheme would need to meet we wanted to test its robustness but more critically build upon it to reflect some of the other challenges presented by the climate emergency and the need to empower local people in the process of (re)making this part of Winchester and sharing the benefits that it will bring.

The report provides an overview of the Stakeholder Mapping and Programme to date and into 2025. It then highlights the outputs from the Active (personal interaction), Passive (online) and Meanwhile activities. In particular it shows how the output from the active engagement is amplified through the passive (online) processes to test whether what we have discovered together in smaller groups resonates with the population at large. We then do a deep-dive into the Co-Creation sessions and show how the outputs link back to the SPD.

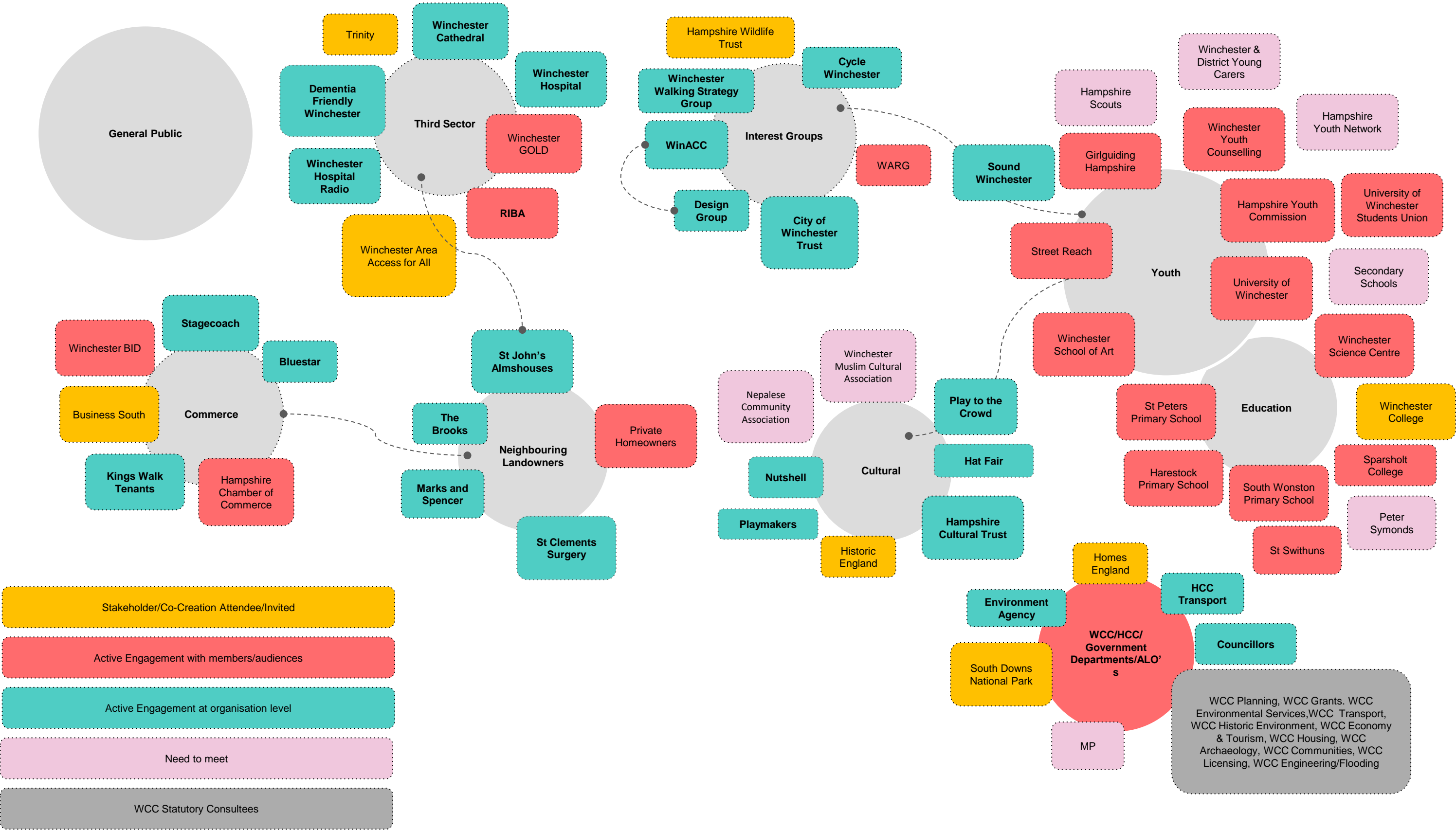
Finally, we show how all this work will be used going forward to inform the project brief, including the design brief for the project and how the emerging design work will be used for further engagement prior to any planning application being made.

This is not a final report, it is a point in time, and we hope that you find it a “good read”. However, as much as we would like everyone to agree with our findings, we want to engage with people we have not met and in particular those that might disagree with the direction of travel outlined in this document, because we will have failed in our duty to Winchester if we find that we have only operated in a echo chamber.

So please do contact us and let us know what you think, and let's make a better Winchester together.

A

Stakeholder Mapping





## B

## Programme

	2023						2024						2025						26		
	Q3		Q4		Q1		Q2		Q3		Q4		Q1		Q2		Q3		Q4		Q1
	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	J	J
Stakeholder Engagement																					
Ongoing engagement with community and stakeholder groups to feed into design process																					
Themed stakeholder workshops																					
Co-creation workshops																					
Set up and run Futures Group																					
Focussed engagement with young people inc. universities and schools																					
Engagement with neighbouring residents, businesses and landowners																					
Continued engagement with Kings Walk tenants																					
Ongoing engagement with transport stakeholders																					
Community Engagement																					
Community Engagement																					
Meet & Greets																					
Public Consultation 1 – contextualise / use digital historic model																					
Public Consultation 2																					
Passive Engagement																					
Establish Commonplace platform																					
Launch Commonplace platform																					
Upload activities on Commonplace																					
Upload emerging planning / proposals on Commonplace																					
Active Engagement																					
1:1 unique interactions																					
Start up Event at University of Winchester																					
Attendance at Winchester School of Art seminar																					
RIBA Talks																					
Half Term Pop Up Events																					
Workshops with Schools																					
Visits to Winchester Brownies, Guides and Rangers																					
Presentation to Hampshire Chamber of Commerce																					
Presentation to Winchester BID																					
Attendance at Business South Regen South Conference																					
Presence at Hat Fair																					
Archaeology Activities at Friarsgate																					
WSA/Education Project Brief																					
Presence at Freshers Week (UoW and Sparsholt)																					
Meanwhile Engagement																					
Meanwhile Engagement and Activation																					





# Engagement Strategy



## Engagement Strategy

### Active Engagement

The feedback received from the active engagement activity reflects the District-wide nature of the audience, many of whom were keen to share their views on the importance of connectivity to the city centre from the wider District. There was also consensus on the importance of high-quality design and materials, accessibility, communal space and the desire to see independent retail and markets.

- 4 x Themed Stakeholder workshops – 40 attendees
- 10 x Meet & Greets – at Kings Worthy, Colden Common, Whitely, Alresford and city centre locations – over 140 attendees
- 3 x Co-creation workshops – 40 attendees
- 6 x RIBA Talks – 390 attendees
- 1:1 unique interactions – over 25 meetings/calls
- Presentation to Hampshire Chamber of Commerce – at Winchester Business Strategy Group – 22 attendees
- Presentation to Winchester BID
- 3 x Half Term Pop Up Events – at The Arc, Winchester Sport and Leisure Park, Glowing Galaxies at Kings Walk
- 4 x Workshops with primary schools – at Harestock, St Peters, South Wonston and St Swithuns
- 3 x Visits to Winchester Brownies, Guides and Rangers – at St Cross
- Presence at Start up Event at University of Winchester
- Attendance at Winchester School of Art seminar
- Presence at Hat Fair – at Abbey Gardens and Busket Yard – 25 sign ups
- Attendance at Business South Regen South Conference



## Engagement Strategy

### Active Engagement



↑Wordcloud from Active Engagement



C

Engagement Strategy

Active Engagement

District Locations

1.

Sparsholt College

SO21 2NF
2.

South Wonston

SO21 3EH
3.

St Cross

SO23 9SB
4.

Kings Worthy

SO23 7QA
5.

Colden Common

SO21 1UU
6.

Alresford

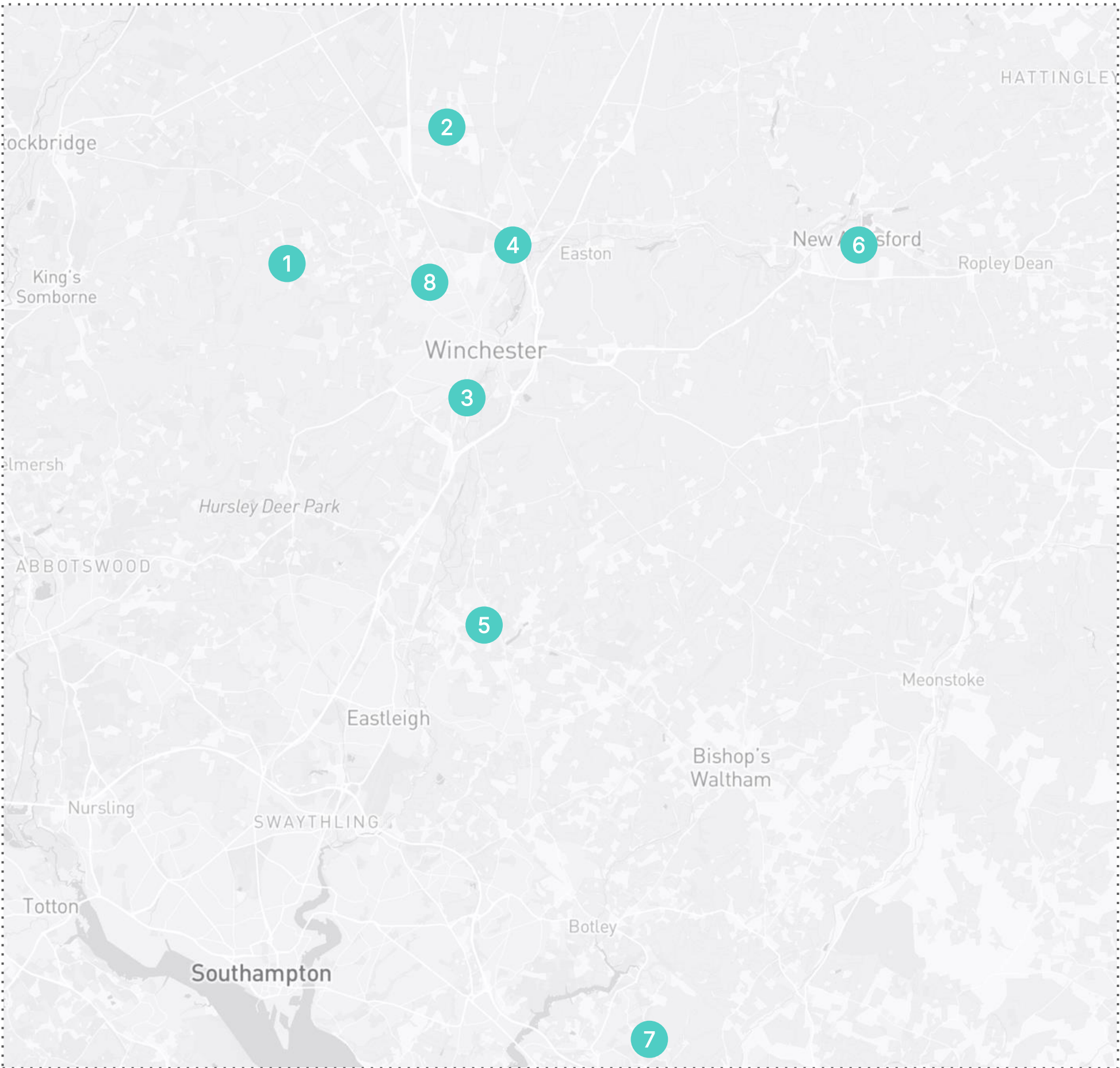
SO24 9AG
7.

Whitely

PO15 7LJ
8.

Harestock

SO22 6LU



↑ District Engagement Location



C

Engagement Strategy

Active Engagement

City Centre Locations

1.

St Peters School

SO22 4JB
2.

University of Winchester

O22 5FT
3.

Records Office

SO23 8TH
4.

The Arc

SO23 8SB
5.

Winchester School of Art

SO23 8DL
6.

Winchester BID office

SO23 8AT
7.

South Downs Social, Kings Walk

SO23 8AF
8.

The Nutshell, Kings Walk

SO23 8AF
9.

Busket Yard

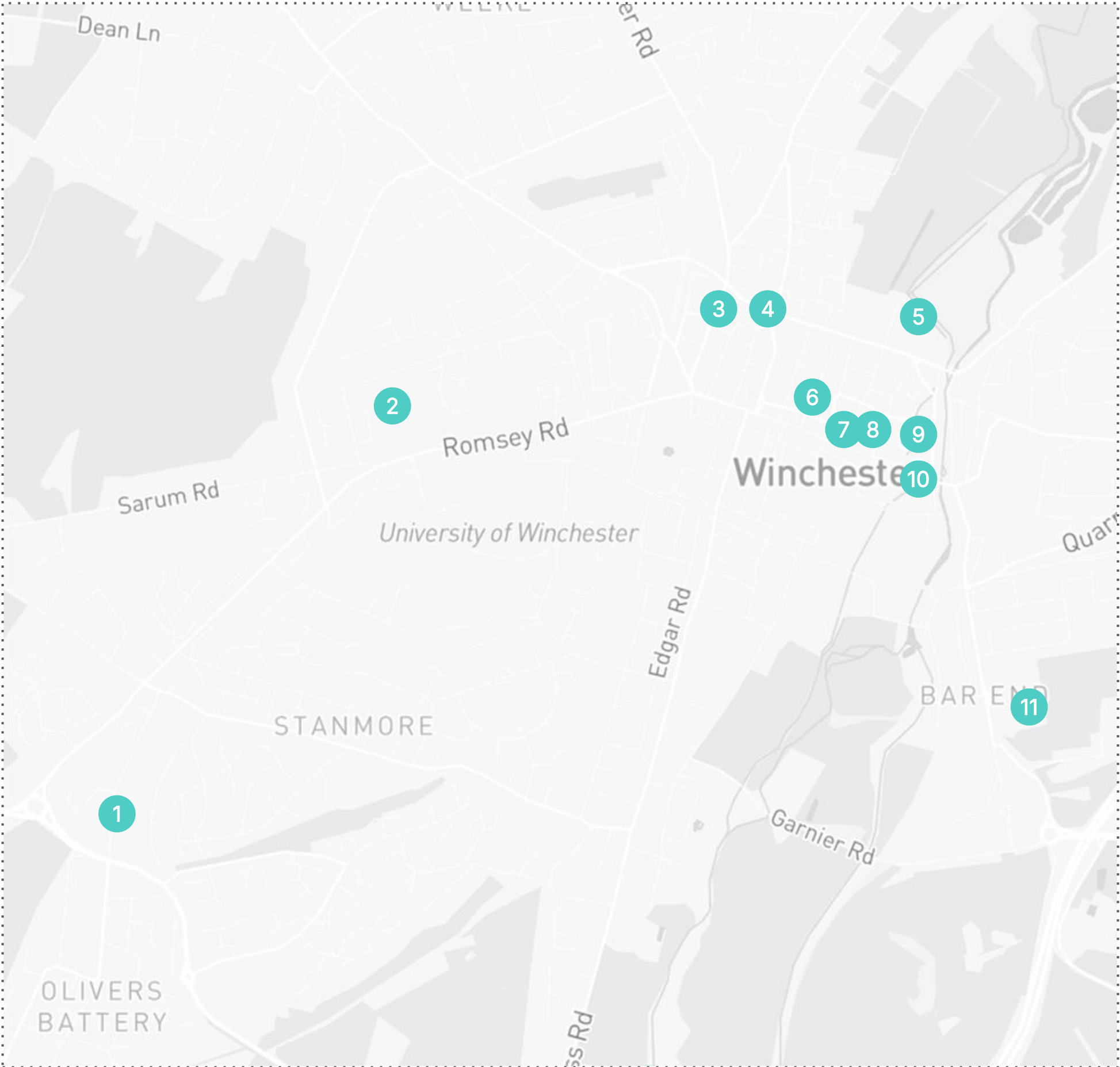
SO23 9BA
10.

Abbey Gardens

SO23 9BE
11.

Winchester Leisure Centre

SO23 9NR



↑ City Centre Engagement Location

C

Engagement Strategy

Passive Engagement

We have used Commonplace to enhance our passive engagement outreach. We have shared key project updates, programme, conducted surveys and linked the outputs from the stakeholder and co-creation workshops to the platform. This engagement allows us to record valuable feedback, ensuring participants input is captured and considered as we progress to the next stage of design.

1,971

Visitors

350+

Responses

239

News Subscribers

↑ Statistics Passive Engagement Commonplace



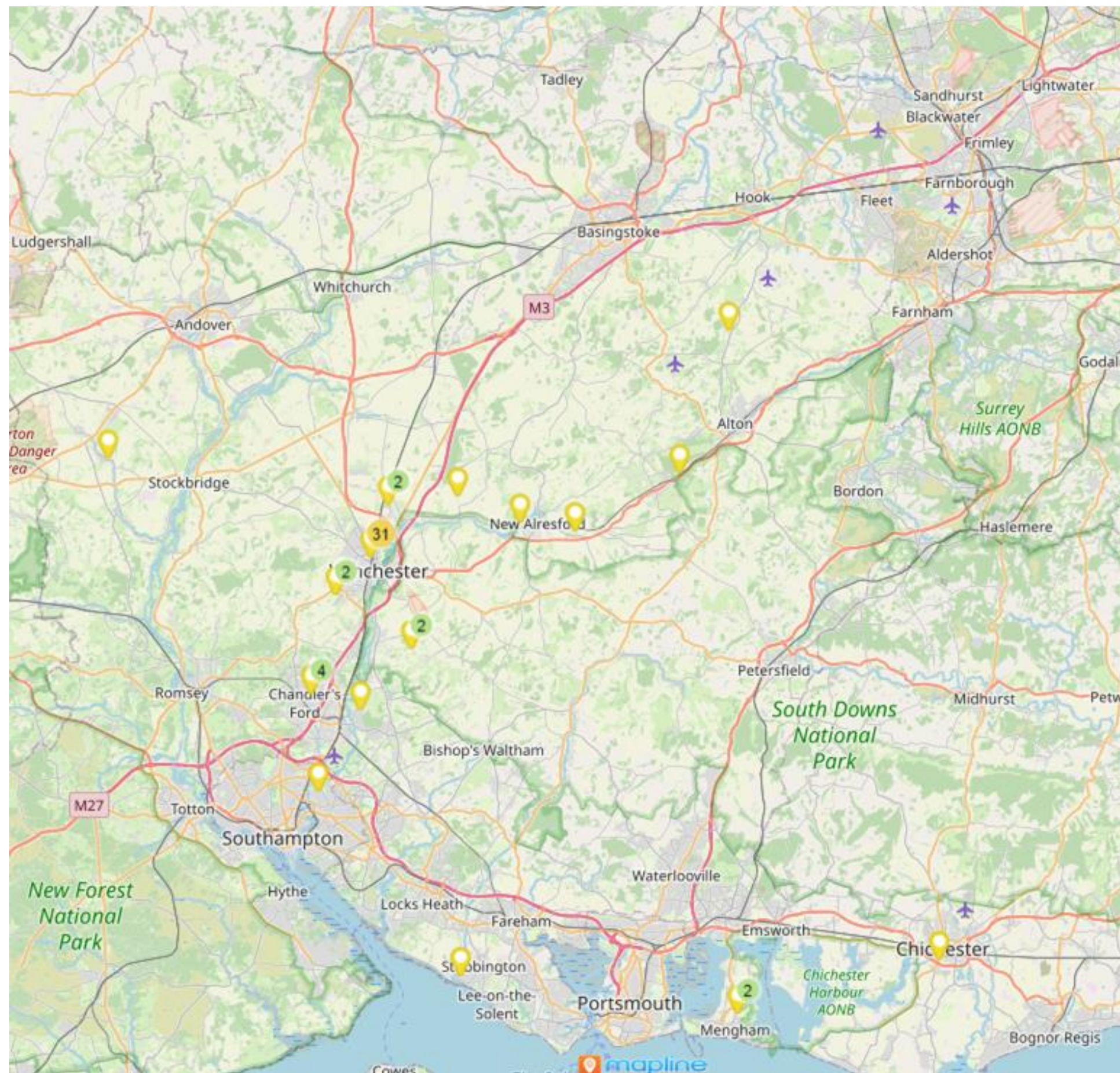




## Engagement Strategy

### Passive Engagement

Our passive engagement via Commonplace has engaged with people throughout the District. Jigsaw will ensure that this continues, enabling us to capture a broader range of perspectives from people across Winchester district as the CWR scheme progresses.



↑ Passive engagement locations




CEngagement Strategy

Passive Engagement


Our passive engagement has included regular updates via the Central Winchester project newsletter, as well as social media posts through Winchester City Council’s social media channels.

IT’S TIME  
IT’S HAPPENING  
NOW

CENTRAL  
WINCHESTER  
REGENERATION  
NEW LIFE IN A TIMELESS CITY

Welcome to our new regular project newsletter, designed to keep you up to date with everything happening with our Central Winchester Regeneration project.

INTRODUCING THE WORLD-CLASS DESIGN TEAM TO TRANSFORM  
CENTRAL WINCHESTER




Jigsaw, by Partnerships and Places, has assembled a stellar design team for our Central Winchester Regeneration project. Led by the Stirling Prize-

↑CWR Newsletter

Winchester City Council  
May 21 · 🌐

Our development partner Jigsaw recently visited South Wonston Primary School along with local Kings Walk business BellaCrafts, as part of the Central Winchester Regeneration project’s work with young people and local schools.  
During the workshop, pupils worked with Bella Crafts to come up with fun ideas for what they’d like to see at the Central Winchester Regeneration site, and then placed them on a map of the area 🗺️  
Thanks to all of the pupils for their valuable input! 🙌  
Would your local primary school or youth group like to get involved? Email Louise.Gill@partnershipsandplaces.co.uk to find out more 📧  
#southwonston #centralwinchesterregeneration



Winchester City Council  
November 9, 2023 · 🌐


New & upcoming dates are available to meet our Central Winchester Regeneration development partner, Jigsaw (by Partnerships & Places)  
The sessions are a chance for Jigsaw to listen to your hopes and ideas about the future regeneration of the city, and understand opinions ahead of any initial designs being developed.  
We hope you’ll come along and share your ideas - no need to book, simply drop in at any point during the times below. 🗨️  
📍Wednesday 15 November 1-4pm - Alresford Community Centre  
📍Wednesday 29 November 2pm - 5pm The Arc, Winchester  
📍Wednesday 13 December 4pm-7pm Winchester Sport and Leisure Park  
You can also attend any drop-in regardless of where you live!  
Stay up to date here 📧 <https://cwr.commonplace.is/>  
[The Arc, Winchester](#)  
[Winchester Sport & Leisure Park](#)

Winchester City Council  
November 24, 2023 · 🌐

Two more Meet & Greets are planned this year for you to come and meet our #centralwinchesterregeneration partner Jigsaw (by Partnerships & Places)  
The drop-ins are informal and give you the opportunity to share your thoughts and ideas about the regeneration of this part of Winchester before any designs are underway!  
📍Wednesday 29 November 2pm - 5pm [The Arc, Winchester](#)  
📍Wednesday 13 December 4pm-7pm [Winchester Sport & Leisure Park](#)  
Speaking of the Meet & Greets the Jigsaw team have said: ‘We’ve been hosting Meet & Greet sessions every fortnight for the past two months and have really valued hearing from people from across Winchester district about the things that matter to them - from thoughts on housing need to environmental concerns, views on traffic issues to ideas about revitalising public open spaces. We’d love to hear what you think too - please do come along to one of the sessions taking place this November and December.’

Winchester City Council  
February 15 · 🌐

Meet the Jigsaw team this half-term!  
Colleagues from our #centralwinchesterregeneration development partners, Jigsaw, have been out and about this half-term at various events....you may have seen them today at [The Arc, Winchester](#) or at our Glowing Galaxies display in Middle Brook Street and Kings Walk?  
If you see them, stop and say hello and share your ideas for Winchester - they’re especially keen to hear from young people - so if you’re out and about with your family, please do stop and say hello 🗨️  
📍Tomorrow (16 Feb) they’ll be at Winchester Sport and Leisure Park between 10am and 1pm



↑CWR Facebook posts





# Engagement Output

## D Engagement Output

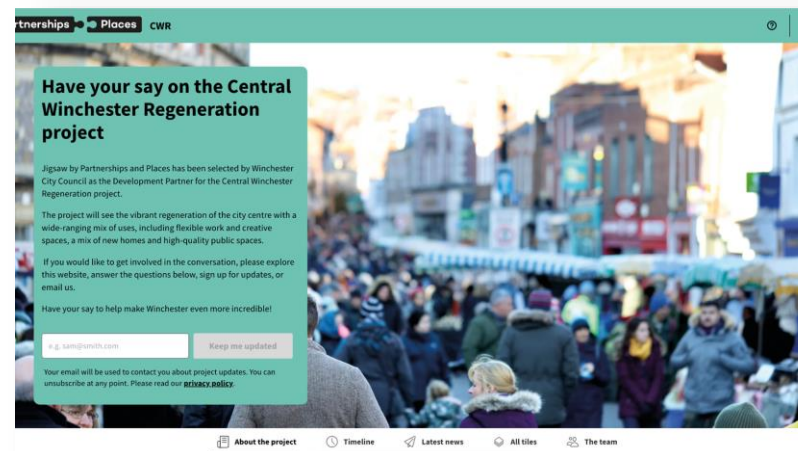
Alongside the granular information about Winchester, its people and their aspirations for CWR, there are **three significant, documented, outputs from the engagement projects to date**. These three outputs are outlined on this page and then provided in detail in the rest of this chapter.



### Stakeholder Workshops Outputs

These 4 workshops had an individual theme for each; Sustainability, Movement, Culture & Heritage and Land Use.

We engaged with the local community and stakeholders to facilitate the identification of key issues, desired outcomes, and actionable steps for the project in each of the focus areas.



### Commonplace Survey

The Commonplace Survey took the themes that emerged from the Stakeholder Workshops and asked the wider public, via the online platform, to what degree they agreed with the themes or not.



### Footprint Co-Creation: People Planet Place

Footprint is a methodology used by Jigsaw to bring multi-faceted viewpoints together using Co-Creation. This is different to the previous two processes which create clear boundaries. Here we are looking to form a holistic idea about what CWR could be based on People, Place and Planet.

The outputs from the previous process are then used to verify the outcomes and ensure the specific concerns of particular groups or individuals have not been overlooked.



## D Engagement Output: Stakeholder Workshops

# Stakeholder Workshop Outputs

July 2023

# Jigsaw

Partnerships Places





## D Engagement Output: Stakeholder Workshops

### Introduction

This document provides an overview of the outcomes and insights gathered from a series of four themed workshops held in July 2023, focused on the Central Winchester Regeneration Opportunity (CWR). These workshops aimed to engage with the local community and stakeholders to start a collaborative dialogue to facilitate the identification of key themes, desired outcomes, and actionable steps for the project.

The workshops served as a platform to foster meaningful discussions and gather valuable input from participants representing diverse perspectives within the community. Through an inclusive and participatory approach, the sessions laid the first steps for shaping the future of this very important part of the city.



Central Winchester Regeneration site boundary

## D Engagement Output: Stakeholder Workshops

### Content



**N.B.:**  
**CWR** is used as an acronym throughout this document to designate the **C**entral **W**inchester **R**egeneration opportunity



## D Engagement Output: Stakeholder Workshops

### Attendees

1	2	3	4
<b>Heritage &amp; Culture</b>	<b>Live, Play &amp; Work</b>	<b>Environment</b>	<b>Movement</b>
19th July	25th July	25th July	26th July
Caroline Horrill Richard Baker Maddie Cowell Deryck Newland Andrew Loretto Richard Rous Andrew Gostelow Paul McCulloch Paul Sapwell Harriet Morris	Caroline Horrill Eze Ekeledo Neil Wyatt Steve Lincoln Andrew Gostelow Simon Hendey Paul Spencer Chris Edwards Andy Von Bradsky Simon Turpin Andrew Palmer	Campbell Williams Otilie West Steve Lincoln Alex Clayton Phil Gagg Judith Sykes	Andy Hickman David Jowsey Mark Jackson Chris Edwards Phil Gagg Adrian Jones John Arthur Andy Von Bradsky Simon Turpin Lizz Kessler Stewart Wilson

## D Engagement Output: Stakeholder Workshops

### Workshops Process



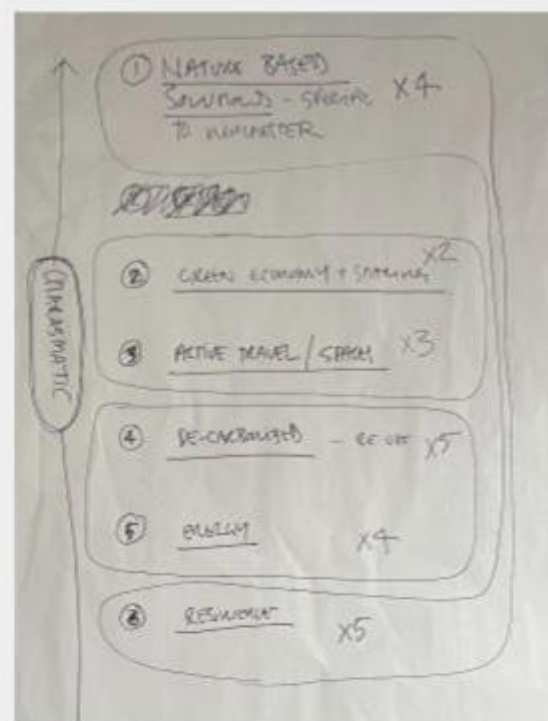
A



#### Illustrated Conversation

Each participant was invited to bring two images to the table that were linked for them to the theme of the respective workshop they were participating in. The images are used to trigger conversation and participants are encouraged to write key concepts, ideas or quotes that are mentioned during the workshop.

Jigsaw



B



#### Defining sub-themes

Together, the participants and the project team think of sub-themes that could serve as conceptual umbrellas for the concepts that have been discussed during the illustrated conversation (Step A).



C



#### Associating conversation output to the sub-themes

Following the identification of the sub-themes, the participants are encouraged to distribute/classify the key concepts, ideas or quotes (Outputs of Step A) within each of the sub-themes identified in Step B.

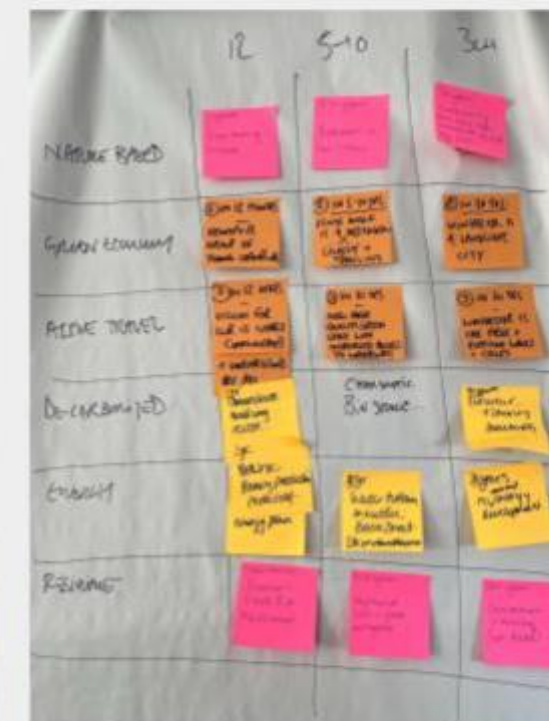


D



#### Conceptual clusters

In small groups, the participants identified conceptual clusters within which the ideas could be segmented into.



E

#### Future Actions & Ideas

Inspired by the conversations and the thematic organisation of ideas, the participant defines desired outcomes for each of the sub-themes in regard to the future neighbourhood and the impact it could have on the city as a whole.



## D Engagement Output: Stakeholder Workshops

1

# Heritage & Culture

WORKSHOP 1

Where we discuss the role that identity, tradition and inclusivity should play in the development of Central Winchester.



Jigsaw Partnerships Places



## D Engagement Output: Stakeholder Workshops

### 1 Heritage and Culture: Illustrated Conversation



Images brought by participants



## D Engagement Output: Stakeholder Workshops

### 1 Heritage and Culture: Defining Sub-themes / Action & Ideas

#### Data

##### Statement

Identifying what we have the need and growth potential. Data is going to inform the curation and brand by identifying the constituents and needs).

##### Action/Ideas

- liquidity/financial capacity
- demographics (age, gender, tastes)
- local, national and international visitors
- Tourism data

#### Curation

##### Statement

Creating a Platform (Curation in space and time for your constituency & needs and/or nudging the constituency of residents and visitors).

##### Action/Ideas

- Mapping (could be a part of Data collection - what have we got?)
- Building - Physical what is the cost of revealing some of the archeological remains? (Basingstoke museum), Temporal, Activities, Complimentary
- Cherishing - linking our museums, theatres, cathedral and galleries together through wayfinding/map/digital/ticketing
- Sustaining - Management/coordination role... York spend 4 million per annum)
- Exciting

#### Inclusive Vision

##### Statement

Accessible, Inclusive and Affordable for all, irrespective of need /age /gender /race /sexuality.

##### Action/Ideas

- Accessible - the city and CWR need to be both physically accessible and also culturally accessible. Participatory, not elitist.
- Inclusive - a safe, welcoming place for all 24/7.
- Affordable for creatives to working in, and for people to visit - need a programme of free activity.

#### Brand/USP

##### Statement

Winchester is distinctive not generic - we need to preserve this.

##### Action/Ideas

- Define what we have (links to Mapping) - more than a place with a Cathedral.
- Heritage - we have 2000 year of embodied memory - akin to embodied carbon - let's use it better!
- Physical - the landscape starts at the south downs and comes into the Itchen Valley and flows through the city - winchester is a green/garden city

#### Brand/USP CWR

##### Statement

CWR should evolve into an imaginative and vibrant creative district, fostering innovation and artistic expression.

##### Action/Ideas

- Experiential and Creative - CWR should nurture the city beyond F&B.
- CWR should Invest in being Bold, Brave and Distinctive to prioritise Culture and Creativity
- The best piece of Green Urbanism in the UK/Europe



## D Engagement Output: Stakeholder Workshops

2

# Live, Work & Play

## WORKSHOP 2

Where we explore the part that Central Winchester could play within the city as a whole, its potential for social change and its capacity to cope with a rapidly changing world.





## D Engagement Output: Stakeholder Workshops

### 2 Live, Work & Play Illustrated Conversation



Images brought by participants



## D Engagement Output: Stakeholder Workshops

### 2 Live, Work & Play Defining Sub-themes / Action & Ideas

#### Flexibility

##### Statement

CWR should prioritize flexibility in its design and infrastructure to adapt to changing needs and trends over time.

##### Action/Ideas

- CWR needs to be able, to be able, to respond over time
- Needs to be flexible enough to respond to today, tomorrow and the future
- needs to balance multiple design influences
- Financial viable without creating barriers
- build space that is not defined

#### Community

##### Statement

CWR should emphasise fostering a sense of community, encouraging social interactions, and creating spaces for residents to connect and collaborate with each other.

##### Action/Ideas

- Needs to create a variety of housing types and affordability
- maximise the range of uses of the spaces and buildings
- create opportunities for personal interaction
- improve the perception of Winchester as a safe place
- continually delight people

#### Curating

##### Statement

Striving for a distinctive character and personality, CWR should be an affordable, adaptable framework that nurtures personal and business growth, prioritizes high social value uses, and fosters spaces accessible to a variety of users.

##### Action/Ideas

- Make it different, a new kind of offer, a catalyst for change, a bold vision
- deliverable and affordable
- a framework for personal and business development (thriving)
- identify (prioritise) high social value uses
- create spaces that can be used by multiple users are interchangeable.

#### The Mix

##### Statement

CWR seeks to foster a vibrant and affordable cultural and entrepreneurial scene with integrated work and leisure opportunities. It should curate a harmonious blend of uses that honour both tradition and innovation.

##### Action/Ideas

- ENTERPRISE: Incubator spaces and infrastructure that gives flexibility for growth
- LIVING: Varied and Affordable
- CULTURE: needs evening live work and play
- PLACE: Mix of uses and mix of new and old

#### Missing Link

##### Statement

Designed as a place for adventure, CWR should aim to have a public realm and mix of uses that embrace inclusivity through a diverse offer of activities/possibilities. It should foster an ambience that is wonderfully vibrant even if at times a bit chaotic.

##### Action/Ideas

- A place for young adults to be adventurous
- Public realm for everyone and everything
- A place for more hours and more days of the week and the seasons
- A place to be bold
- a bit chaotic but wonderful

## D Engagement Output: Stakeholder Workshops

3

# Environment

## WORKSHOP 3

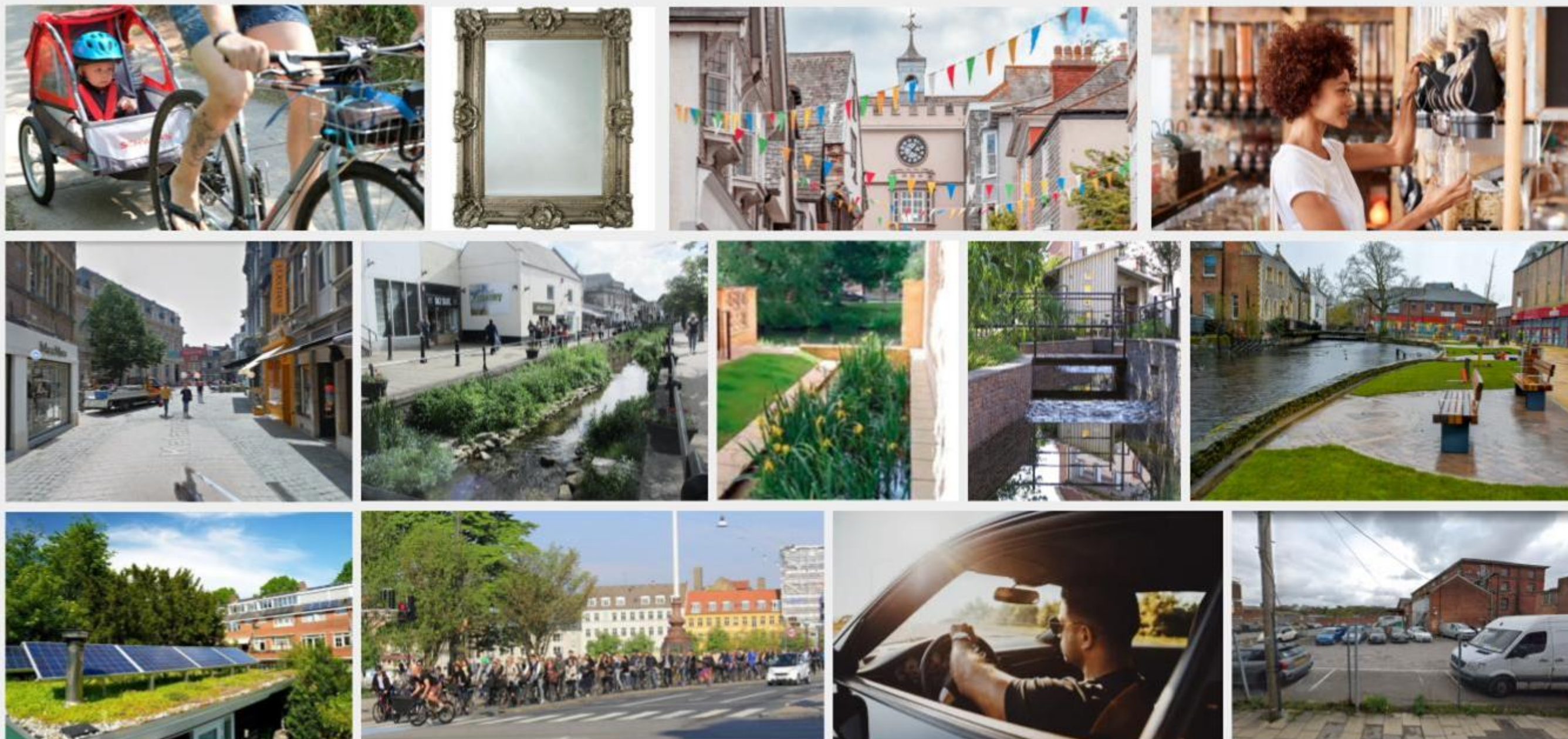
Where we imagine the part that Central Winchester could play to address the climate emergency





## D Engagement Output: Stakeholder Workshops

### 3 Environment Illustrated Conversation



Images brought by participants



## D Engagement Output: Stakeholder Workshops

### 3 Environment Defining Sub-themes / Action & Ideas

#### Nature-based solutions

**Statement**

CWR should make every effort to promote and incorporate solutions that are rooted in natural processes within its development.

**Action/Ideas**

- promote and reintroduce native species in an international ambition manner
- Encourage and promote accessibility to nature safely
- Use best practice for flood management
- green infrastructure should be at the heart of design for CWR

#### Green Economy and Sharing

**Statement**

CWR aims to champion sharing and reusing while offering dedicated green infrastructure that supports a thriving green economy.

**Action/Ideas**

- Engage young people as champions
- Promote the principles of sharing and reusing
- Provide space-specific green infrastructure that supports a green economy

#### Active Travel and Spaces

**Statement**

CWR should prioritize and emphasise active travel options, such as walking, cycling, and public transportation and promote healthier and more sustainable modes of transportation.

**Action/Ideas**

- End the dominance of the car
- Deliver infrastructure to promote and encourage active travel
- Provide (multi-)functional green space
- Be an exemplar and drive behaviour change
- Communicate a bold vision



## D Engagement Output: Stakeholder Workshops

4

# Movement

## WORKSHOP 4

Where we imagine the future of travel and connectivity for Central Winchester.





## D Engagement Output: Stakeholder Workshops

### 4 Movement Illustrated Conversation



Images brought by participants



## D Engagement Output: Stakeholder Workshops

### 4 Movement Defining Sub-themes / Action & Ideas

#### Discourage Car use

##### Statement

We cannot continue as a car-dependent society, we need to create better places for us to live and thrive

##### Action/Ideas

- viable, attractive and convenient alternatives to the car that are "better and cheaper" to encourage take-up
- Change mindsets
- ensure new development is not car-centric

#### Consensus Building and Communication

##### Statement

To encourage political support and positive wins, otherwise, change might not happen.

##### Action/Ideas

- Remove physical barriers
- Exemplar model for sustainable living in a historic town
- Manage the public discourse
- How:
  - Learn from elsewhere
  - Build political support
  - Shape the vision
  - Promote the vision
  - Listen and respond to feedback.

#### Connections beyond the red line

##### Statement

CWR should augment the connection between the city's outskirts and its core, it should weave itself into the surrounding urban fabric.

##### Action/Ideas

- Improve and Expand EV charging by - identify funding for infrastructure - cycling infrastructure plan for the district
- identify now traffic neighbourhoods (LTN's) and safe routes to schools
- improve access from the edge of the city to the centre by reducing car traffic and improving buses, cycling and walking infrastructure.

#### Competing demands - Rebalance

##### Statement

We need to redress the imbalance between different modes of transport and the land this takes up. Everyone is a pedestrian at some point in their journey

##### Action/Ideas

- Encourage responsible and considerate cycling
- buses need priority
- need a variety of servicing strategies, but aimed at moving away from inert loading bays that destroy the streetscape - front/timed, micro consolidation
- lead to redirecting flows and apportioning the public realm towards the pedestrian/human scale

#### Permeability & Legibility

##### Statement

CWR should prioritize being easily navigable and accessible, with clear pathways, signs and connections, in order to create a permeable and legible urban environment

##### Action/Ideas

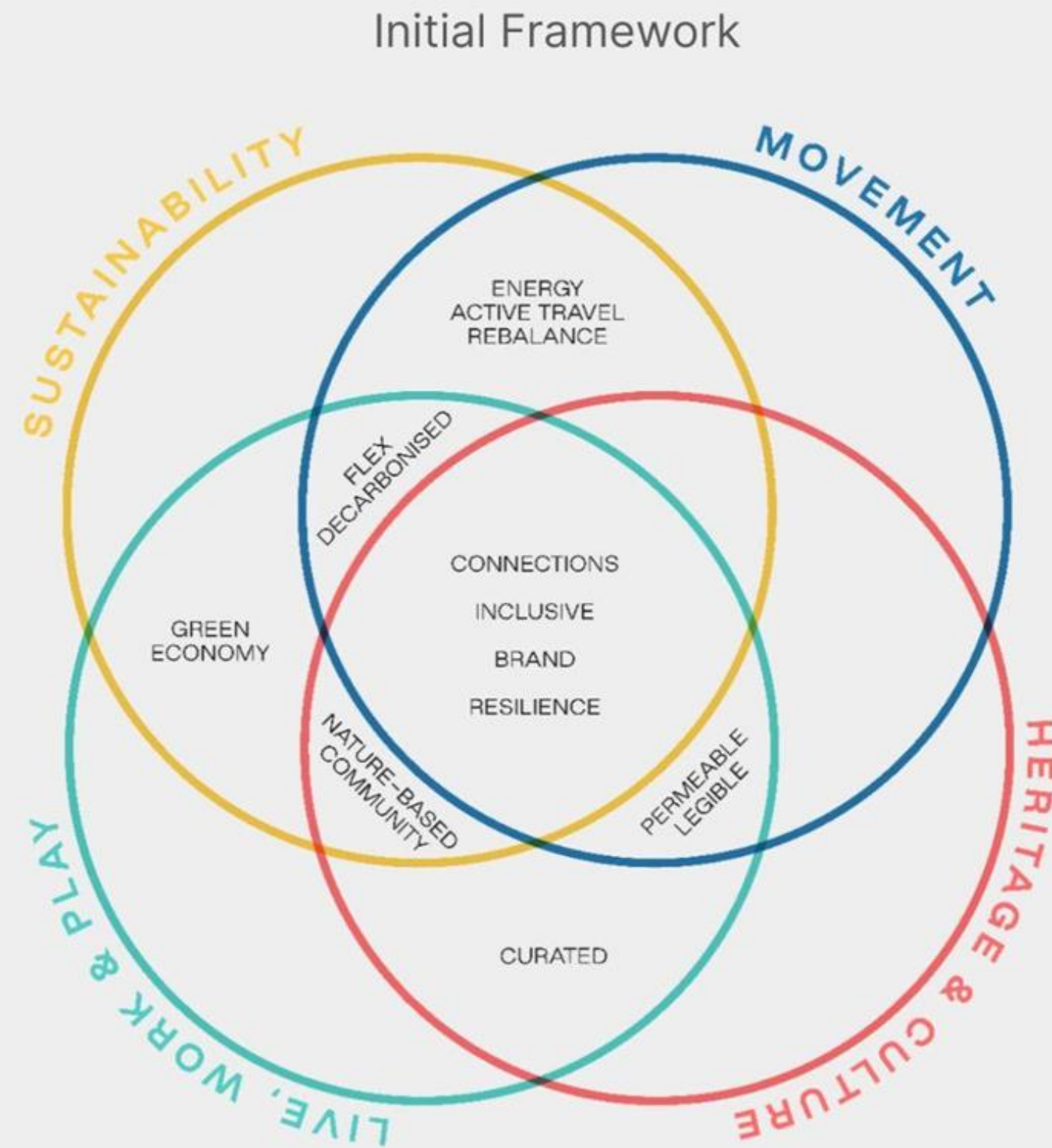
- Small changes to existing infrastructure - remove barriers to cycling more freely (micro rule-breaking sets up conflict/Friction) and ensure that mobility scooters can navigate the city properly
- Focus on the sociability of the walking city - comfortable and safe spaces
- Focus on quality - wayfinding, lighting, signage etc
- Maintenance
- Landscape
- Hierarchy and Character

## D Engagement Output: Stakeholder Workshops

# Initial Framework



## D Engagement Output: Stakeholder Workshops



## D Engagement Output: Stakeholder Workshops

### Initial Framework — Microplan Scale

As part of the workshops, the participants were encouraged to propose ideas that they would see as positive outcomes from the regeneration of Central Winchester. The project team has selected a few to represent some of the represented ambitions.

On the right are seven of the quick actions that have come out from the workshops. These were seen as positive projects to be undertaken in the upcoming year.

In the next **12 Months**, Central Winchester will...

- A have opened its own **outdoor cinema** destination
- B have developed **an open-air museum** across the neighbourhood
- C **have stopped mowing the grass** and reseed flowers
- D **have engaged the creative community** in locally developed visionary projects
- E have opened **a new cycling hub**
- F have installed **new attractive urban furniture** on Brooke Street
- G have identified **a group of young local champions**



## D Engagement Output: Stakeholder Workshops

### Initial Framework — Masterplan Scale

As part of the workshops, the participants were encouraged to propose ideas that they would see as positive outcomes from the regeneration of Central Winchester. The project team has selected a few to represent some of the represented ambitions.

On the right are seven of the medium term ideas that would be seen as positive direct outcomes from the Central Winchester regeneration opportunity. These were seen as a visualisation of what good would look like in 10 years time in the neighbourhood.

#### In 10 years, Central Winchester will...

- A **have adapted and reused** its existing assets and buildings
- B have opened up and facilitated **access to the river** and make it a lively destination
- C have people living happily in **a variety of homes** they can afford
- D **celebrate walking as a method of transportation** and have developed a solid connection to wider public transport networks
- E have grown a **comfortable, inclusive and sociable** micro-climate and public realm
- F be **a place full of energy** that is creating an economic impact from people that want to sustain change
- G become a thriving destination with **a strong sense of belonging**

## D Engagement Output: Stakeholder Workshops

### Initial Framework — Long Term Impact

As part of the workshops, the participants were encouraged to propose ideas that they would see as positive outcomes from the regeneration of Central Winchester. The project team has selected a few to represent some of the represented ambitions.

On the right are seven of the long term effect that the regeneration opportunity could have on the city as a whole. These were seen as desired outcomes and ambitious goals that the project should base itself on.

In **30 years**, with the benefit of the CWR programme, Winchester will...

- A have **busy streets** full of busy people
- B have **established thriving green spaces** (not dead) with an increase of **500% in biodiversity** across the city
- C **be 100% car free** with everyone cycling or walking
- D have **a vibrant city core** as a great place to live, work and play...
- E be widely seen as **a progressive historic city**
- F have **met all its climate targets**
- G have developed **a fantastic access** to home, work, shops, culture and nature



## D Engagement Output: Stakeholder Workshops

### Questions for Commonplace

#### 1 Heritage & Culture

##### Curation

How do you feel about the following statement: "CWR should be arranged in a way that makes it feel curated, planned and defined."?

##### An Inclusive Vision

How do you feel about the following statement: "CWR should be created in a manner that welcomes and accommodates everyone, regardless of their background or abilities."?

##### CWR Brand/USP

How do you feel about the following statement: "CWR should try to establish a unique and distinct identity, different to the rest of Winchester."?

#### 2 Live, Play & Work

##### Flexibility

How do you feel about the following statement: "CWR should prioritize flexibility in its design: buildings should be able to be used for different things in the future if needed."

##### Community:

How do you feel about the following statement: "CWR should strive to encourage social interactions. It should be easy to stumble on people and to organise gatherings"

##### The Mix

Considering the current characteristics and needs of CWR, what mix of uses do you believe would be the most suitable and beneficial for the neighbourhood?

##### The Missing Link:

What important element is currently lacking in Winchester that CWR could contribute to enhancing the overall city experience? Name one.

#### 3 Environment

##### Nature-based solutions

How do you feel about the following statement: "CWR should make every effort to promote and incorporate solutions that are rooted in natural processes."?

##### Decarbonised

How do you feel about the following statement: "CWR should strive to become a worldwide example of genuinely carbon neutral urban development."?

##### Energy

How do you feel about the following statement: "CWR should be bold when it comes to energy efficiency and renewable energy."?

##### Resilience

How do you feel about with the following statement: "CWR should be designed to survive and thrive for centuries."?

#### 4 Movement

##### Connections beyond the red line

How do you feel about the following statement: "CWR should develop strong connections with the surrounding transport networks."?

##### Competing demands - Rebalance

Place the following modes of transport in the order that CWR should be prioritising them. (Cycling, Walking, Public Transport, Car)

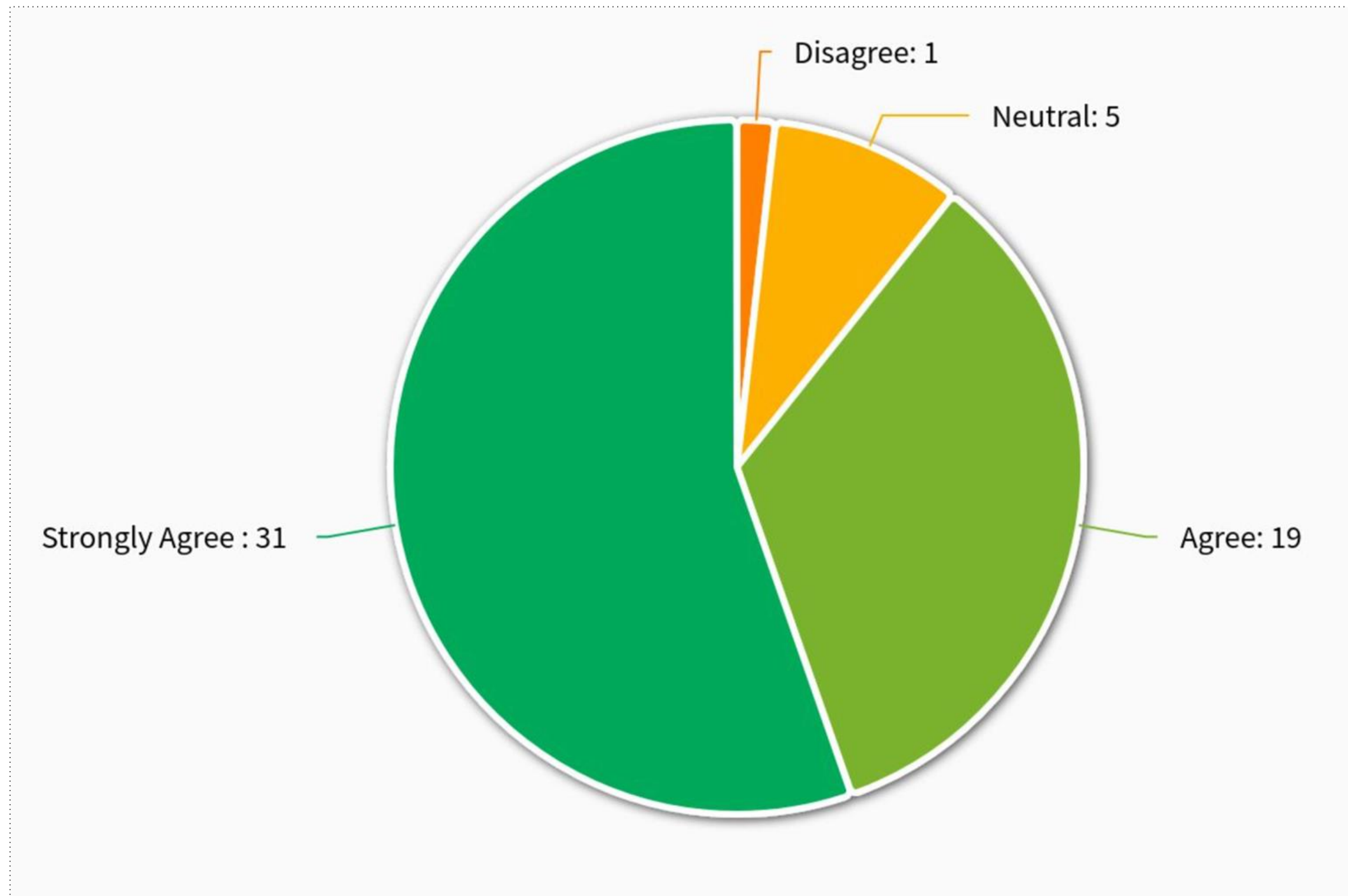
##### Permeability/Legibility

How do you feel about the following statement: "CWR should be making it easy for people to get in the neighbourhood and to go through it." ?



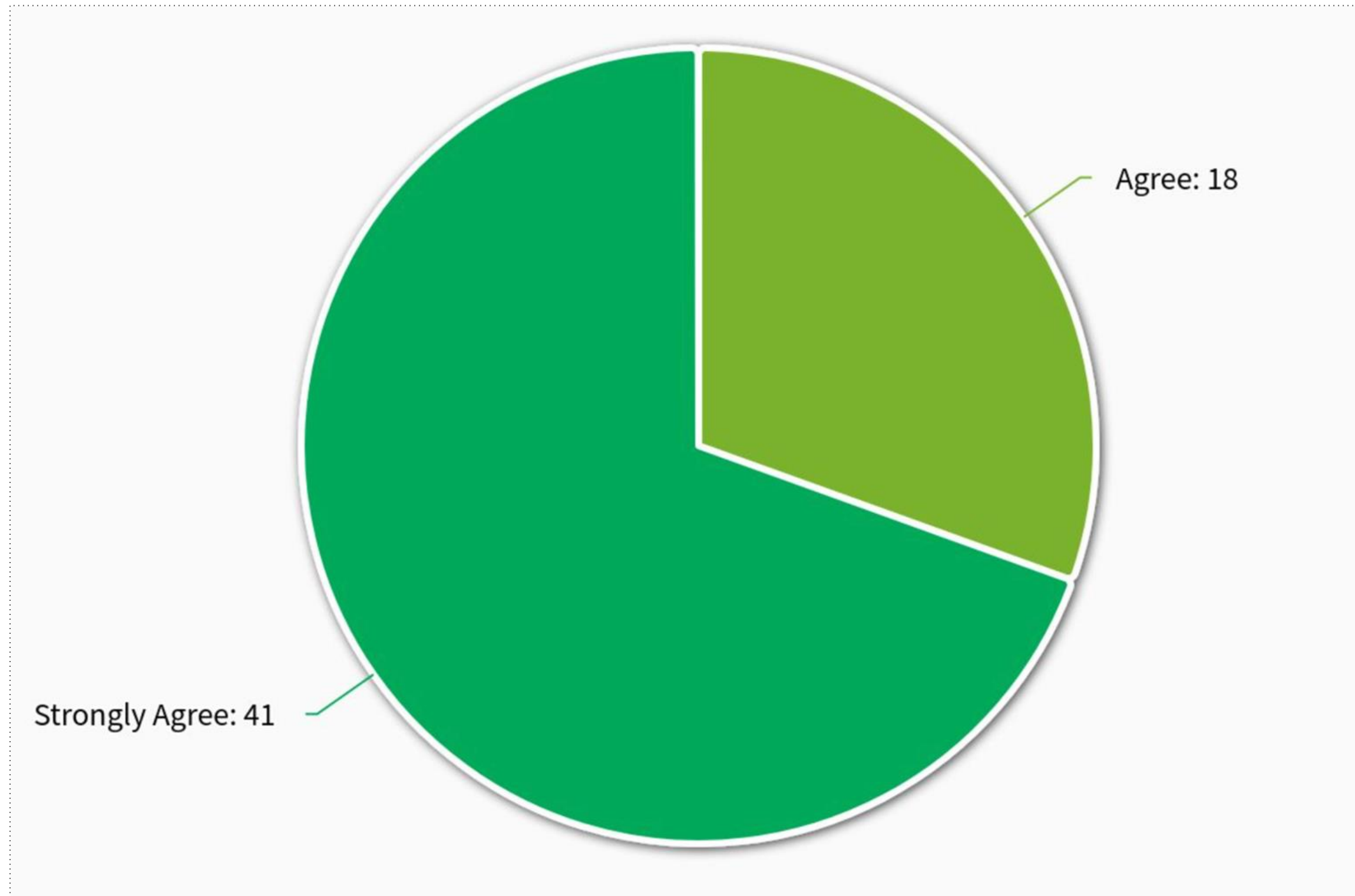


## D Engagement Output: Commonplace Survey (Movement)



↑ Collated answers to the question: "How do you feel about the following statement "CWR should be making it easy for people to get in the city centre."

## D Engagement Output: Commonplace Survey (Movement)

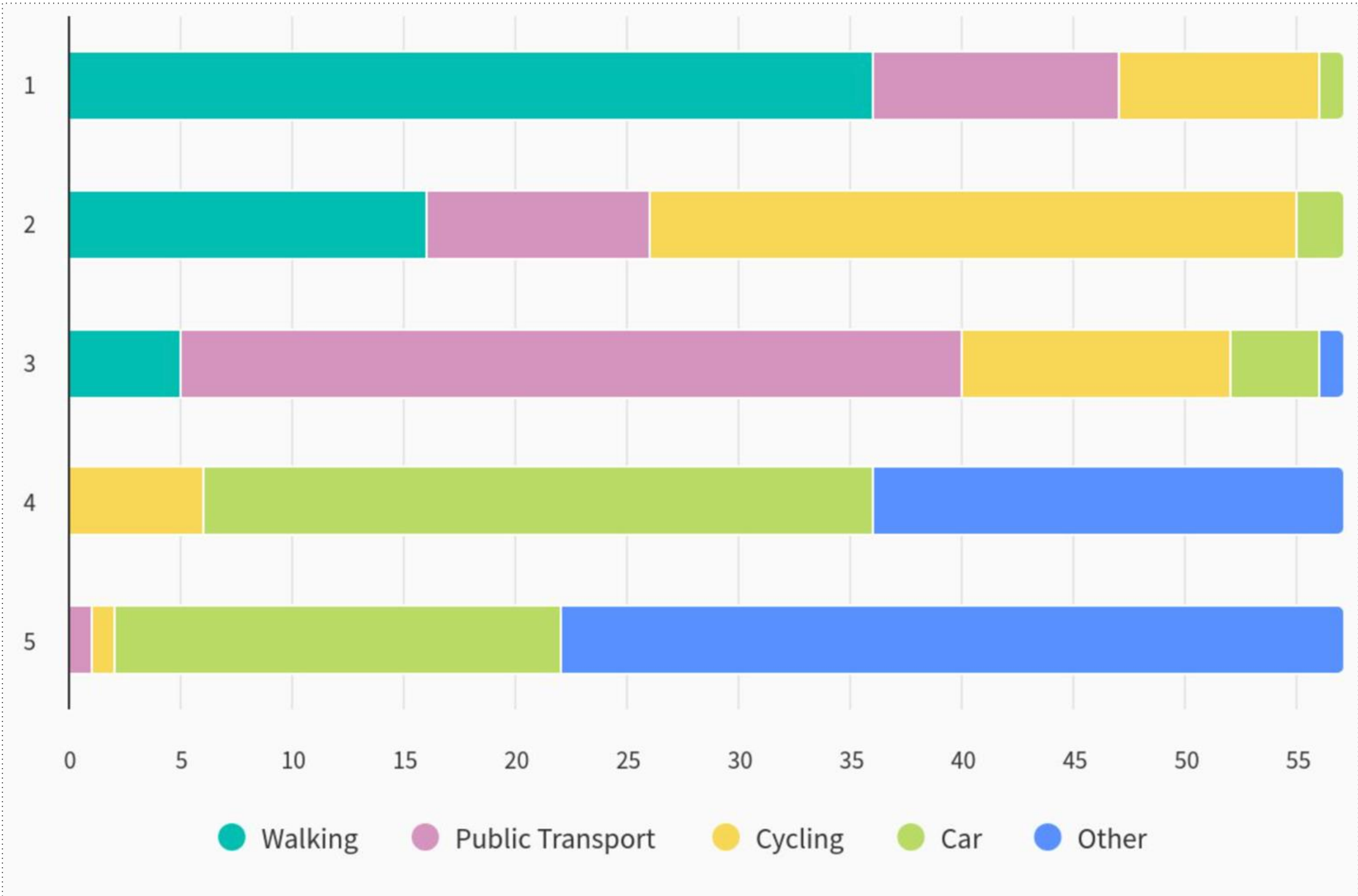


↑ Collated answers to the question: "How do you feel about the following statement "CWR should develop strong connections with the surrounding areas.""



D

Engagement Output: Commonplace Survey (Movement)



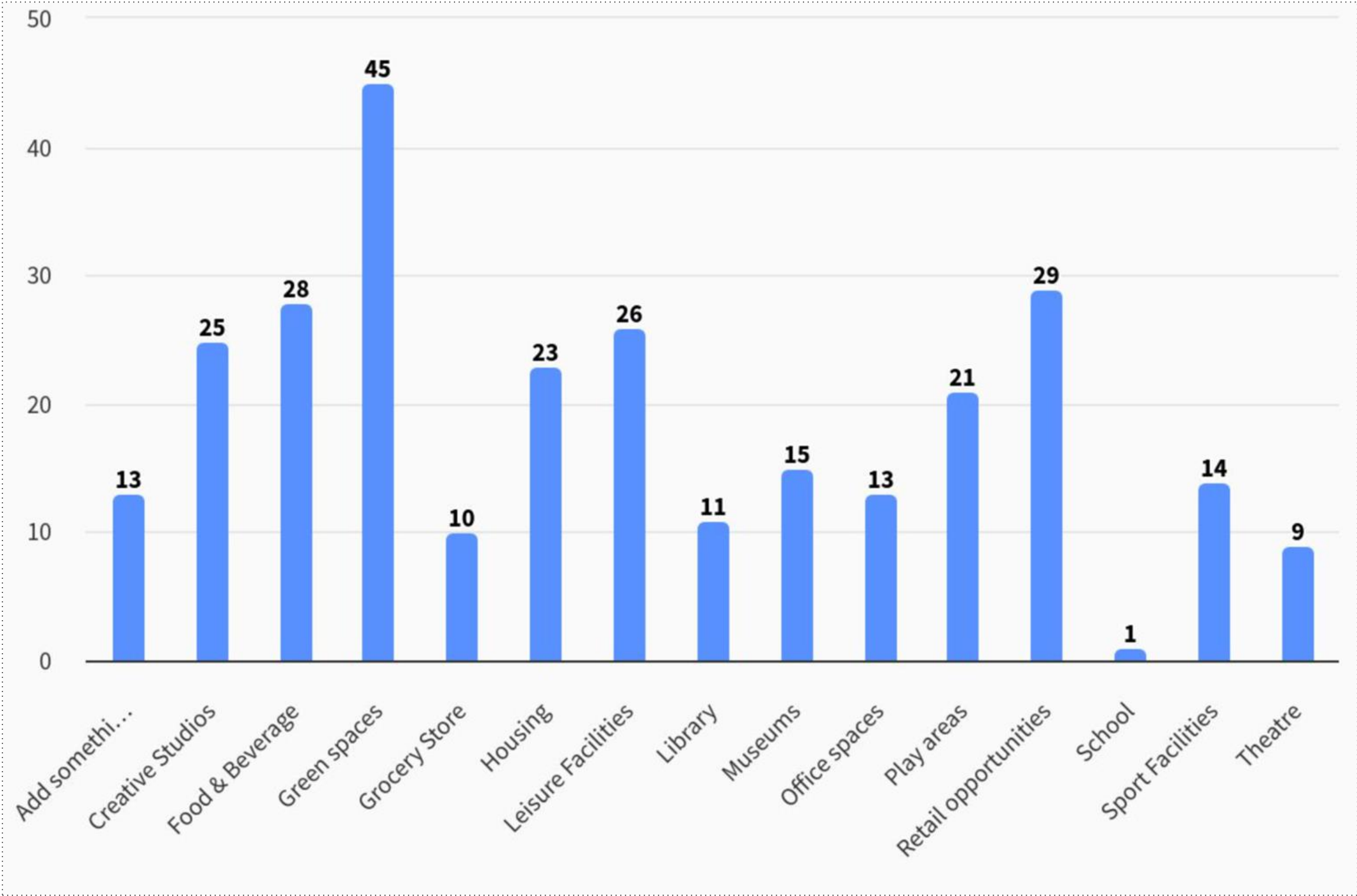
↑ Collated answers to the question: "Place the following modes of transport in the order that CWR should be prioritising them"





D

Engagement Output: Commonplace Survey  
(Live,Work and Play)

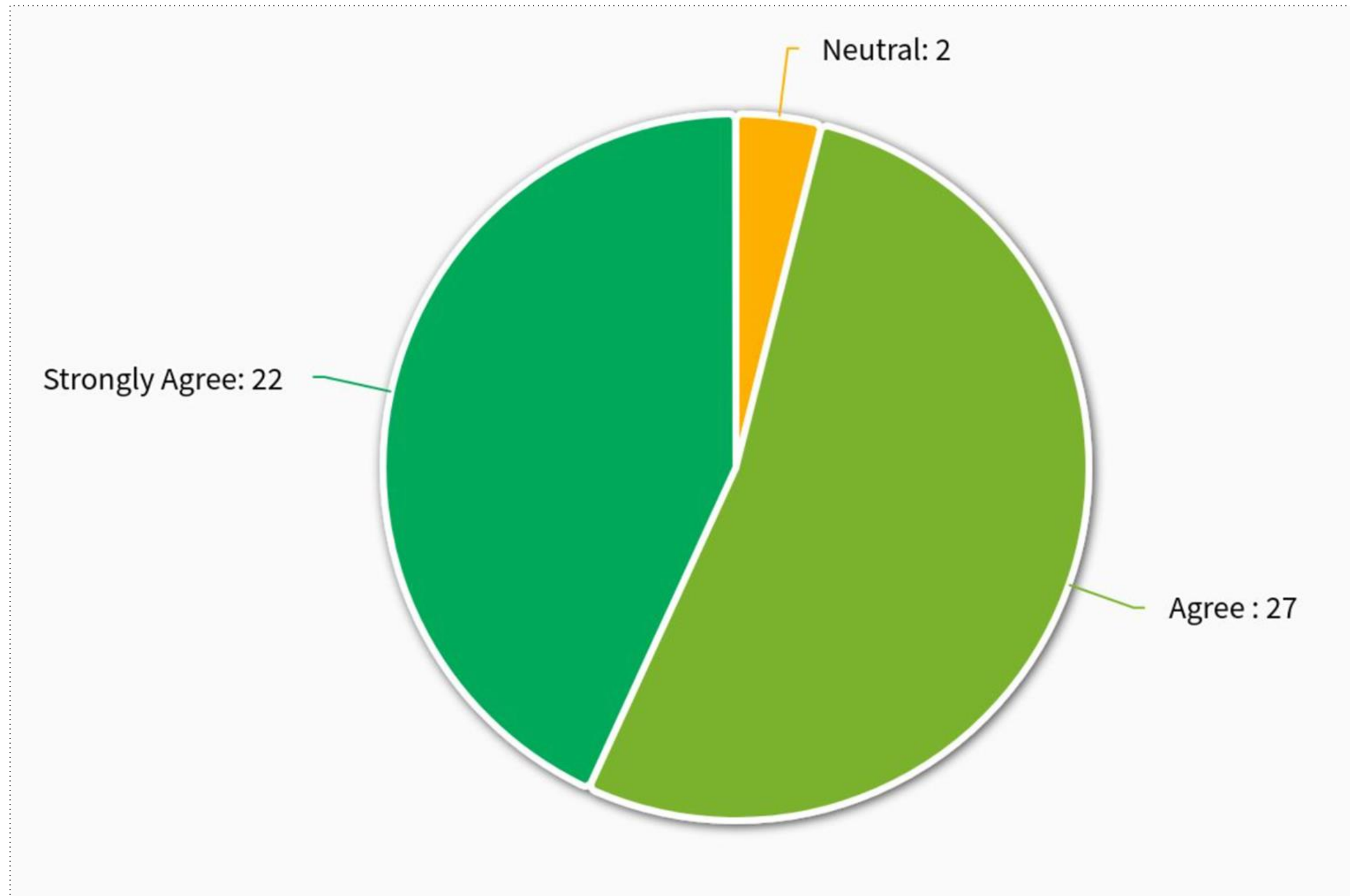


↑ Answers to the question: "Considering the current characteristics and needs of CWR, what mix of uses do you believe would be the most suitable and beneficial for the neighbourhood?"



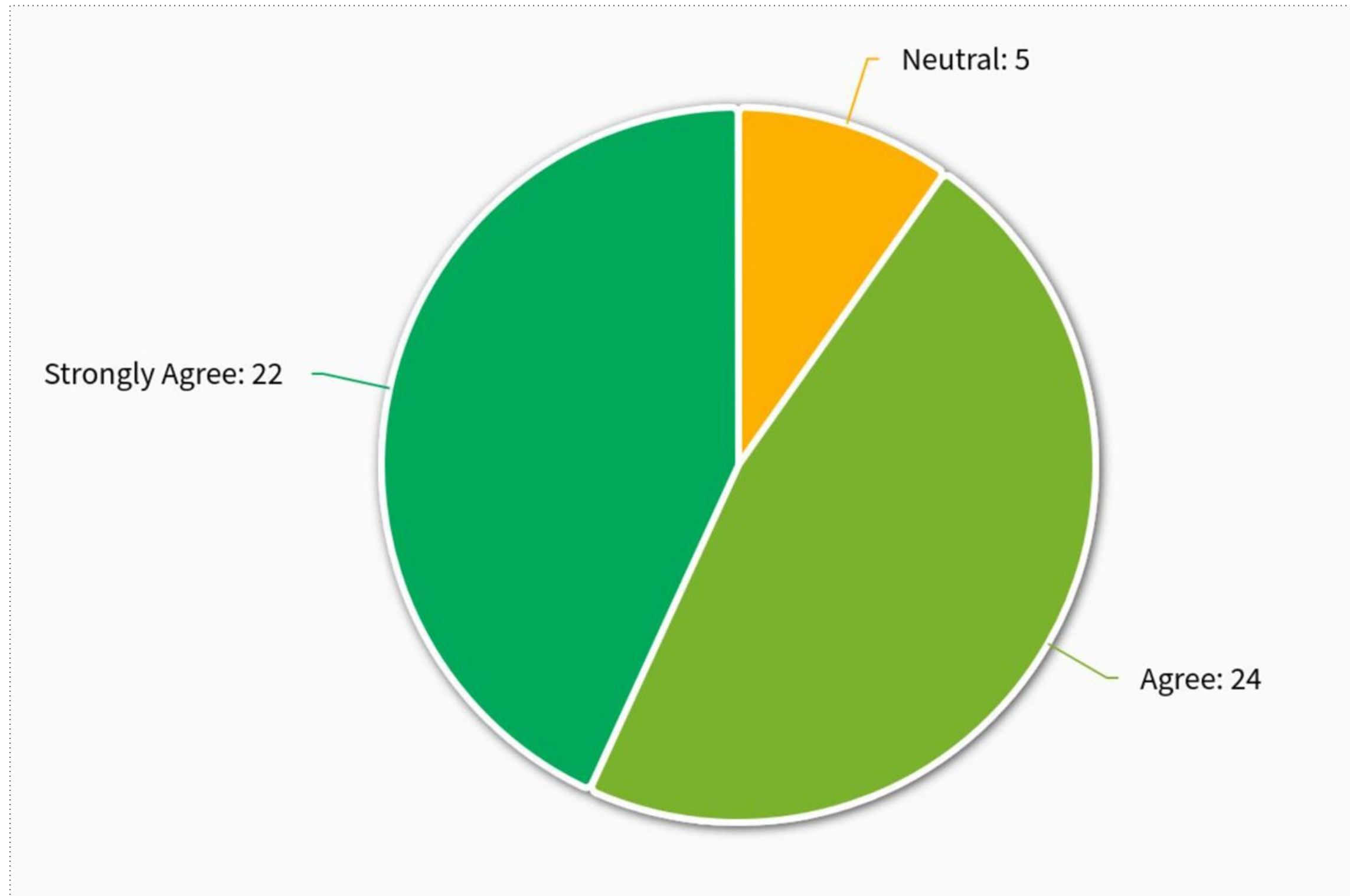


## D Engagement Output: Commonplace Survey (Live, Work and Play)



↑ Collated Answers to the question: "CWR should prioritize flexibility in its design and infrastructure to adapt to changing needs and trends over time."

## D Engagement Output: Commonplace Survey (Live, Work and Play)

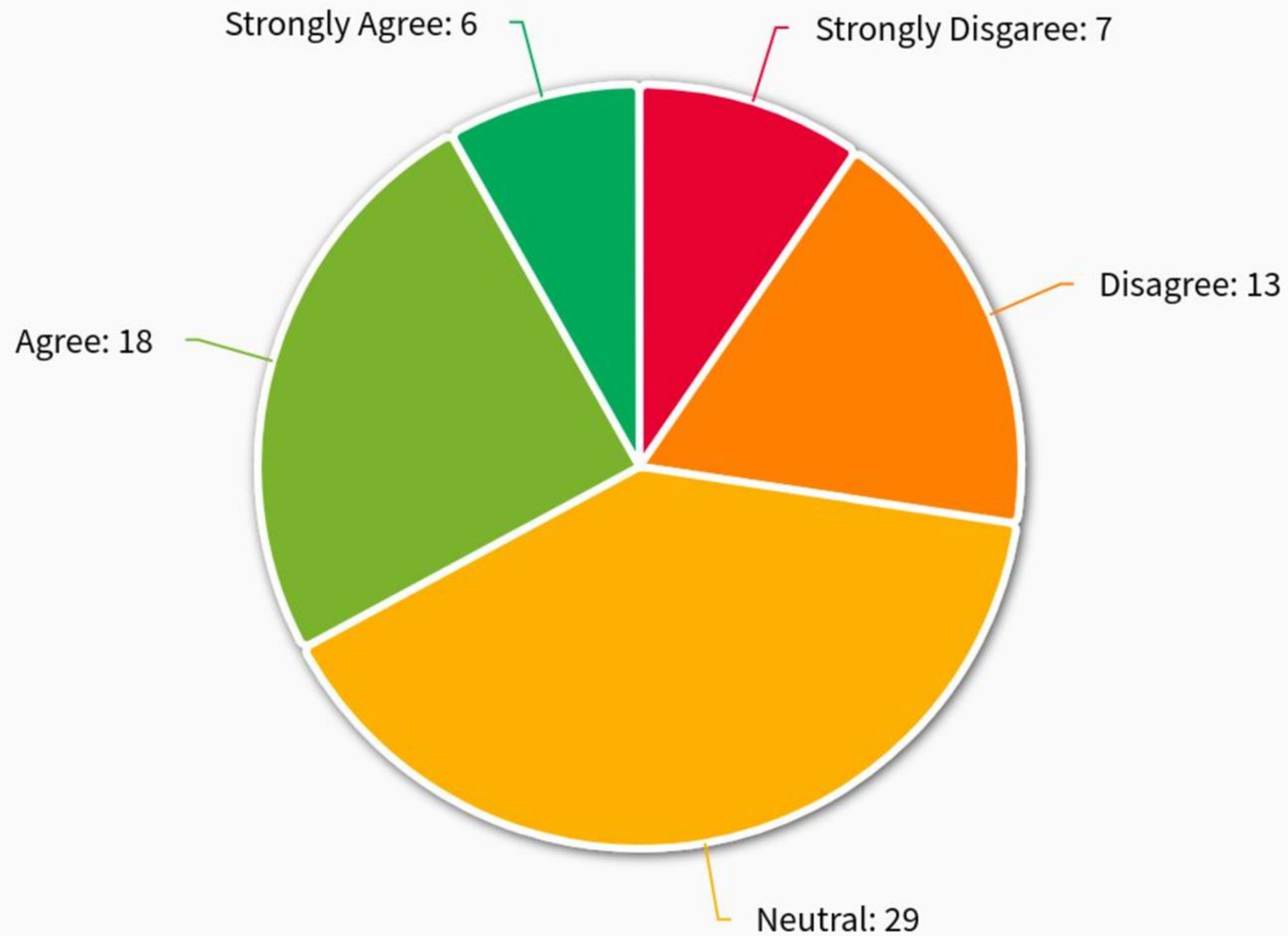


↑ Collated Answers to the question: "CWR should strive to encourage social interactions. It should be easy to stumble on people and to organise gatherings"





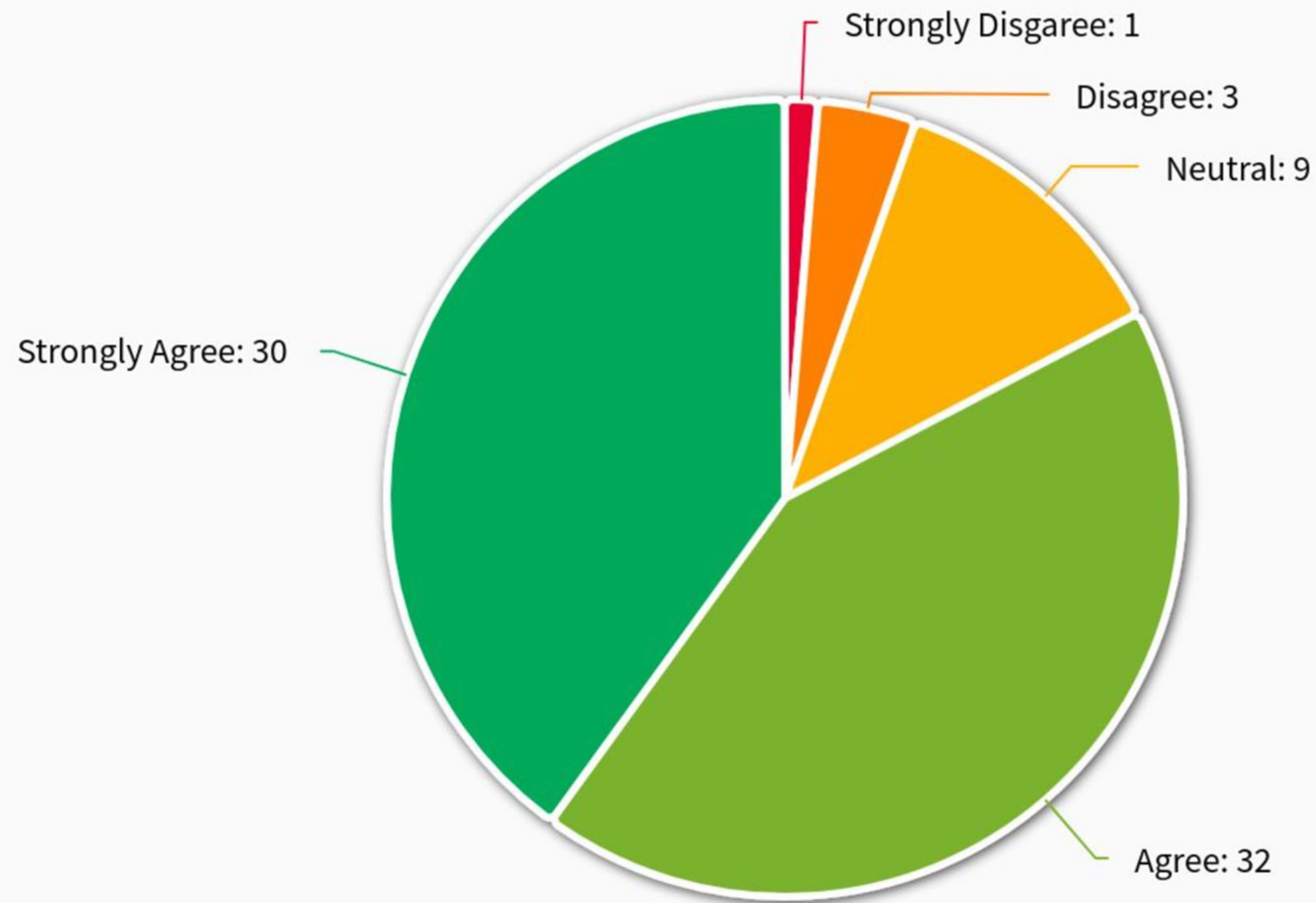
## D Engagement Output: Commonplace Survey (Heritage and Culture)



↑ Collated Answers to the question: "How do you feel about the following statement: "CWR should try to establish a unique and distinct identity, different to the rest of Winchester."?"

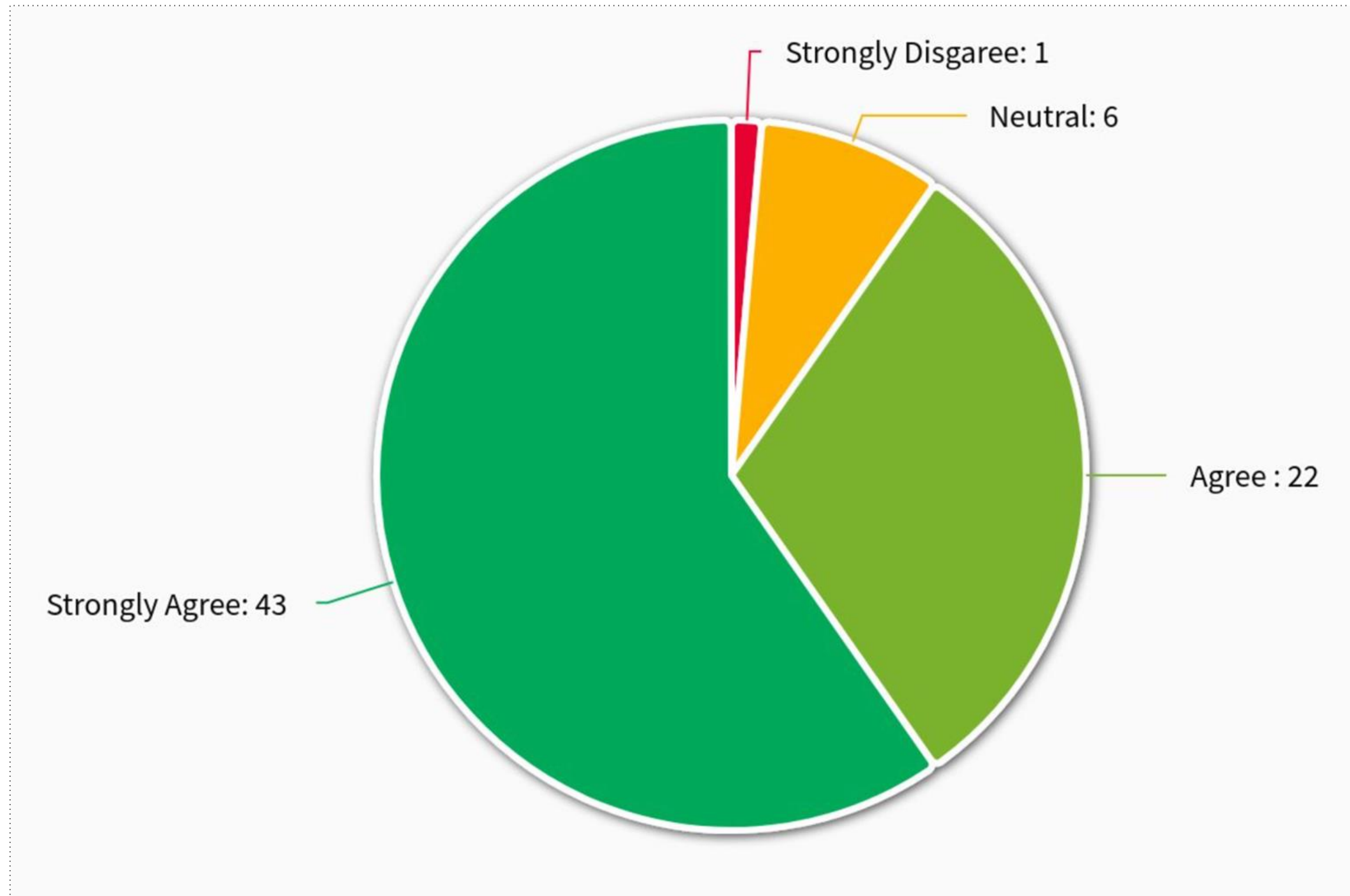


## D Engagement Output: Commonplace Survey (Heritage and Culture)



↑ Collated Answers to the question: "How do you feel about the following statement: "CWR should be arranged in a way that makes it feel curated, planned and defined."?"

## D Engagement Output: Commonplace Survey (Heritage and Culture)

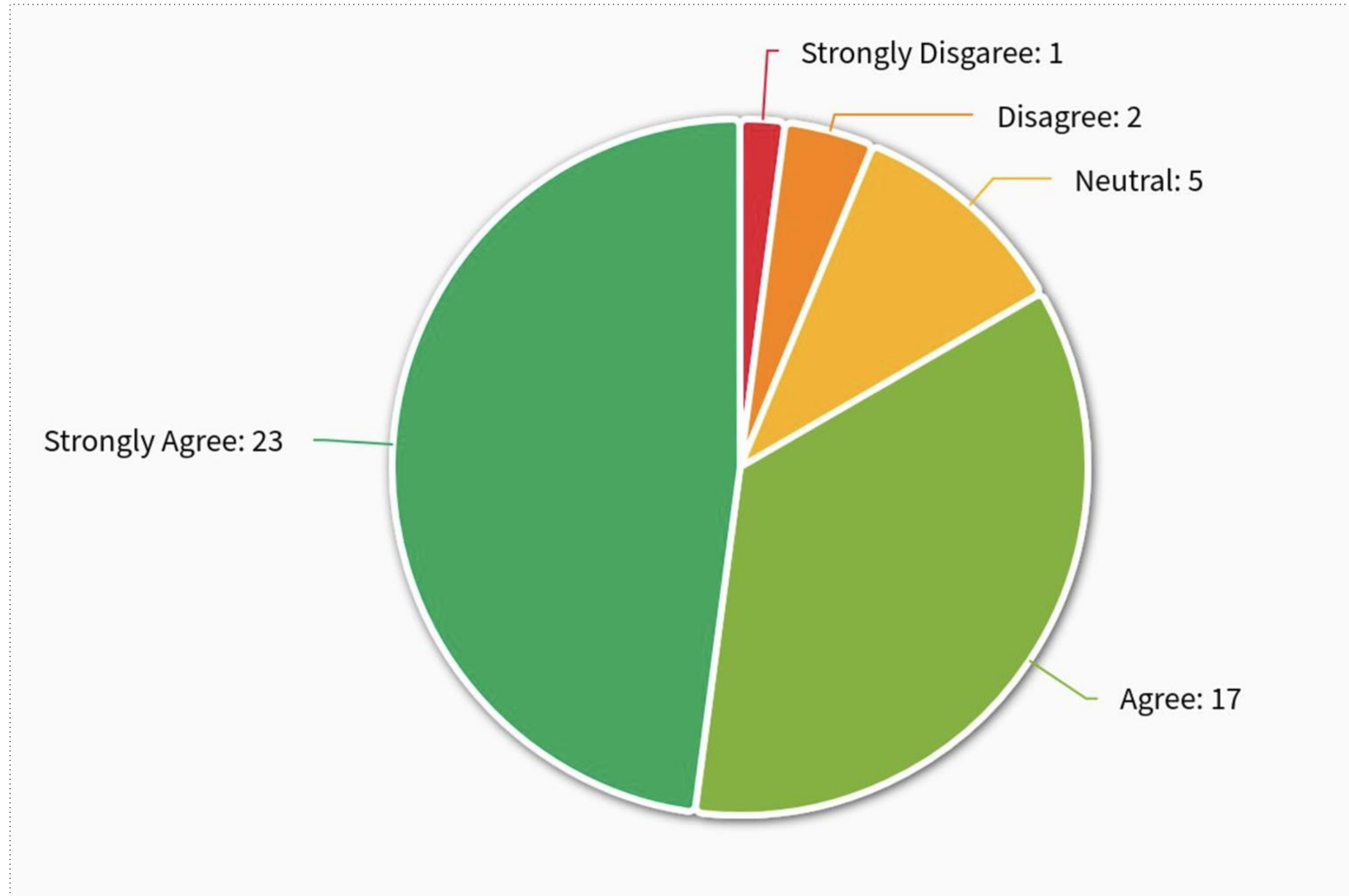


↑ Collated Answers to the question: "How do you feel about the following statement: "CWR should be created in a manner that welcomes and accommodates everyone, regardless of their background or abilities."?"





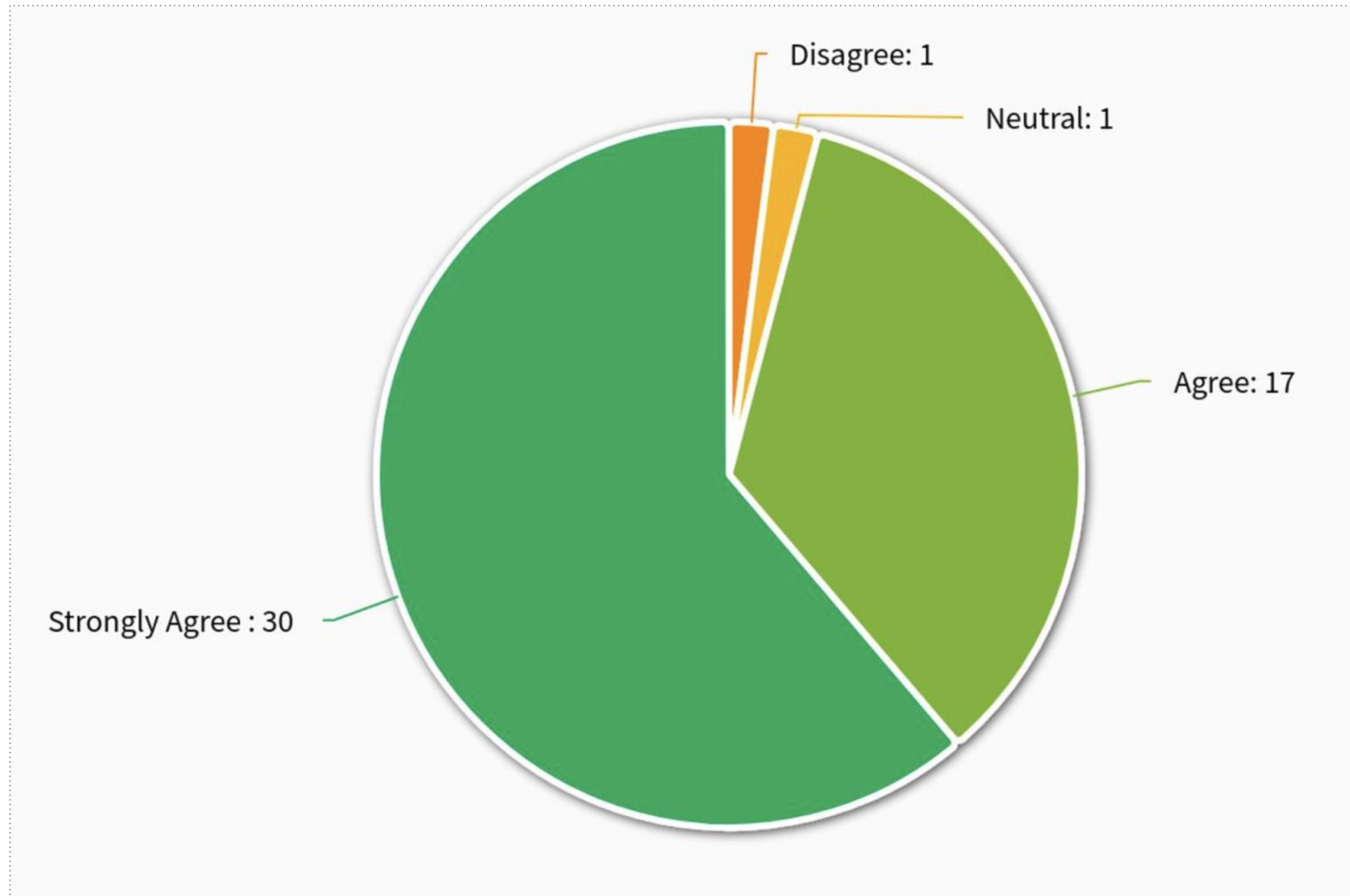
## D Engagement Output: Commonplace Survey (Environment)



↑ Answers to the question: : "How do you feel about the following statement: "CWR should strive to become a worldwide example of genuinely carbon neutral urban development."?"

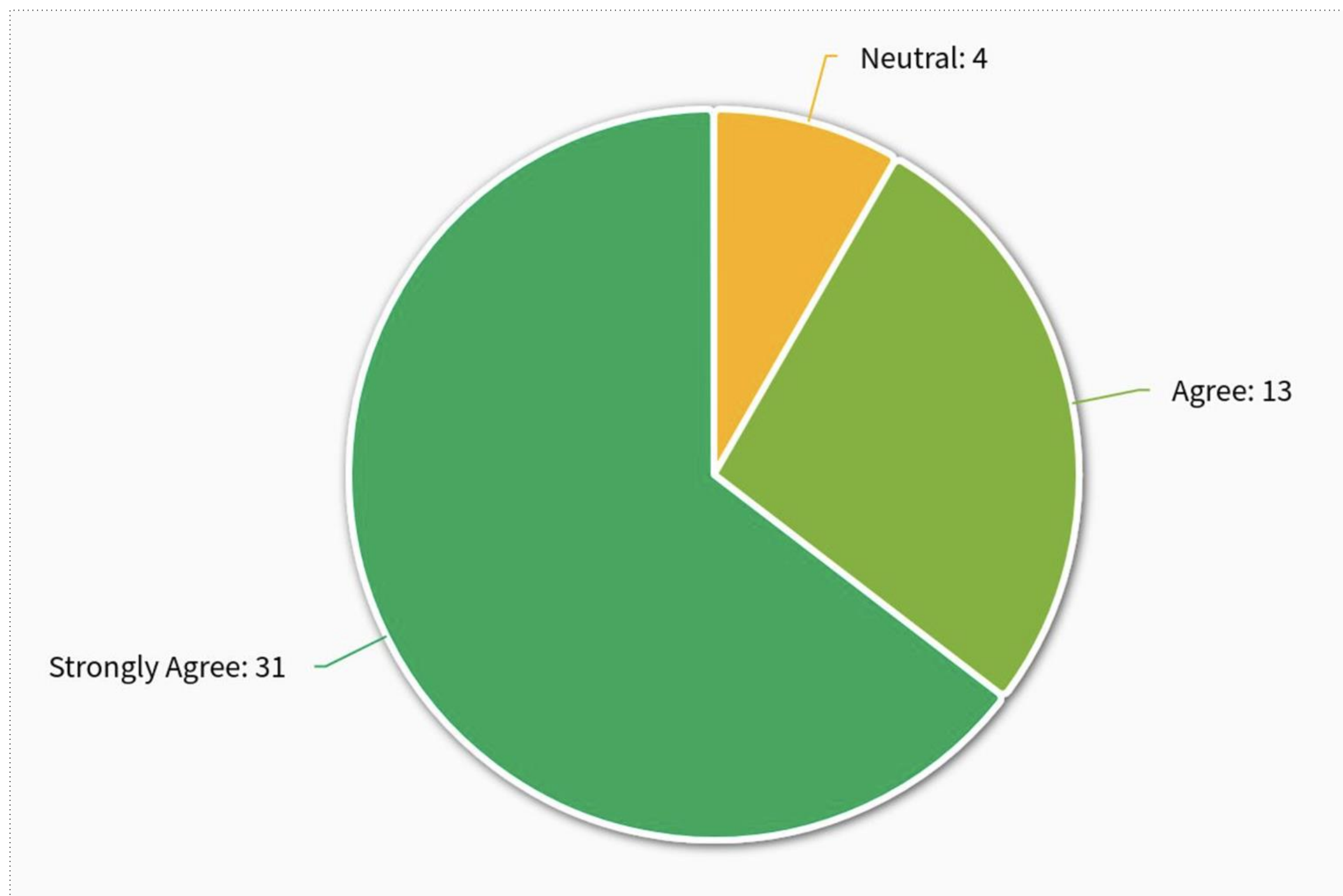


## D Engagement Output: Commonplace Survey (Environment)



↑ Answers to the question: : "How do you feel about the following statement: "CWR should make every effort to promote and incorporate solutions that are rooted in natural processes."?

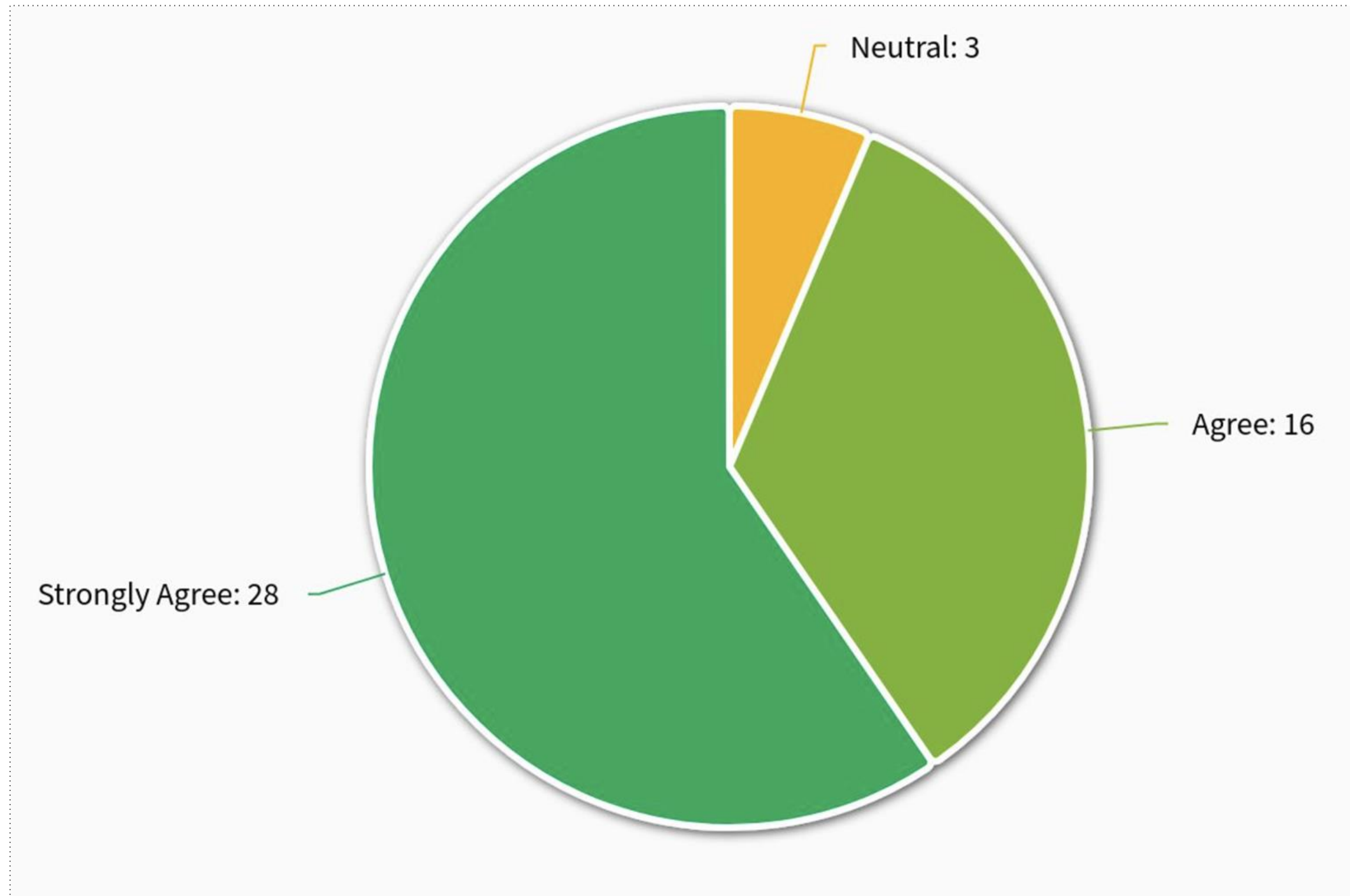
## D Engagement Output: Commonplace Survey (Environment)



↑ Answers to the question : "How do you feel about the following statement: "CWR should be bold when it comes to energy efficiency and renewable energy."?"



## D Engagement Output: Commonplace Survey (Environment)



↑ Answers to the question: : "How do you feel about with the following statement: "CWR should be designed to survive and thrive for centuries."?"

D

Engagement Output: Co-Creation Workshops

People  
Planet  
Place

Co-Creation  
Workshops

May 2024

Jigsaw

Partnerships

Places

A photograph showing two individuals, a woman with blonde hair and glasses on the left, and a man with curly hair on the right, both wearing dark clothing. They are standing in front of a large white wall that is densely covered with numerous colorful sticky notes (yellow, pink, green, orange). The notes contain handwritten text, likely ideas or feedback generated during the workshop. The woman is looking at the notes, while the man is reaching up to place or adjust a note. The scene is brightly lit, and the overall atmosphere suggests a collaborative and creative session.



D

Engagement Output: Co-Creation Workshops

JigsawPartnershipsPlacesTurner.Works

Workshop Attendees

Day 01

14th May 2024

Susan Robbins

Economy & Community, WCC

Paul Spencer

BID

Daniel Ayre

Historic Environment Team Leader, WCC

Phil Gagg

WinACC

Julie Pinnock

WCC Head of Planning

Khalifa Abubukar

WCC Urban Design

Wendy Wyatt

South Downs Social

Neil Wyatt

South Downs Social

Emma Street

Cycle Winchester

Day 02

16th May 2024

Cllr Neil Cutler

Andrew Loretto

Play to the Crowd

Oliver Moore

Design Engine

Peter Brown

Sound Winchester

Liz Kessler

Walking Strategy Group

Rebecca Smith

Open House Deli

Alison Evans

Winchester Cathedral

Campbell Williams

WCC Environment

Charlotte Mercier

Winchester Science Centre

Dawn Adey

WCC Strategic Director

Noël Jones

The Nutshell

Rachel Gander

WCC Economy & Tourism

Anna O'Brien

Winchester Radio & Dementia Friendly Winchester

Steven Bee

Urban Counsel

Victoria McClure

Bella Crafts

Day 03

17th May 2024

Mike Slinn

Cllr Caroline Horrill

Charlotte Lines

EA

Alex Jackson

EA

Natalie Wigman

HCC, Assistant Director Regeneration & Growth

Harriet Morris

The Nutshell

Sal Fox

UoW Student Union

Ken Baike

WCC

Simon Maggs

WCC Housing

Pascal Matthias

WSA

Ellie Driscoll

WCC

Emma Shaw

Well Worn

Maisie McQuaid

WSA

Surithi Raviendran

WSA

WCR — Microplan: Incremental Activation Strategy

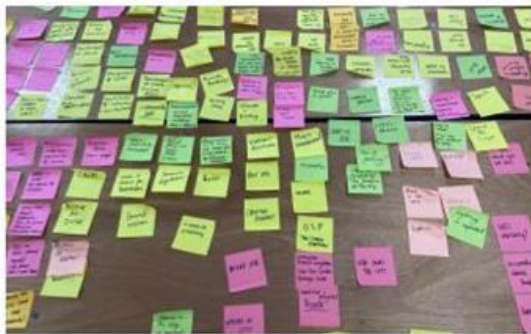
WCR — Engagement Report

59

## D Engagement Output: Co-Creation Workshops

### Workshop Process

#### A Illustrated Conversation



Each participant was brought images to the table that related to 3 key themes: People, Planet, Place. The images were used to spark a discussion and participants were encouraged to write key concepts, ideas or quotes that resonated during the workshop.

#### B Associating Conversation Output to Sub-Themes



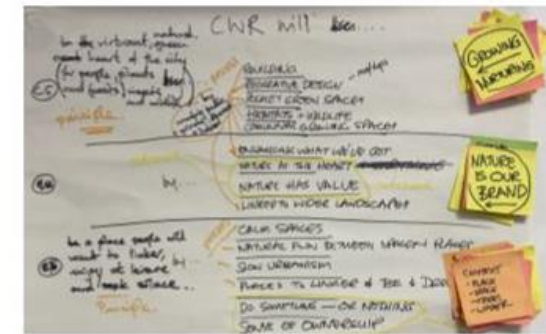
Participants then distributed/classified the key concepts, ideas and quotes (outputs of Step A) into 6 sub-themes that reflect the Footprint dimensions: Place, Wellbeing, Climate, Circular, Community, Nature.

#### C Conceptual Clusters



In smaller groups, the participants identified conceptual clusters within which the ideas could be segmented into.

#### D Future Actions & Ideas



Inspired by the conversations and the thematic organisation of ideas, the participant defines desired outcomes for each of the sub-themes in regard to the future neighbourhood and the impact it could have on the city as a whole.



## D Engagement Output: Co-Creation Workshops

### Illustrated Conversation — Day 01

#### People

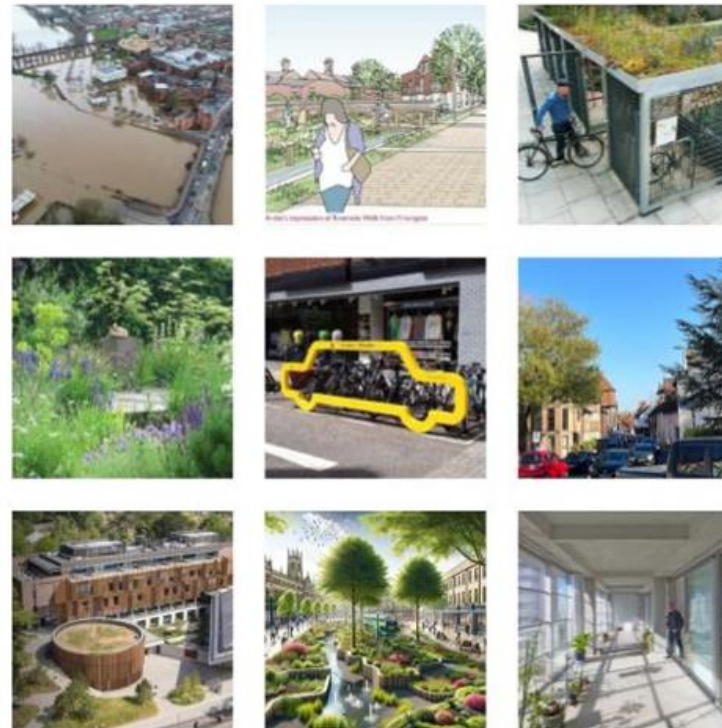
A person who might visit, live or work in CWR...



Participants discussed boosting tourism in Winchester through unique events, festivals, and improved pedestrian infrastructure. There was a focus on celebrating the city's creativity, supporting small businesses with low rents, and building on existing creative communities. Suggestions included more indoor activities, better event signposting, and greater inclusivity in the public realm. Affordable housing, transport, and business spaces were deemed crucial for supporting diverse demographics, including young people and the elderly.

#### Planet

A picture that reflects the challenges of/how we can tackle the climate crisis in this location...



Participants emphasised the importance of addressing flood threats with better water management and natural solutions that celebrate Winchester's waterways. They advocated for placing nature and environment at the forefront of the regeneration, rewilding the city centre and employing sustainable building practices that balance high- and low-tech solutions. CWR must reduce emissions where possible, tackling congestion, promoting active travel, and retrofitting buildings. The masterplan should also integrate accessible, environmentally friendly spaces, with diverse attractions and amenities that encourage local discovery and sustainable transport.

#### Place

A place that might have similar qualities to the CWR we want to create...



Participants were excited by Exeter's blend of historic and modern elements and Seattle's Pike Place Market's local, sustainable business model. Bristol was noted for its creative, multicultural spaces, and Bath's design principles of narrow, active streets were considered valuable and relevant. Participants discussed creating shared, multimodal public spaces and mixed-use developments in Winchester, that reflect the city's unique heritage. CWR must also have organic, inviting spaces, that embed the nature at every opportunity.

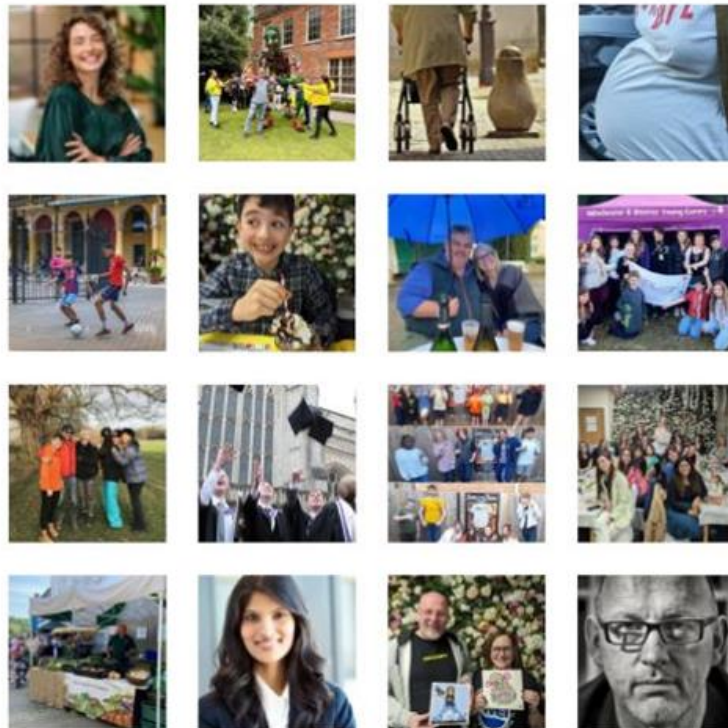


## D Engagement Output: Co-Creation Workshops

### Illustrated Conversation — Day 02

#### People

A person who might visit, live or work in CWR...

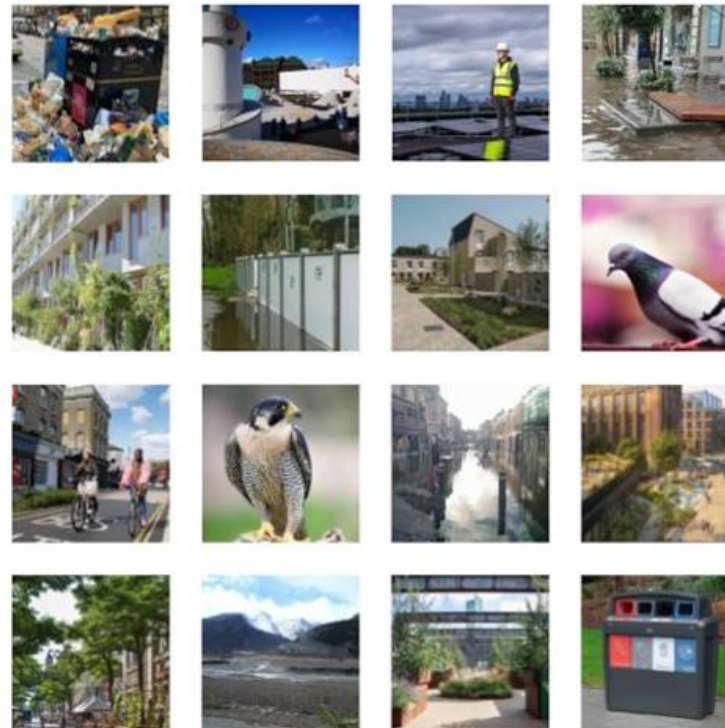


Participants envisioned a diverse range of individuals who may visit and live in Central Winchester, including cultural migrants, young professionals, graduates, market traders, and older adults. They emphasised the need for accessible, safe, and engaging public spaces that cater to various needs and preferences – doing so by ensuring affordability and a varied mix of housing types. Creating joyous, experiential everyday moments were seen as crucial for attracting and retaining residents and visitors in the city, and the discussions highlighted the importance of considering future generations and creating a legacy that values all demographics.

WCR — Microplan: Incremental Activation Strategy

#### Planet

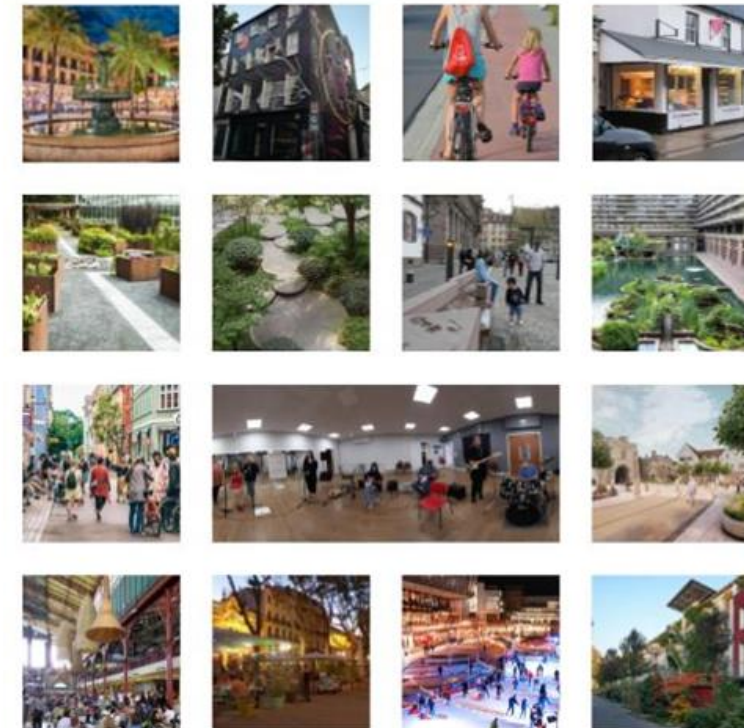
A picture that reflects the challenges of/how we can tackle the climate crisis in this location...



CWR must respect its natural and non-human environment, and must employ innovative and sustainable practices from the outset to connect local and international climate goals. The regeneration must celebrate the city's heritage, finding creative ways to retrofit existing buildings, and where new buildings are essential, these must respect Winchester's heritage and aesthetics. Better waste management and recycling strategies for the centre need to be developed with businesses and residents, and improved infrastructure is needed to balance various modes of transportation. Flooding was highlighted as a real issue in Winchester – along with managing water flow, green landscaping was seen as integral to tackling this, as well as providing long-term health and environmental benefits.

#### Place

A place that might have similar qualities to the CWR we want to create...



Participants mentioned places like Waterford, with its mix of heritage buildings and art installations, and Bristol, known for its annual street art festival, as exemplar cities that CWR should look toward. They discussed creating vibrant, multifunctional public spaces, drawing inspiration from various successful projects across the UK, to create a place that has its own recognisable character. There is a clear need for a central, engaging public area in Winchester, akin to a civic square, and The Broadway was highlighted as the best place for this. It is essential that the urban fabric supports creative and community initiatives and carves out space for local events. CWR must work with local stakeholders to transfer ownership into the hands of the people, and foster a unique, flexible, and dynamic urban environment.



## D Engagement Output: Co-Creation Workshops

### Illustrated Conversation — Day 03

#### People

A person who might visit, live or work in CWR...



Participants discussed the importance of creating diverse, equitable spaces that cater to all ages and backgrounds. Emphasising inclusivity, they highlighted the need for multi-generational living, mixed-use developments, and accommodating the most marginalised groups. Balancing vibrant, bustling areas with calm spaces was seen as essential to create an inclusive and equitable environment, as well as addressing safety concerns in the early evening by promoting activity and putting eyes on the street. The lack of activities for young adults and students was noted, as was the necessity for flexible work and social spaces to fill this gap, while fostering community engagement and interaction.

WCR — Microplan: Incremental Activation Strategy

#### Planet

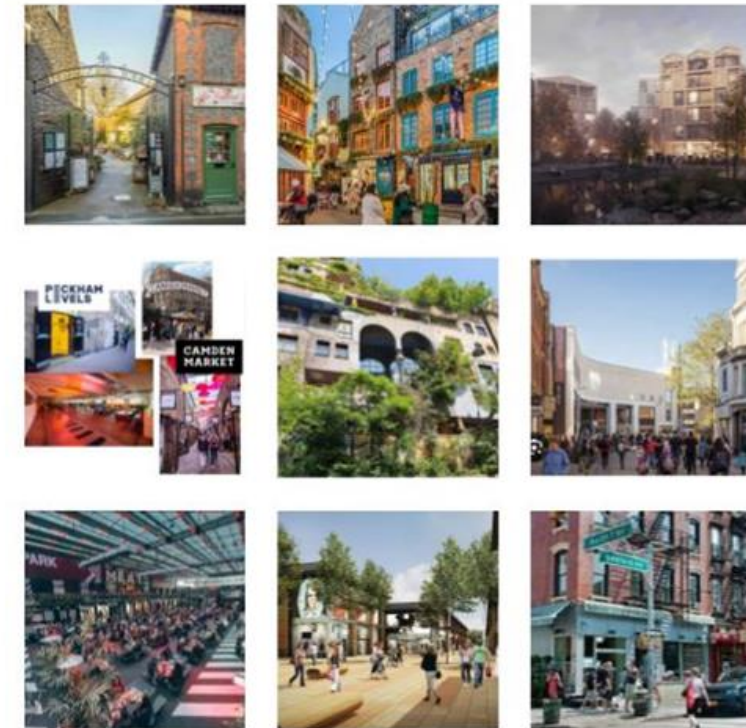
A picture that reflects the challenges of/how we can tackle the climate crisis in this location...



Participants noted the ease of car access in the centre contributes significantly to congestion levels and suggested reducing car parks to discourage driving. The hilly landscape and outdated movement strategies were seen as obstacles, and CWR needs to incorporate diverse travel options, including more cycle routes, bike hire stations, and micro-travel initiatives, as well as improving accessibility, providing more public conveniences, and pedestrianising more areas to encourage active travel. The discussion emphasised the urgency of addressing climate and biodiversity emergencies, maintaining green spaces, integrating green roofs and walls into urban planning, and encouraging local manufacturing where possible to ensure greatest sustainability and economic benefits.

#### Place

A place that might have similar qualities to the CWR we want to create...



Participants discussed various aspects of urban planning and community development, emphasising the need for active, adaptable, and inclusive spaces. They highlighted the importance of integrating greenery, supporting independent retail, and fostering multicultural and creative hubs. They noted the challenges of affordability and accessibility, especially for students and small businesses, and stressed the significance of creating vibrant, multi-use environments. Ensuring a balanced mix of established, pop-up, and mid spaces, promoting inter-generational engagement, and leveraging local culture and natural elements were also deemed essential for revitalising Winchester.



## D Engagement Output: Co-Creation Workshops

Theme	Day 01	Day 02	Day 03	Actions + Outputs	SPD 1-9
Place	<ul style="list-style-type: none"> <li>- Creating a range of spaces</li> <li>- Using innovative design</li> <li>- Relating well to Winchester</li> <li>- Learning from elsewhere</li> <li>- Considering the 5th elevation</li> <li>- Be sensitive to Winchester's physical heritage, assets and value people's relationship with them</li> <li>- Be a city centre waterfront development</li> </ul>	<ul style="list-style-type: none"> <li>- Creating places that feel energising</li> <li>- Delivering spaces that are multi-functional</li> <li>- Art + Culture</li> <li>- Character + Fabric of Place</li> <li>- Public Space</li> <li>- Intuitive</li> </ul>	<ul style="list-style-type: none"> <li>- Mid-Space</li> <li>- Mix of Uses</li> <li>- Creative, Contemporary Character</li> <li>- Social</li> <li>- Willing to Fail - Test Bed</li> <li>- Modular</li> <li>- Get the Basic Right</li> <li>- Movement</li> </ul>	<b>MID-SPACE:</b> A place and spaces that meets the missing need	<b>1,3,4 (7)</b>
				<b>MODULAR:</b> Mix of uses and a range of Space (public and Private) that can scale up and down	<b>1,3,4, (7)</b>
				<b>CREATIVE:</b> Contemporary character - a place for Art and Culture	<b>4,8, (1,2)</b>
				<b>SOCIAL:</b> Promotes interaction	<b>1,3,4,8</b>
				<b>INNOVATIVE:</b> Willing to fail - a test bed	<b>1 + 9 (2)</b>
				<b>INTUITIVE:</b> Getting the basics right	<b>3 (2,4,5)</b>
				<b>OF WINCHESTER:</b> Water, character (grain etc.)	<b>2 (1 + 3)</b>
Wellbeing	<ul style="list-style-type: none"> <li>- Creating places where people want to linger in and use</li> <li>- Be a place people will want to linger, enjoy at leisure and seek solace</li> <li>- Be the 'go to' place for 24/7 rain or shine fun!</li> <li>- Be sensitive to Winchester's physical heritage, assets and value people's relationship with them</li> </ul>	<ul style="list-style-type: none"> <li>- Empowering people</li> <li>- Safe Space</li> <li>- Housing</li> <li>- Emotive</li> <li>- Connection</li> <li>- Affordable / Accessible</li> <li>- Sensory</li> <li>- Play + Fun</li> <li>- Creative</li> <li>- Creating spaces that provoke a positive, emotional, physical, or psychological response</li> <li>- Places that work for calm and quiet reflection and places that work for group activities - facilities to be "alone, together" in shared space</li> <li>- Accessible, easy to get round spaces, safe, functional and fun</li> </ul>	<ul style="list-style-type: none"> <li>- Active</li> <li>- Accessible/Equitable</li> <li>- Living Room for the City - safe</li> <li>- Public amenities</li> </ul>	<b>ALWAYS:</b> Active, Playful, Fun - 24/7 rain and shine	<b>1,4,3,8</b>
				<b>EMPOWERING:</b> Accessible / equitable (housing, commercial space, offer for visitors etc) - offering flexible lease options that support Winchester's independent spirit	<b>7,1,4,(8)</b>
				<b>SAFE:</b> Living Room for the city - a place people will want to linger, enjoy at leisure or seek solace	<b>3 (4,8)</b>
				<b>FACILITATED:</b> Public amenities and programming over time	<b>8,3,4, (1)</b>
				<b>EMOTIVE</b> - Sensory, creating spaces that provoke a positive, emotional, physical, or psychological response	<b>1,2,3,4</b>
				<b>CONNECTED:</b> Consciously build social capital	<b>8,4</b>

### SPD Outcome - Legend

- **Must** = Output is aligned to SPD objective and must be included
- **Should** = Output should be included in support of SPD objective
- **(Could)** = Output could be included and would support some elements of the SPD objective



## D

## Engagement Output: Co-Creation Workshops

Theme	Day 01	Day 02	Day 03	Actions + Outputs	SPD
Climate	<ul style="list-style-type: none"> <li>- Reducing building energy use naturally</li> <li>- Building flood resilience solutions</li> <li>- Using technology intelligently in new construction for its energy strategy</li> <li>- Promoting walking and cycling</li> <li>- Reducing the need for the use of cars and CO2 coming from cars</li> <li>- Developing alternative to cars</li> <li>- Design buildings and spaces that naturally creates clean air and light</li> </ul>	<ul style="list-style-type: none"> <li>- Climate Resilience</li> <li>- Transport</li> <li>- Sustainable Living</li> <li>- Low Energy Buildings</li> <li>- Think Global</li> </ul>	<ul style="list-style-type: none"> <li>- Movement (Buses/parking)</li> <li>- Active Travel</li> <li>- Resilience</li> </ul>	<b>HIERARCHY:</b> Prioritise the public realm – people, bikes, bus and then cars	<b>3,4,5,(1)</b>
				<b>ACTIVE:</b> Travel and Urbanism	<b>5,3,(9)</b>
				<b>RESILIENT</b>	<b>9,5,(7,8)</b>
				<b>NATURAL:</b> Reducing building energy use naturally – Design buildings and spaces that naturally creates clean air and light	<b>9,3,5,(2)</b>
				<b>INTELLIGENT:</b> Using technology intelligently in new construction for its energy strategy	<b>9,5,(7,4,1)</b>
				<b>THINK GLOBAL (ACT LOCAL):</b> Be conscious about what we do here affects other places – make these connections	<b>9,5,(8)</b>
Circular	<ul style="list-style-type: none"> <li>- Reducing building energy use naturally</li> <li>- Building flood resilience solutions</li> <li>- Using technology intelligently in new construction for its energy strategy</li> <li>- Promoting walking and cycling</li> <li>- Reducing the need for the use of cars and CO2 coming from cars</li> <li>- Developing alternative to cars</li> <li>- Design buildings and spaces that naturally creates clean air and light</li> </ul>	<ul style="list-style-type: none"> <li>- Climate Resilience</li> <li>- Transport</li> <li>- Sustainable Living</li> <li>- Low Energy Buildings</li> <li>- Think Global</li> </ul>	<ul style="list-style-type: none"> <li>- Movement (Buses/parking)</li> <li>- Active Travel</li> <li>- Resilience</li> </ul>	<b>RE-USE:</b> Working with existing	<b>9,6,(2,4)</b>
				<b>PROCESS:</b> Using human capital, building relationship, sharing things	<b>8,9,(1,4)</b>
				<b>H<sub>2</sub>O:</b> Work with water	<b>3,9,2,4,(8)</b>
				<b>ZERO WASTE:</b> Waste does not exist, it is all material resource – use it	<b>9,(5,6,8)</b>
				<b>ADAPTABLE:</b> Design places that flex	<b>3,1,9,(6,7)</b>

## SPD Outcome – Legend

- **Must** = Output is aligned to SPD objective and must be included
- **Should** = Output should be included in support of SPD objective
- **(Could)** = Output could be included and would support some elements of the SPD objective

## D

## Engagement Output: Co-Creation Workshops

Theme	Day 01	Day 02	Day 03	Actions + Outputs	SPD
Community	<ul style="list-style-type: none"> <li>Enabling a range of activities for all times and weather</li> <li>Telling people what's going on</li> </ul>	<ul style="list-style-type: none"> <li>Being a platform to celebrate the different actors and groups that exist in Winchester</li> <li>Understanding similarities between different residents (living room)</li> <li>Offering flexible lease options that support Winchester's independent spirit</li> <li>Who's it for?</li> <li>Providing a variety of spaces for individual, and communal space</li> </ul>	<ul style="list-style-type: none"> <li>Food</li> <li>Evening (meanwhile to long-term solutions)</li> <li>Housing</li> <li>Business (meanwhile to longer term solutions)</li> <li>Spaces for communities (living Room)</li> <li>Mixed Use</li> <li>Communication</li> <li>Multigenerational</li> </ul>	<b>EDIBLE:</b> Food to congregate around	<b>8,4,9 (3)</b>
				<b>DUSK TILL DAWN:</b> Evening economy (meanwhile to long-term solutions)	<b>8,1,4</b>
				<b>LIVING ROOM FOR WINCHESTER:</b> Variety of spaces/places for all communities (living Room)	<b>1,8,3 (4)</b>
				<b>MIXED:</b> Spaces and activities that meet the needs of specific groups (communities of interest) but also promotes the meeting of all communities	<b>1,8,4,(3)</b>
				<b>COMMUNICATE:</b> Listening to people and informing people	<b>8, (4)</b>
				<b>O-100:</b> Multigenerational / intergenerational	<b>8,7 (5,1)</b>
Nature	<ul style="list-style-type: none"> <li>Be the vibrant, natural, green heart of the city (for people, plants, insects and wildlife)</li> </ul>	<ul style="list-style-type: none"> <li>Nature completely embedded within the fabric of the build</li> <li>Responding to the existing and also enhancing the natural environment and built heritage</li> <li>Equitable outcomes for nature, residents, and other users of the spaces</li> </ul>	<ul style="list-style-type: none"> <li>Natural Spaces</li> <li>High quality nature</li> <li>Functional Nature</li> <li>Integrating Nature</li> </ul>	<b>A NATURAL PLACE:</b> Be the vibrant, natural, green heart of the city (for people, plants, insects and wildlife)	<b>3, (1,2,4,9)</b>
				<b>HIGH QUALITY</b>	<b>3,4 (5,7)</b>
				<b>FUNCTIONAL:</b> It has to work, and not be a maintenance burden	<b>3,6,(1,5)</b>
				<b>INTEGRATED:</b> Nature completely embedded within the fabric of the build	<b>9,3,(4)</b>
				<b>EQUITABLE:</b> Shared outcomes for nature, residents, and other users of the spaces	<b>8,1,4,(9)</b>

## SPD Outcome – Legend

- Must** = Output is aligned to SPD objective and must be included
- Should** = Output should be included in support of SPD objective
- (Could)** = Output could be included and would support some elements of the SPD objective



D

Engagement Output: Co-Creation Shared Call to Action

JigsawPartnershipsPlacesTurner.Works

Workshop Outputs – Call to Action

Theme	Day 01	Day 02	Day 03	Actions + Outputs	SPD
Call to Action	CWR will provide an example of climate conscious and heritage sensitive regeneration which delivers...	CWR will harness what is already underway and will work with community and support groups [Powered By You]...	CWR will be active and restorative, a mid-space approach that accommodates modular, accessible, inclusive, affordable, jazzy spaces (for all)...	The Central Winchester Regeneration project will be a restorative, climate conscious, low carbon and heritage sensitive regeneration process building on what has already started with a multi-disciplinary and co-designed response to the needs of creative, active and invested communities that delivers equitable outcomes for nature, residents and community. It will be designed flexibly and built to last, a model for sustainable living, working and communities, with a focus on young businesses, talent and people. It will be integrated into Winchester and a place that citizens are proud of. It will provide sustainable movement choices and through design put inclusivity and diversity at the heart. It will retrofit buildings, not people.	-
	A model for sustainable living, working and community focused on young businesses, talent and people...	Integrated into Winchester town and a place that citizens are proud of...	That will create a green neighbourhood, supporting sustainable movement choices...		
	An unexpected place for people and nature to thrive, with spaces and activities that engender a true sense of joy, welcome, and belonging...	A multi-disciplinary and co-designed response to the needs of creative, active and invested communities that delivers (equitable outcomes for nature, residents and community)...	Through design inclusivity and diversity from the start. Do retrofit buildings. Do not retrofit people...		
		A low carbon exemplar, designed flexibly and built to last...			

WCR — Microplan: Incremental Activation Strategy

## D

**Engagement Output: Co-Creation Shared Call to Action****Output Statement**

**“The Central Winchester Regeneration project will be a restorative, climate conscious, low carbon and heritage sensitive regeneration process building on what has already started with a multi-disciplinary and co-designed response to the needs of creative, active and invested communities that delivers equitable outcomes for nature, residents and community. It will be designed flexibly and built to last, a model for sustainable living, working and communities, with a focus on young businesses, talent and people. It will be integrated into Winchester and a place that citizens are proud of. It will provide sustainable movement choices and through design put inclusivity and diversity at the heart. It will retrofit buildings, not people.”**



D

## Engagement: Postcards

We created an interactive pop up stand and attended a number of events from February to July 2024 at locations including Winchester Sport and Leisure Park, The Arc, Kings Walk and Winchester Hat Fair in Busket Yard and Abbey Gardens.

Children (and accompanying adults) were encouraged to complete a postcard to draw or write the things they would like to see included as part of the regeneration of Central Winchester.





D

Engagement: Postcards

CWR Youth Engagement: Postcard Activity - Ideas by Theme

<b>Place</b> Play area, tennis/football/rugby/cricket pitch, fun fair, aquarium, paintball arena, cinema, kids gym, bowling, paint centre, sports area/playground for teenagers, skate park, bike park, swimming pool, splash park, gaming cafe, shops, car park, hotel, trampoline park, ice rink, cat cafe, food court, arcade	<b>Wellbeing and Community</b> Museum, music venue, hammocks for reading, reading den, dance studio, art gallery, place to hang out for free, a place to be you, library, D&D cafe, hall for clubs (gymnastics and drama), donations box	<b>Nature</b> Animal Shelter, nature reserve, river tours, green space, reptile and bird centre, dog exercise area, outdoor leisure space	<b>Circular</b> Recycled clothes store, lending library for toys/tools/clothes
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## D

## Engagement: School Workshops

We held four sessions in May 2024 at primary schools across the Winchester District. These included Harestock Primary School After School Club, St Peter's Primary School After School Club, South Wonston Primary School Eco-Warrior Club and we also hosted a session for St Swithun's School (Year Six) at BellaCrafts.

The workshops, designed and delivered by Kings Walk-based BellaCrafts, aimed to encourage children to think about the place they live and the things they like to do. The children were asked to draw a picture of what they would like see included in the regeneration area and then to model it out of plasticine and place it on a map of the site.

The children came up with varied and inspired ideas and enjoyed the exercise, especially as it was explained to them that all their ideas would be shared with the Design Team working on the project.





## D

## Meanwhile: Kings Walk

Work to improve and refresh the Kings Walk area of Winchester has been completed.

The upgrade includes integrating the Nutshell theatre with the Kings Walk Arcade, improving the appearance of the façade and entrance along Silver Hill and enhancing existing open spaces.

In addition to creating a courtyard area – the ‘Courtyard Garden’ – with seating shared between Kings Walk traders and the Nutshell theatre, the improvement work also included:

- Improved and consistent signage and wayfinding throughout Kings Walk;
- New illuminated shop signage and improvements to the lighting;
- New planters and planting around the Middle Brook Street and Silver Hill entrances as well as in the new courtyard area;
- Repainting of brickwork and replacement of doors to the rear entrances of shops.

### Links

<https://www.hampshirechronicle.co.uk/news/23815846.kings-walk-winchester-council-announces-completion-refurbishment/>

<https://www.architectsjournal.co.uk/buildings/studio-multi-reactivates-1970s-shopping-arcade-in-winchester>



↑ Kings Walk

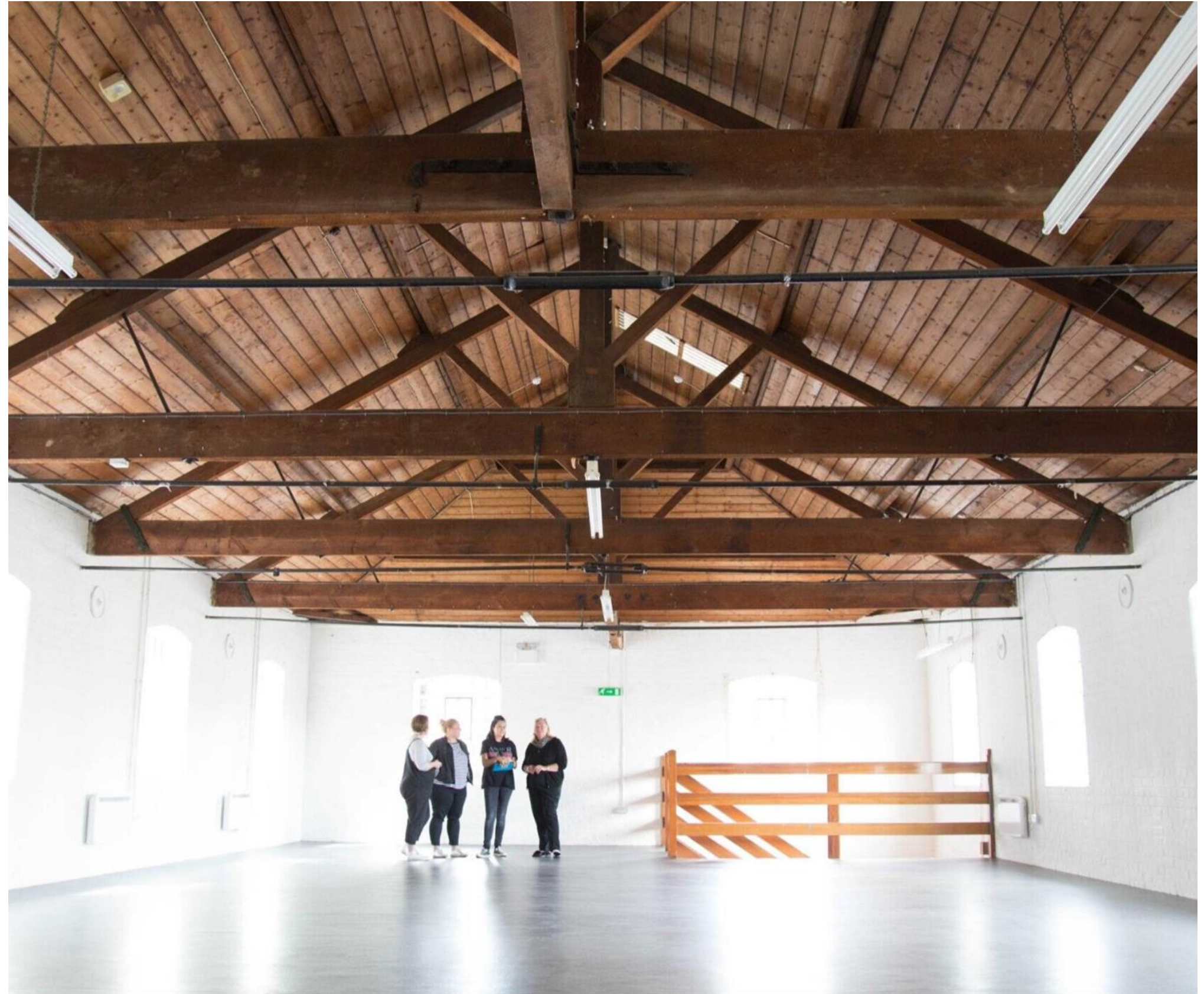


## D

## Meanwhile: The Nutshell

The Nutshell sits at the heart of the Kings Walk in the Central Winchester Regeneration area.

The Nutshell will continue to be used as performance/ theatre space, recognising the value in its existing use as an affordable performance space in the CWR area, and we will continue working with the Nutshell as the project progresses.



↑ The Nutshell



## D Meanwhile: Friarsgate Park – new temporary space

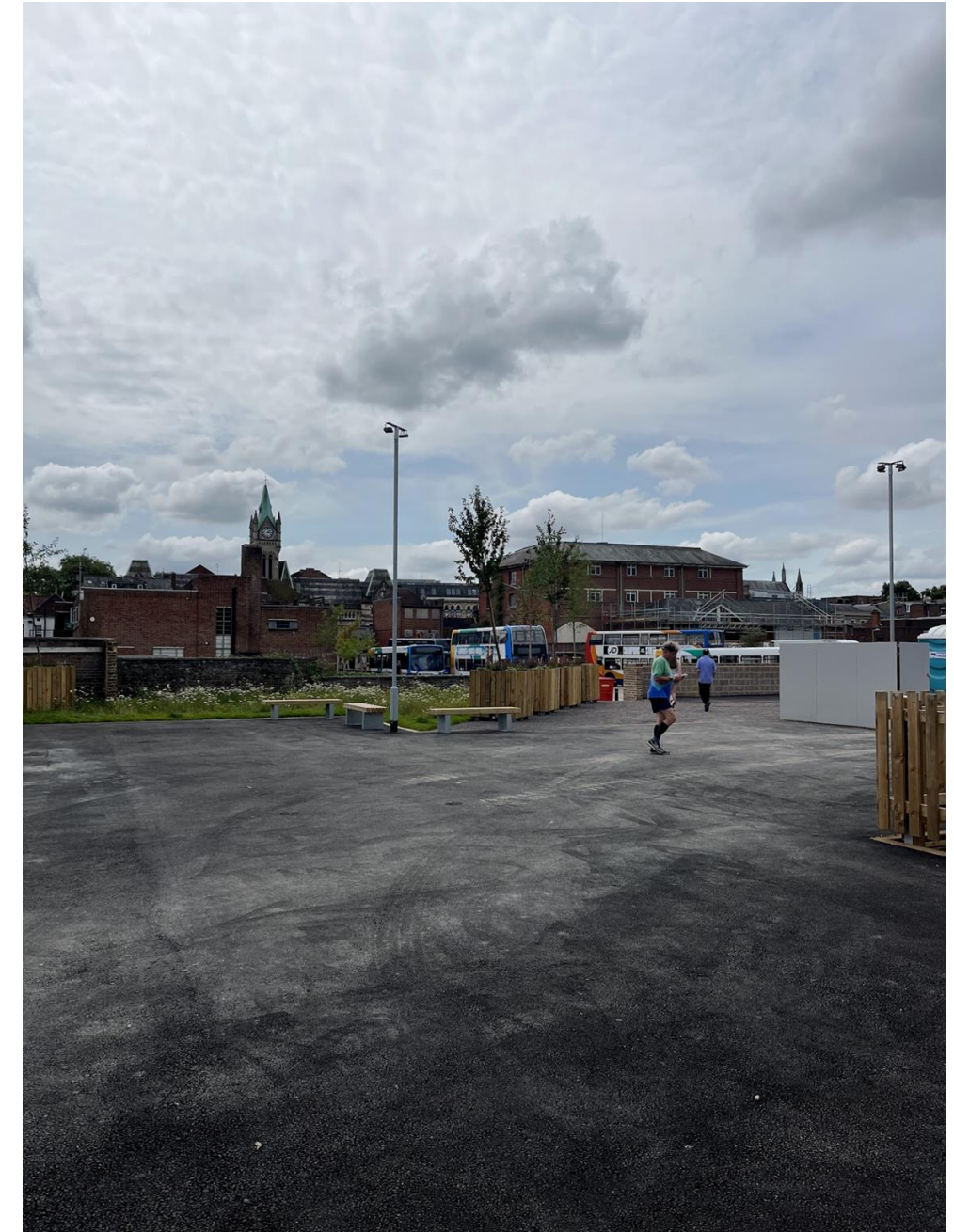
The work to demolish the former Medical Centre on the site began in Autumn 2023 and was completed in July 2024. This has improved public access and enjoyment of the open space and allowed for more archaeological works to be undertaken.

Work includes:

- A raised platform for community arts and cultural activity
- Improved views of the River Itchen
- Space for a commissioned public mural
- New planters and wildflower planting, enhancing biodiversity in the city centre
- More enjoyable walking routes through the heart of Winchester
- New seating and relaxation areas to enjoy the new views of the river



↑ River Itchen



↑ Pocket Park





# Engagement Output: Integration

We have taken all the outputs from the engagement process and structured them along the lines of the themed Stakeholder Workshops in terms of Short, Medium and Long term outcomes.

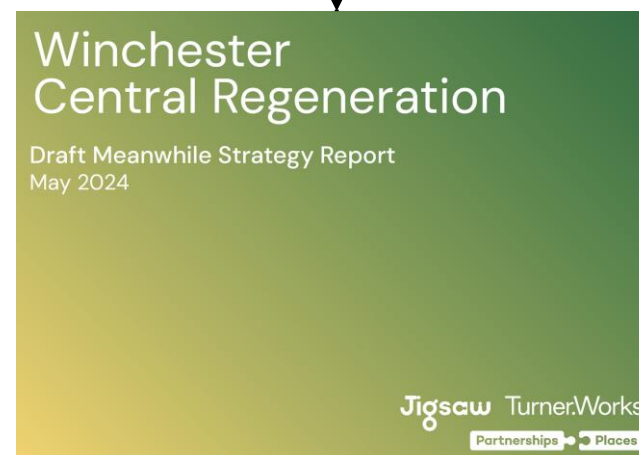
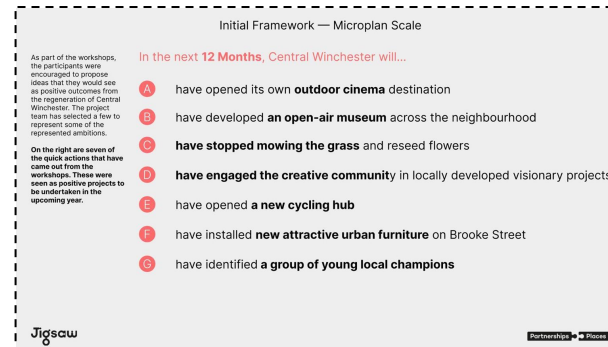
Short-term outputs will be addressed through **Meanwhile** activity, and the medium-term outputs will inform the **Project Brief** which itself is locked into the 9 Objectives of the SPD and finally, the long-term outputs must be supported by the **Vision** which build on the statement in the SPD.

## E Engagement Output: Short-term Meanwhile

Meanwhile activity will be critical to the next stage of the project as a means to test ideas and engage a wider group of people within Winchester.

The themed workshops developed a series of propositions and Jigsaw plan to build on the meanwhile activity that has taken place in Kings Walk and in the creation of a new pocket park on the site of the old Friarsgate Surgery.

We have worked with TurnerWorks to develop a comprehensive approach to meanwhile activities across the site (included later in this document) and are also looking at how the outputs from the youth engagement work can be used in animating the public realm to help drive further engagement.



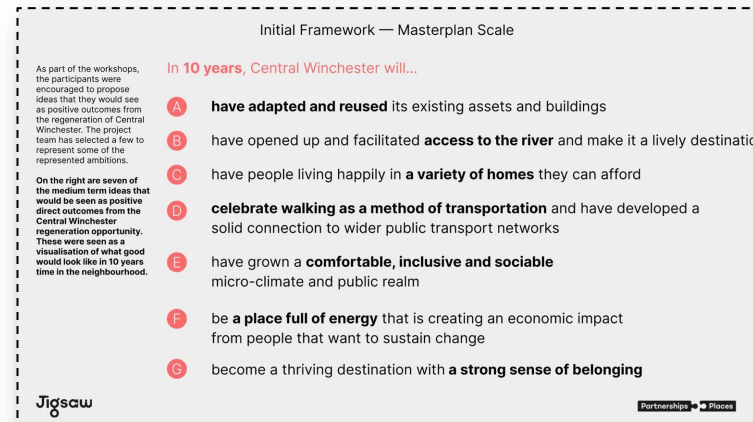


## E Engagement Output: Medium-term Project Brief

The majority of the engagement work carried out at this stage of the project is to inform the project brief before any design takes place.

The themed Stakeholder Workshops established some strong aspirations for the project and these were broadly supported by the responses to the Commonplace Survey. These contributions have provided a solid sounding board for the more holistic work carried out in the 3 Footprint Co-Creation sessions.

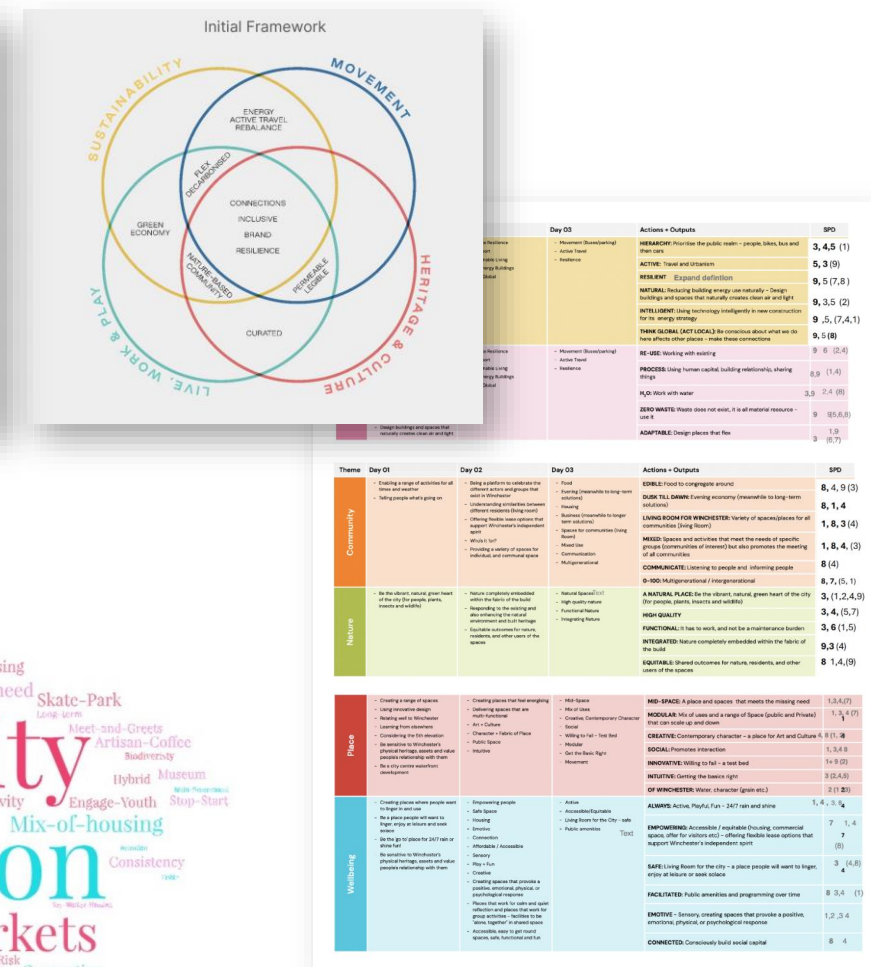
The Action Plan generated from the Co-Creation process has been cross-referenced to the 9 Objectives set out in the SPD and will be used as a tool by project team to deliver the vision set out in the 2018 SPD for CWR.



### Stakeholder Workshops Output



### Active Engagement Output



### Co-Creation Workshops Output



### CWR Supplementary Planning Document (SPD)



E

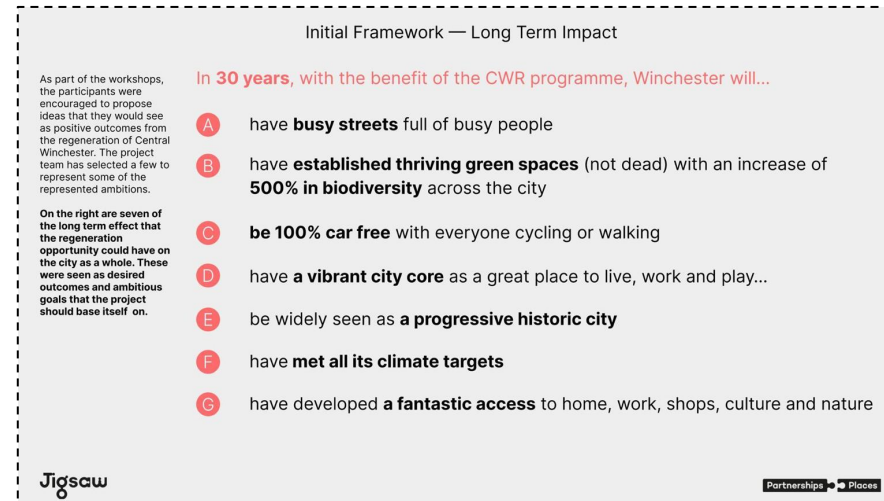
## Engagement Output: Long-term Vision

For many it is not possible to engage with the technical aspects of the project, nor should it be expected.

All the sessions held, and the meetings had, were also an opportunity to listen to the visions that people had for their city.

The Stakeholder Workshop put forward some really bold ideas, which seem to become more important with every passing day, and these are supported by residents of all ages as demonstrated in the work with schools and the online survey.

The closing joint statement from the Co-Creation session is perhaps the most complete call to action, and we believe chimes with the Vision set out in the SPD.



Stakeholder Workshops Output



School Childrens Vision Output



Passive Engagement Output

The Central Winchester Regeneration project will be a restorative, climate conscious, low carbon and heritage sensitive regeneration process building on what has already started with a multi-disciplinary and co-designed response to the needs of creative, active and invested communities that delivers equitable outcomes for nature, residents and community. It will be designed flexibly and built to last, a model for sustainable living, working and communities, with a focus on young businesses, talent and people. It will be integrated into Winchester and a place that citizens are proud of. It will provide sustainable movement choices and through design put inclusivity and diversity at the heart. It will retrofit buildings, not people.



Co-Creation Workshops Output

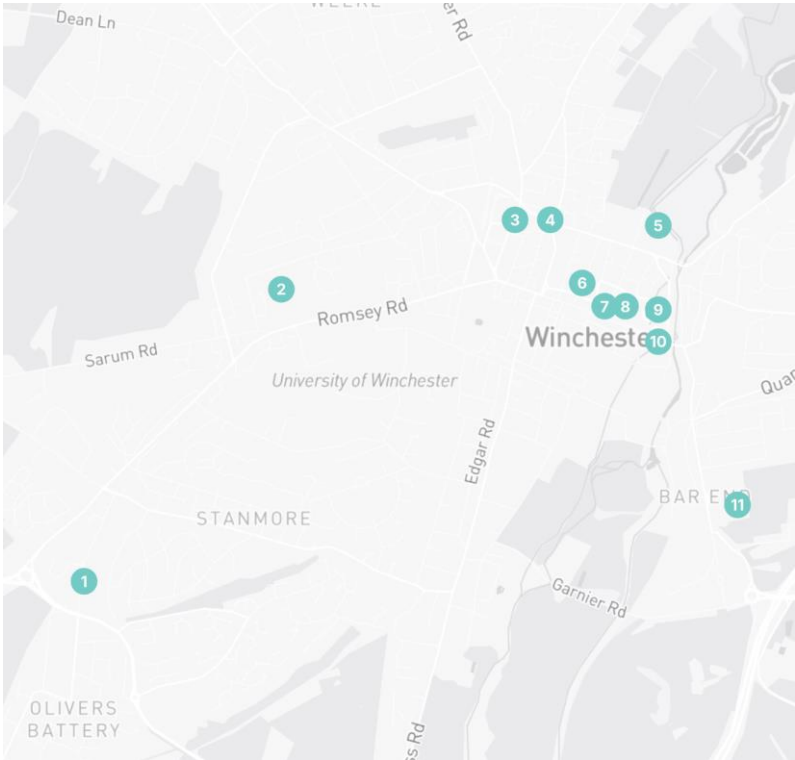




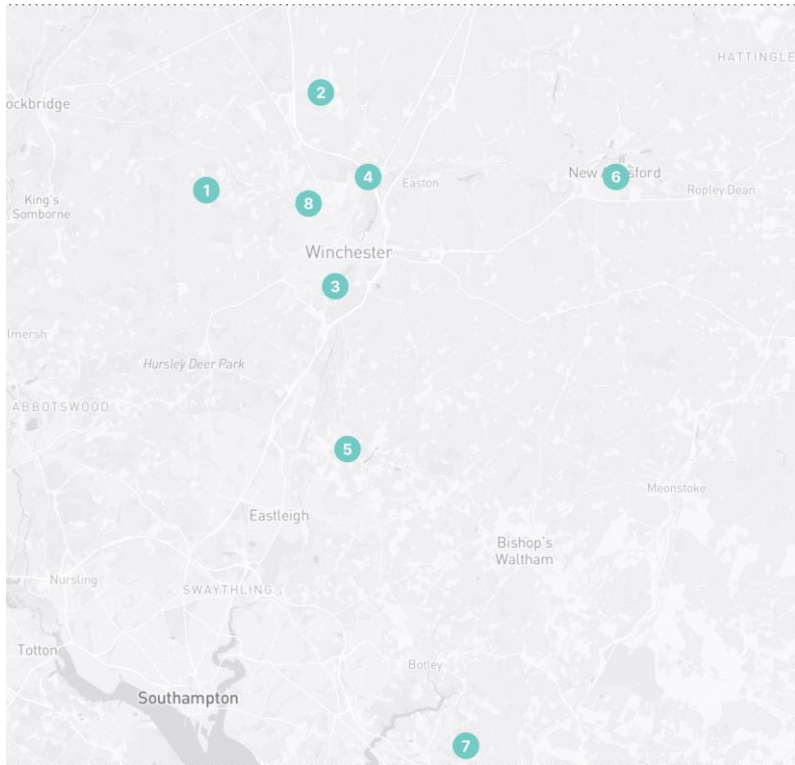
# Big Numbers

F

Big Numbers



↑ Central Winchester Engagement locations



↑ Wider Engagement locations

33

Number of organisations met (as indicated on Stakeholder Map)

593

Number of people who attended event (includes Chamber presentation, RIBA talks and signups/postcards from Meet & Greet / Hat fair)

151

Number of children who attended a workshop / event (and completed postcard)

780

Number of people who opened CWR e-newsletter

141

Hours spent at events, meetings and workshops





# Next Steps: Project Brief & Vision



## Next Steps: Project Brief

The next step for the project team is to now work with the outputs from the Engagement Process and build this into the Project Brief.

At the centre of this process is the Footprint Action Plan, which connects all of the engagement outputs to the SPD.

The project team will use the action plan to underpin the writing of the brief which will embed the engagement work into their day to day activity.

The action plan will then be used to review the progress of the project as key stages before it is allowed to proceed through "gateways" set out in the Development Delivery Plan (DDP).

Theme	Day 01	Day 02	Day 03	Actions + Outputs	SPD
Climate	<ul style="list-style-type: none"> <li>Reducing building energy use naturally</li> <li>Building flood resilience solutions</li> <li>Using technology intelligently in new construction for its energy strategy</li> <li>Promoting walking and cycling</li> <li>Reducing the need for the use of cars and CO2 coming from cars</li> <li>Developing alternative to cars</li> <li>Design buildings and spaces that naturally creates clean air and light</li> </ul>	<ul style="list-style-type: none"> <li>Climate Resilience</li> <li>Transport</li> <li>Sustainable Living</li> <li>Low Energy Buildings</li> <li>Think Global</li> </ul>	<ul style="list-style-type: none"> <li>Movement (Buses/parking)</li> <li>Active Travel</li> <li>Resilience</li> </ul>	<b>HIERARCHY:</b> Prioritise the public realm – people, bikes, bus and then cars	3, 4, 5 (1)
				<b>ACTIVE:</b> Travel and Urbanism	5, 3 (9)
				<b>RESILIENT:</b> Expand definition	9, 5 (7, 8)
				<b>NATURAL:</b> Reducing building energy use naturally - Design buildings and spaces that naturally creates clean air and light	9, 3, 5 (2)
				<b>INTELLIGENT:</b> Using technology intelligently in new construction for its energy strategy	9, 5, (7, 4, 1)
Circular	<ul style="list-style-type: none"> <li>Reducing building energy use naturally</li> <li>Building flood resilience solutions</li> <li>Using technology intelligently in new construction for its energy strategy</li> <li>Promoting walking and cycling</li> <li>Reducing the need for the use of cars and CO2 coming from cars</li> <li>Developing alternative to cars</li> <li>Design buildings and spaces that naturally creates clean air and light</li> </ul>	<ul style="list-style-type: none"> <li>Climate Resilience</li> <li>Transport</li> <li>Sustainable Living</li> <li>Low Energy Buildings</li> <li>Think Global</li> </ul>	<ul style="list-style-type: none"> <li>Movement (Buses/parking)</li> <li>Active Travel</li> <li>Resilience</li> </ul>	<b>THINK GLOBAL (ACT LOCAL):</b> Be conscious about what we do here affects other places - make these connections	9, 5 (8)
				<b>RE-USE:</b> Working with existing	9, 6 (2, 4)
				<b>PROCESS:</b> Using human capital, building relationship, sharing things	8, 9 (1, 4)
				<b>H<sub>2</sub>O:</b> Work with water	3, 9, 2, 4 (8)
				<b>ZERO WASTE:</b> Waste does not exist, it is all material resource - use it	9, 5, 6, 8
Community	<ul style="list-style-type: none"> <li>Enabling a range of activities for all times and weather</li> <li>Telling people what's going on</li> </ul>	<ul style="list-style-type: none"> <li>Being a platform to celebrate the different actors and groups that exist in Winchester</li> <li>Understanding similarities between different residents (living room)</li> <li>Offering flexible lease options that support Winchester's independent spirit</li> <li>Who's it for?</li> <li>Providing a variety of spaces for individual, and communal space</li> </ul>	<ul style="list-style-type: none"> <li>Food</li> <li>Evening (meanwhile to long-term solutions)</li> <li>Housing</li> <li>Business (meanwhile to longer term solutions)</li> <li>Spaces for communities (living Room)</li> <li>Mixed Use</li> <li>Communication</li> <li>Multigenerational</li> </ul>	<b>EDIBLE:</b> Food to congregate around	8, 4, 9 (3)
				<b>DUSK TILL DAWN:</b> Evening economy (meanwhile to long-term solutions)	8, 1, 4
				<b>LIVING ROOM FOR WINCHESTER:</b> Variety of spaces/places for all communities (living Room)	1, 8, 3 (4)
				<b>MIXED:</b> Spaces and activities that meet the needs of specific groups (communities of interest) but also promotes the meeting of all communities	1, 8, 4, (3)
				<b>COMMUNICATE:</b> Listening to people and informing people	8 (4)
Nature	<ul style="list-style-type: none"> <li>Be the vibrant, natural, green heart of the city (for people, plants, insects and wildlife)</li> </ul>	<ul style="list-style-type: none"> <li>Nature completely embedded within the fabric of the build</li> <li>Responding to the existing and also enhancing the natural environment and built heritage</li> <li>Equitable outcomes for nature, residents, and other users of the spaces</li> </ul>	<ul style="list-style-type: none"> <li>Natural Spaces</li> <li>High quality nature</li> <li>Functional Nature</li> <li>Integrating Nature</li> </ul>	<b>0-100:</b> Multigenerational / intergenerational	8, 7, (5, 1)
				<b>A NATURAL PLACE:</b> Be the vibrant, natural, green heart of the city (for people, plants, insects and wildlife)	3, (1, 2, 4, 9)
				<b>HIGH QUALITY</b>	3, 4, (5, 7)
				<b>FUNCTIONAL:</b> It has to work, and not be a maintenance burden	3, 6 (1, 5)
				<b>INTEGRATED:</b> Nature completely embedded within the fabric of the build	9, 3 (4)
Place	<ul style="list-style-type: none"> <li>Creating a range of spaces</li> <li>Using innovative design</li> <li>Relating well to Winchester</li> <li>Learning from elsewhere</li> <li>Considering the 5th elevation</li> <li>Be sensitive to Winchester's physical heritage, assets and value people's relationship with them</li> <li>Be a city centre waterfront development</li> </ul>	<ul style="list-style-type: none"> <li>Creating places that feel energising</li> <li>Delivering spaces that are multi-functional</li> <li>Art + Culture</li> <li>Character + Fabric of Place</li> <li>Public Space</li> <li>Intuitive</li> </ul>	<ul style="list-style-type: none"> <li>Mid-Space</li> <li>Mix of Uses</li> <li>Creative, Contemporary Character</li> <li>Social</li> <li>Willing to Fail - Test Bed</li> <li>Modular</li> <li>Get the Basics Right</li> <li>Movement</li> </ul>	<b>MID-SPACE:</b> A place and spaces that meets the missing need	1, 3, 4, (7)
				<b>MODULAR:</b> Mix of uses and a range of Space (public and Private) that can scale up and down	1, 3, 4 (7)
				<b>CREATIVE:</b> Contemporary character – a place for Art and Culture	8 (1, 2)
				<b>SOCIAL:</b> Promotes interaction	1, 3, 4, 8
				<b>INNOVATIVE:</b> Willing to fail – a test bed	1 + 9 (2)
Wellbeing	<ul style="list-style-type: none"> <li>Creating places where people want to linger in and use</li> <li>Be a place people will want to linger, enjoy at leisure and seek solace</li> <li>Be the go to place for 24/7 rain or shine fun!</li> <li>Be sensitive to Winchester's physical heritage, assets and value people's relationship with them</li> </ul>	<ul style="list-style-type: none"> <li>Empowering people</li> <li>Safe Space</li> <li>Housing</li> <li>Emotive</li> <li>Connection</li> <li>Affordable / Accessible</li> <li>Sensory</li> <li>Play + Fun</li> <li>Creative</li> <li>Creating spaces that provoke a positive, emotional, physical, or psychological response</li> <li>Places that work for calm and quiet reflection and places that work for group activities – facilities to be 'alone, together' in shared space</li> <li>Accessible, easy to get round spaces, safe, functional and fun</li> </ul>	<ul style="list-style-type: none"> <li>Active</li> <li>Accessible/Equitable</li> <li>Living Room for the City – safe</li> <li>Public amenities</li> </ul>	<b>ALWAYS:</b> Active, Playful, Fun – 24/7 rain and shine	1, 4, 3, 8, 4
				<b>EMPOWERING:</b> Accessible / equitable (housing, commercial space, offer for visitors etc) – offering flexible lease options that support Winchester's independent spirit	7, 1, 4 (8)
				<b>SAFE:</b> Living Room for the city – a place people will want to linger, enjoy at leisure or seek solace	3, (4, 8) 4
				<b>FACILITATED:</b> Public amenities and programming over time	8, 3, 4 (1)
				<b>EMOTIVE:</b> Sensory, creating spaces that provoke a positive, emotional, physical, or psychological response	1, 2, 3, 4
Wellbeing	<ul style="list-style-type: none"> <li>Creating places where people want to linger in and use</li> <li>Be a place people will want to linger, enjoy at leisure and seek solace</li> <li>Be the go to place for 24/7 rain or shine fun!</li> <li>Be sensitive to Winchester's physical heritage, assets and value people's relationship with them</li> </ul>	<ul style="list-style-type: none"> <li>Empowering people</li> <li>Safe Space</li> <li>Housing</li> <li>Emotive</li> <li>Connection</li> <li>Affordable / Accessible</li> <li>Sensory</li> <li>Play + Fun</li> <li>Creative</li> <li>Creating spaces that provoke a positive, emotional, physical, or psychological response</li> <li>Places that work for calm and quiet reflection and places that work for group activities – facilities to be 'alone, together' in shared space</li> <li>Accessible, easy to get round spaces, safe, functional and fun</li> </ul>	<ul style="list-style-type: none"> <li>Active</li> <li>Accessible/Equitable</li> <li>Living Room for the City – safe</li> <li>Public amenities</li> </ul>	<b>CONNECTED:</b> Consciously build social capital	8, 4





# Next Steps: Meanwhile

## H Next Steps Meanwhile: Microplan

# Winchester Central Regeneration

Microplan (Draft)  
Incremental Activation Strategy Report

June 2024



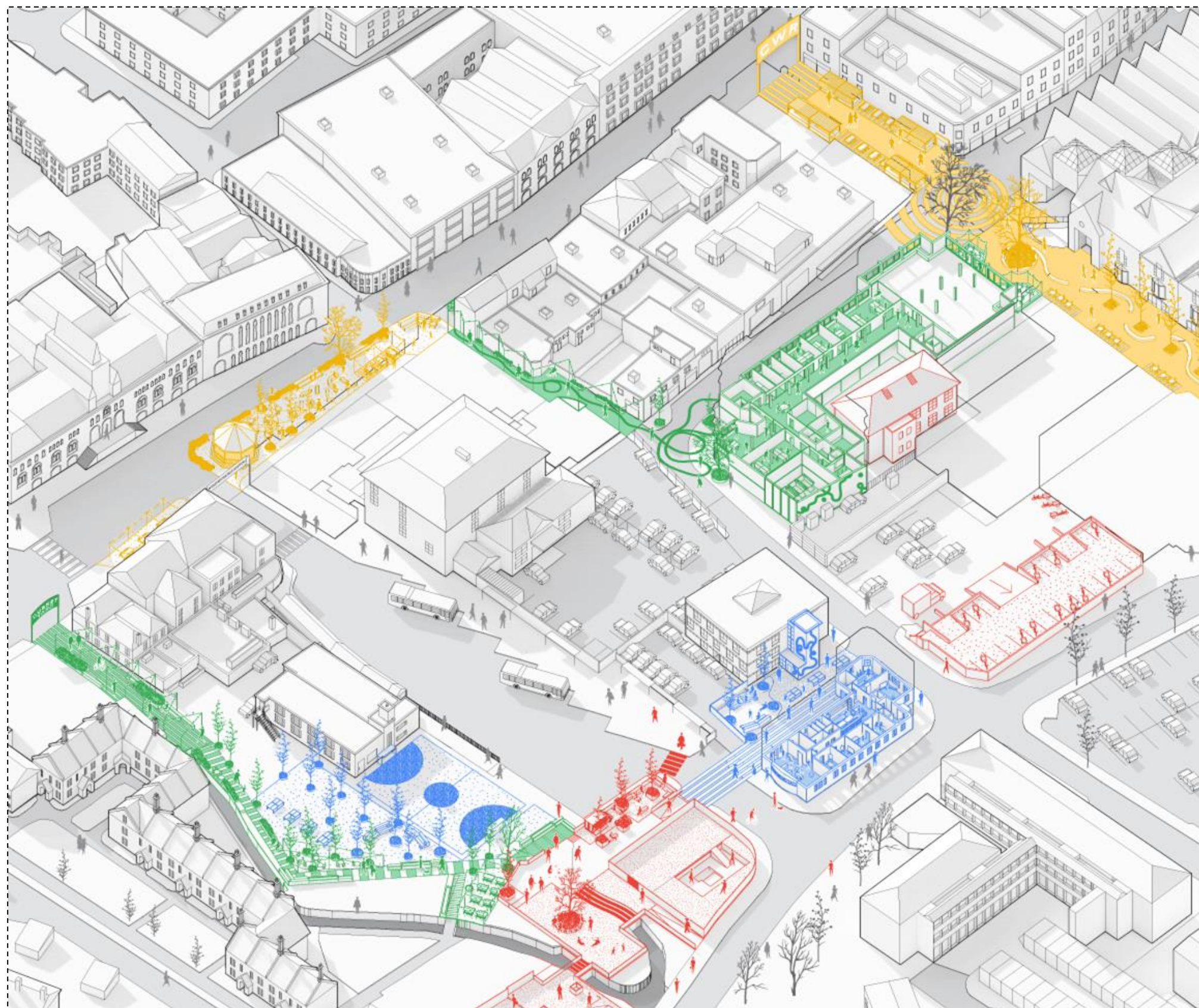
## H

## Next Steps Meanwhile: Microplan

As part of the engagement and planning for an active and vibrant neighbourhood, Turner Works has been developing a microplan for the Central Winchester Regeneration Opportunity.

A microplan serves as an incremental activation strategy, identifying and mapping the various opportunities for activation across the site. It projects a potential future for the area, one that is informed and shaped by stakeholder engagement and feedback. By incorporating the insights and outcomes from engagement, the Central Winchester microplan aims to ensure that the regeneration efforts reflect in its development the needs and aspirations of the community.

The following pages are showing the report which details the phased approach and overall strategy for the implementation of the microplan.

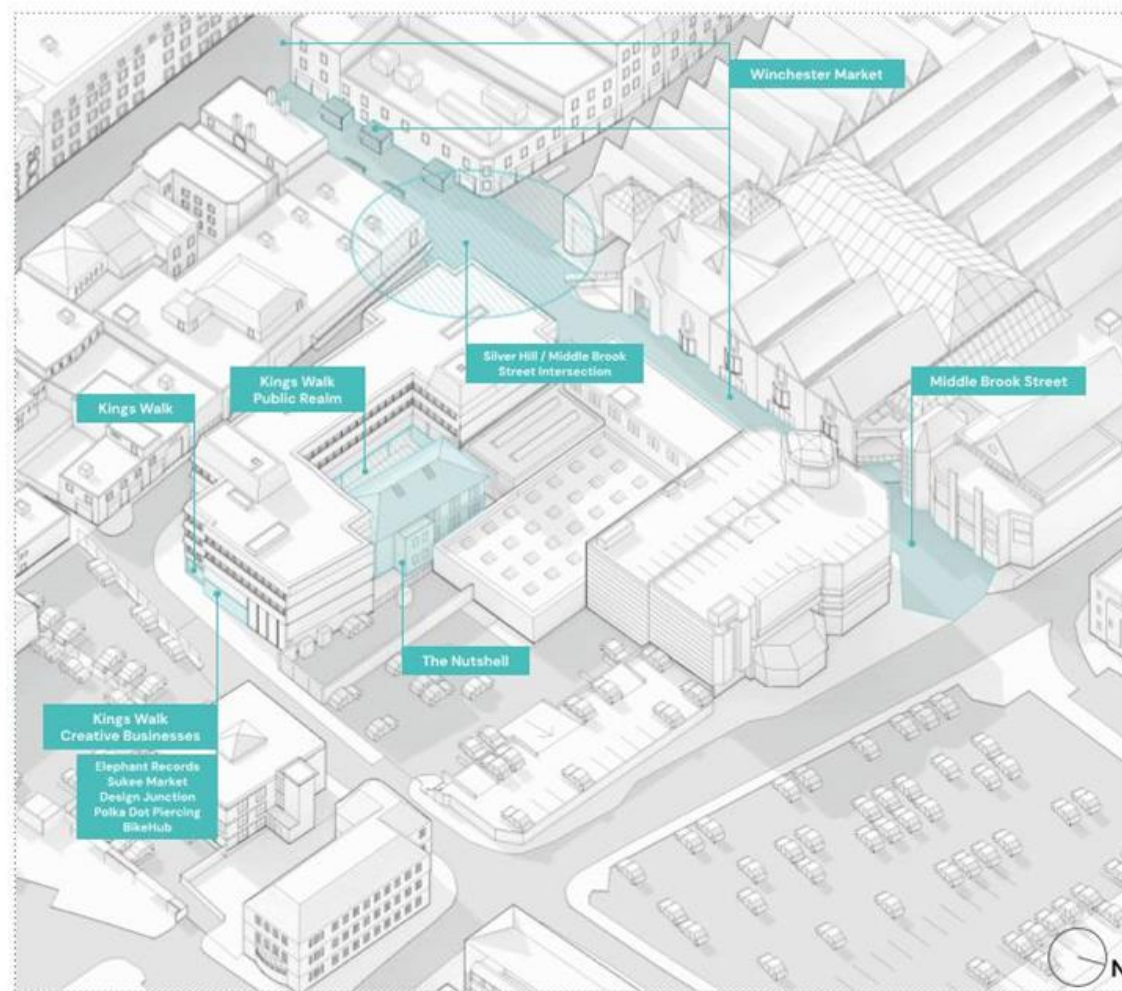


↑ Microplan — Incremental Activation Strategy



## H Next Steps Meanwhile: Microplan

### There Today and Working — To be Celebrated



WCR — Microplan: Incremental Activation Strategy



Local Businesses — The Nutshell



Regular Events — Winchester Market



Public Realm — Kings Walk Arcade



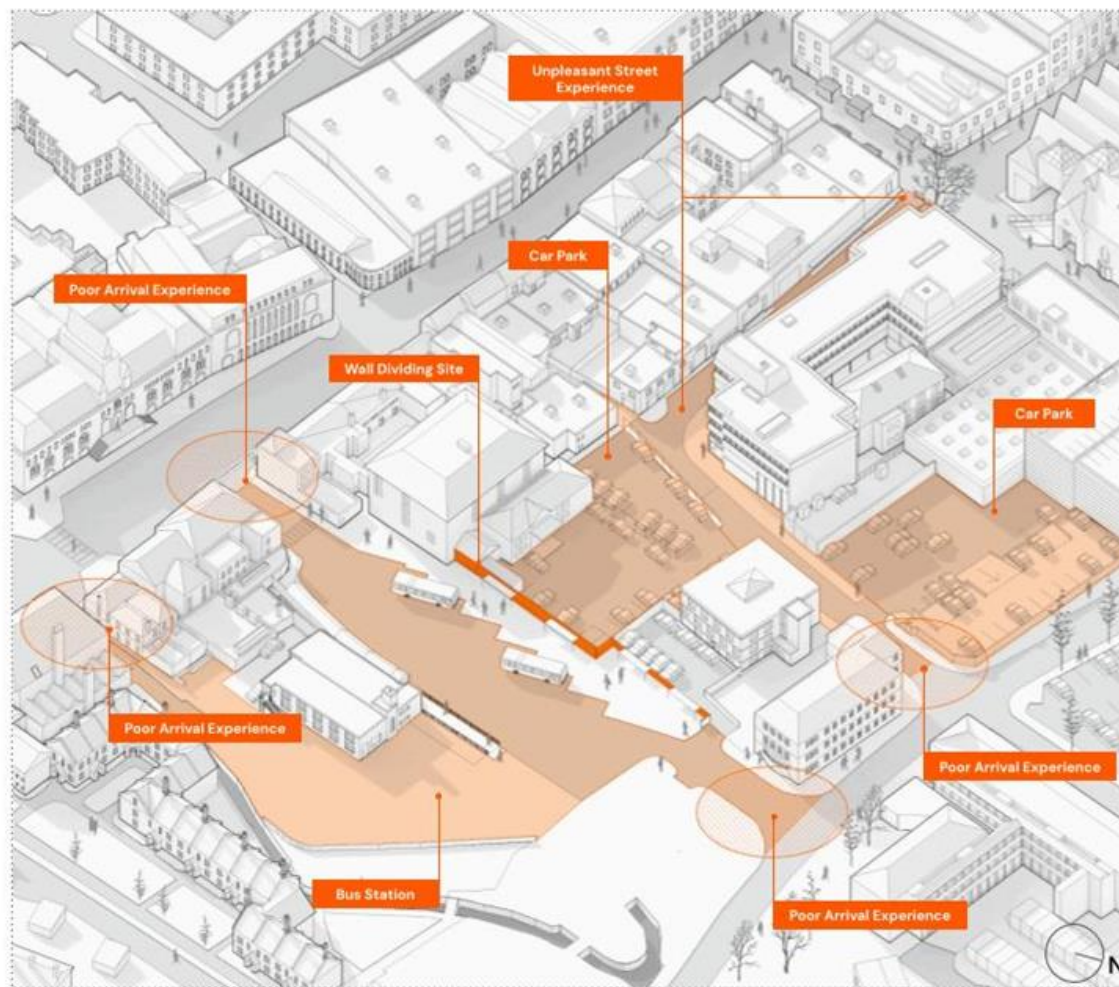
Local Businesses — South Downs Social



## H

## Next Steps Meanwhile: Microplan

## There Today and Challenging — To be Addressed



WCR — Microplan: Incremental Activation Strategy



Poor Arrival Experience — Bus Station South Entrance



Poor Arrival Experience — Bus Station North Entrance



Unpleasant Street Experience — Tanner Street



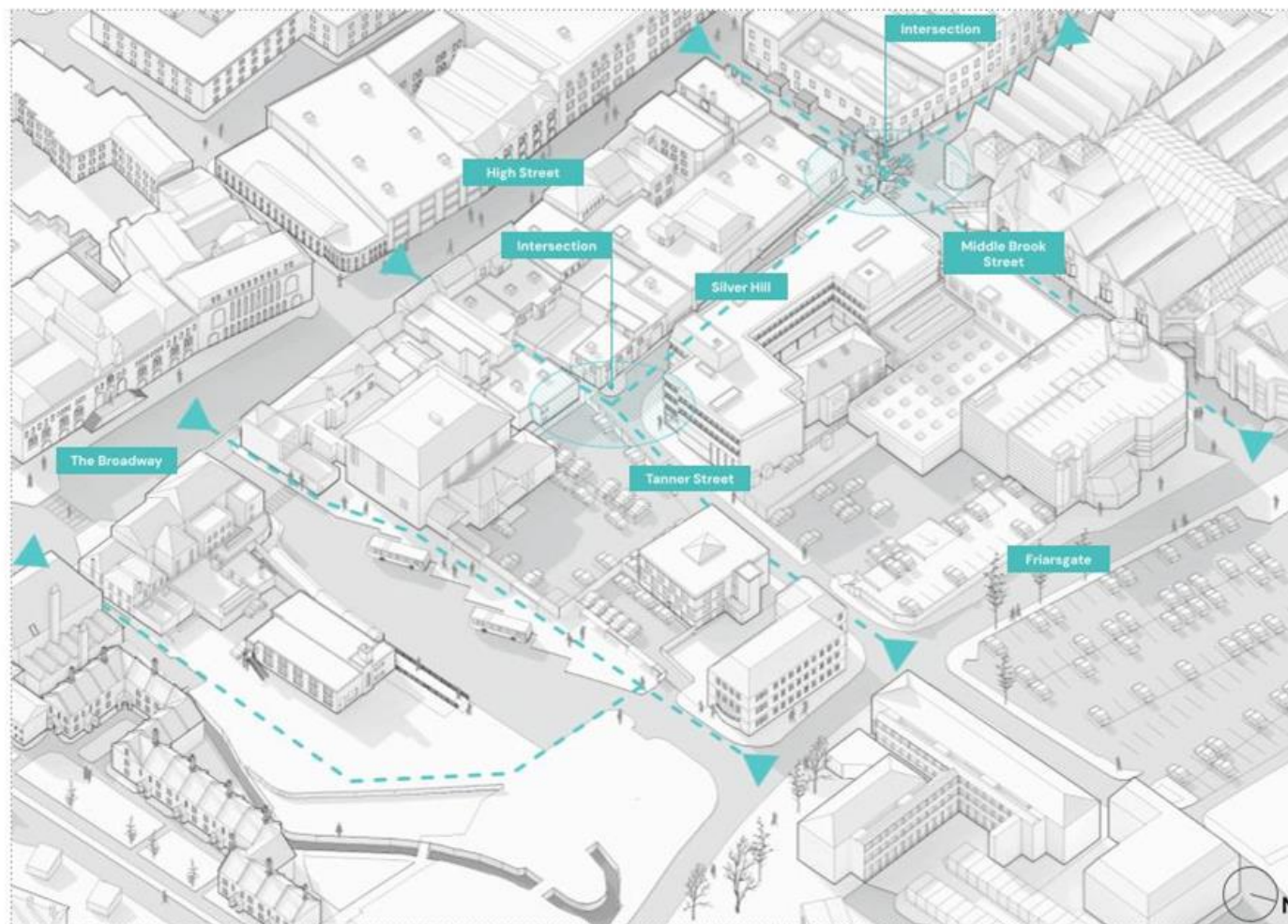
Friarsgate Car Park





## Next Steps Meanwhile: Microplan

### Key Entry Points and Views — Existing



WCR — Microplan: Incremental Activation Strategy



Basket Lane



Bus Station — South Gateway



Bus Station — North Entry



Cross Keys Passage



Middle Brook Street — South



Middle Brook Street — South



Silver Hill



Tanner Street



H


Next Steps Meanwhile: Microplan

JigsawPartnershipsPlacesTurner.Works

Opportunities — Categories

Currently On Site


Projects that are **currently on site (or soon to be)** and are **successful at activating the site**



Kings Walk — Winchester

Legacy


Opportunities that represent **long term investments** and aim at **building on the success of existing assets**



Coachworks — Ashford

Catalyst


Temporary opportunities that aim to **activate the area** through **public realm interventions**



College Square — Croydon

Transitional

Temporary opportunities that offer the **potential to act as transitions** towards **future permanent projects**



Cyclehoop — Hammersmith

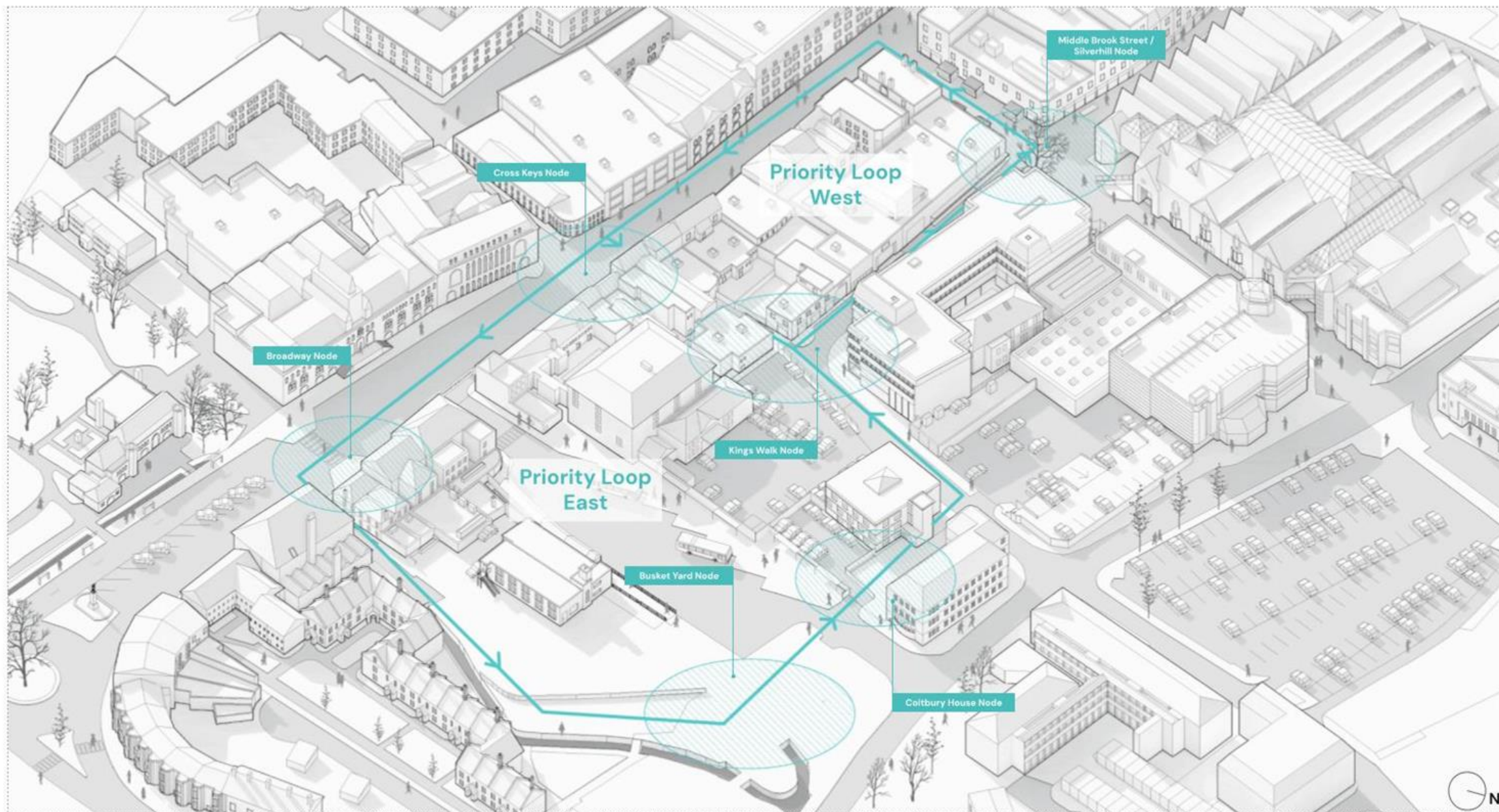
WCR — Microplan: Incremental Activation Strategy



## H

## Next Steps Meanwhile: Microplan

## Site Strategy — Key Routes



WCR — Microplan: Incremental Activation Strategy



## H

## Next Steps Meanwhile: Microplan

Jigsaw

Partnerships

Places

Turner.Works

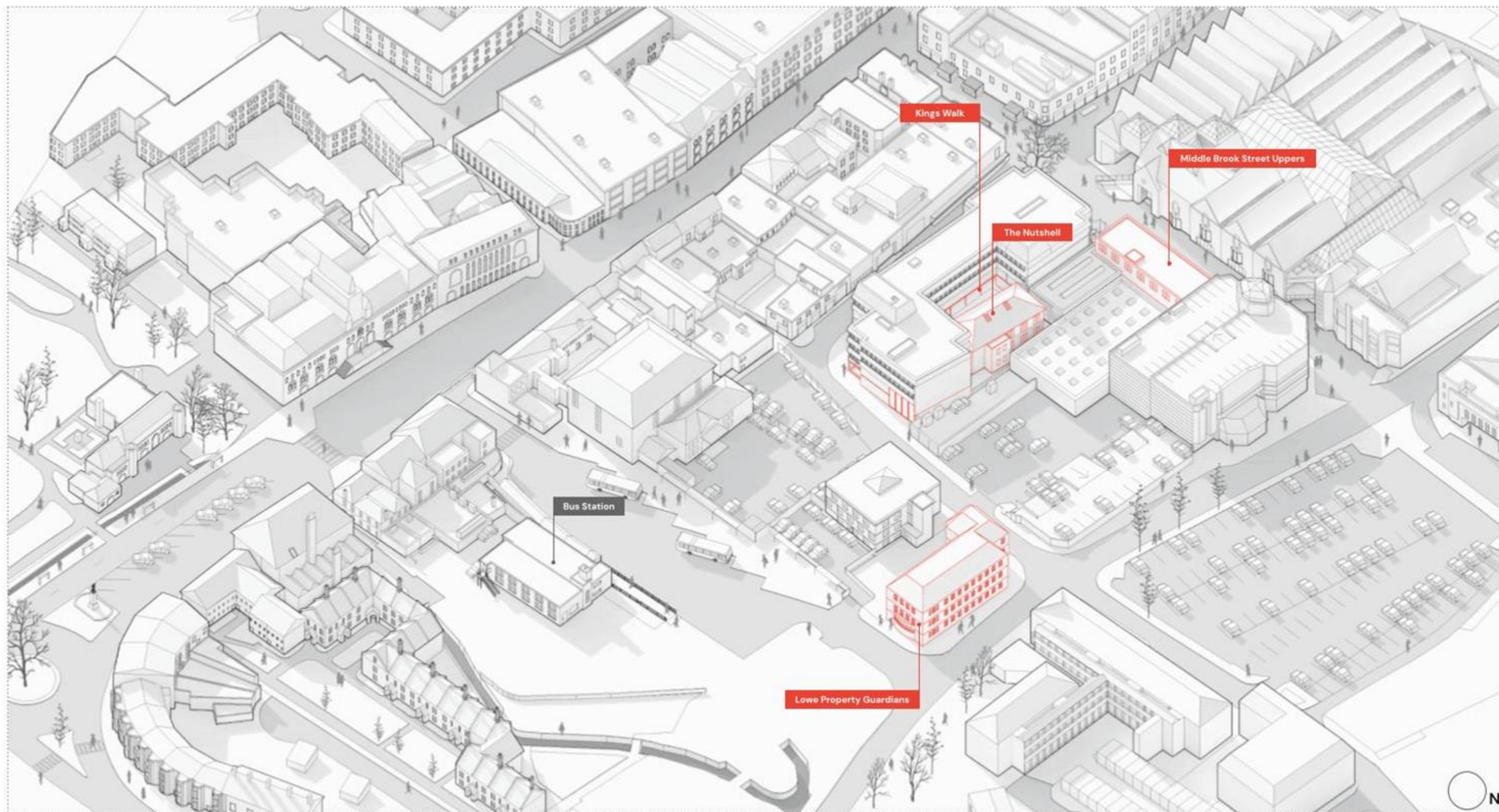
## Phase 0 — Existing Conditions

Currently on site

Legacy

Catalyst

Transitional



WCR — Microplan: Incremental Activation Strategy



## H

## Next Steps Meanwhile: Microplan

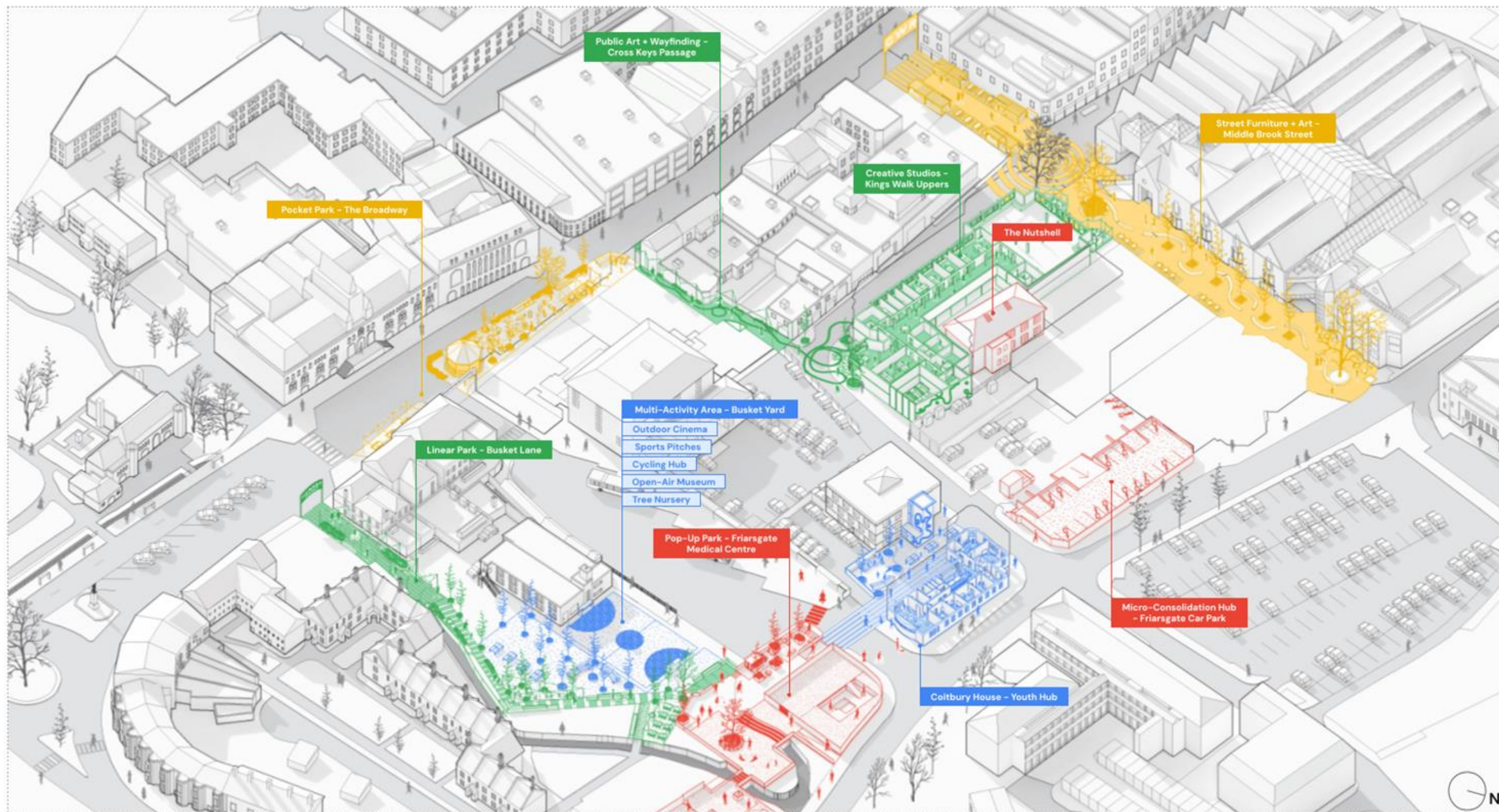
## Central Winchester Regeneration — Site Activation

Currently on site

Legacy

Catalyst

Transitional



WCR — Microplan: Incremental Activation Strategy



H

Next Steps Meanwhile: Microplan

JigsawPartnershipsPlacesTurner.Works

Currently on site

Legacy

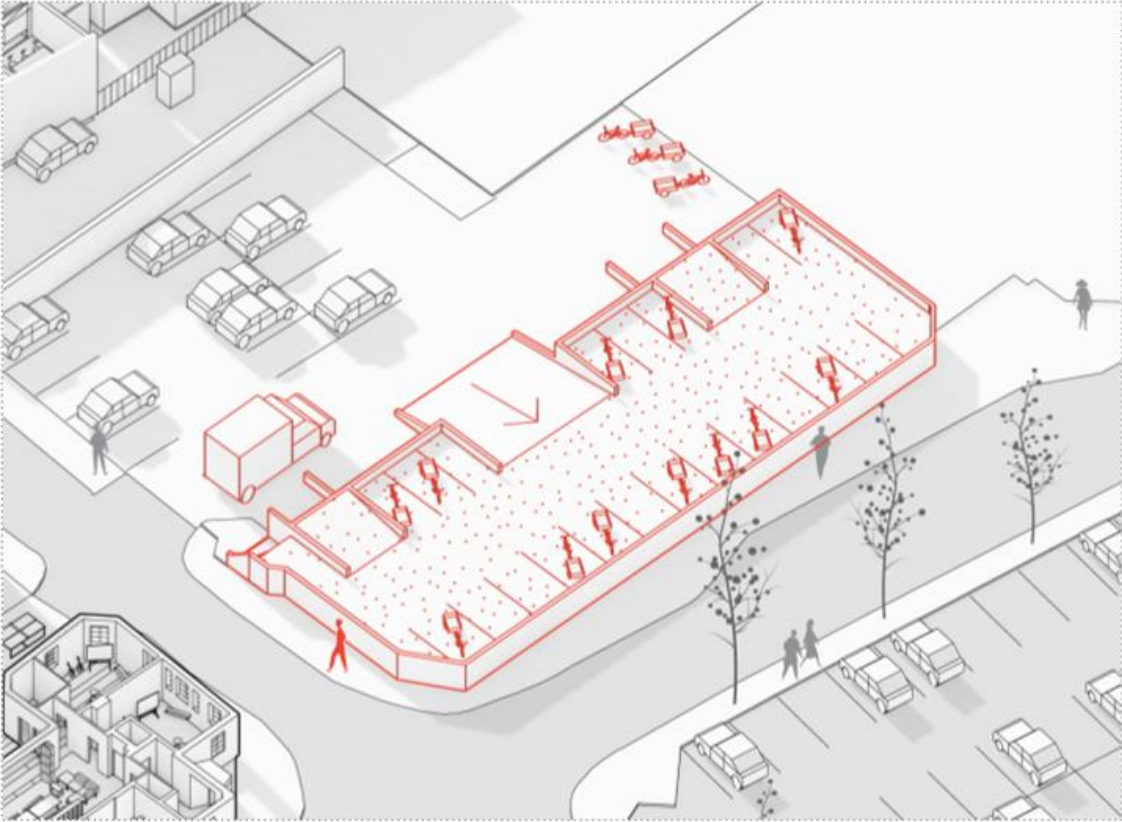
Catalyst

Transitional

Central Winchester Regeneration — Site Activation

Micro-Consolidation Site


Friarsgate Car Park




The site of the former Friarsgate car park will be transformed into a micro-consolidation delivery hub, providing a sustainable and efficient delivery option for Central Winchester businesses. This initiative aims to reduce the number of delivery vans loading on the street, reducing congestion and idling in the city centre, and employing zero-emission vehicles

such as cargo bikes and electric vehicles. The hub will minimise duplicated time and mileage typically incurred by multiple couriers by consolidating last-mile deliveries from a range of parcel carrier companies, and adopting a centralised delivery, neighbourhood-scale delivery strategy.


WCR — Microplan: Incremental Activation Strategy




Zhero Logistics — Hackney Bridge, London



Seattle Neighbourhood Delivery Hub — Seattle, Washington



Pedivan — Various Locations, London



Wandsworth Micro Logistics Hub — Southside Shopping Centre, London

WCR — Engagement Report

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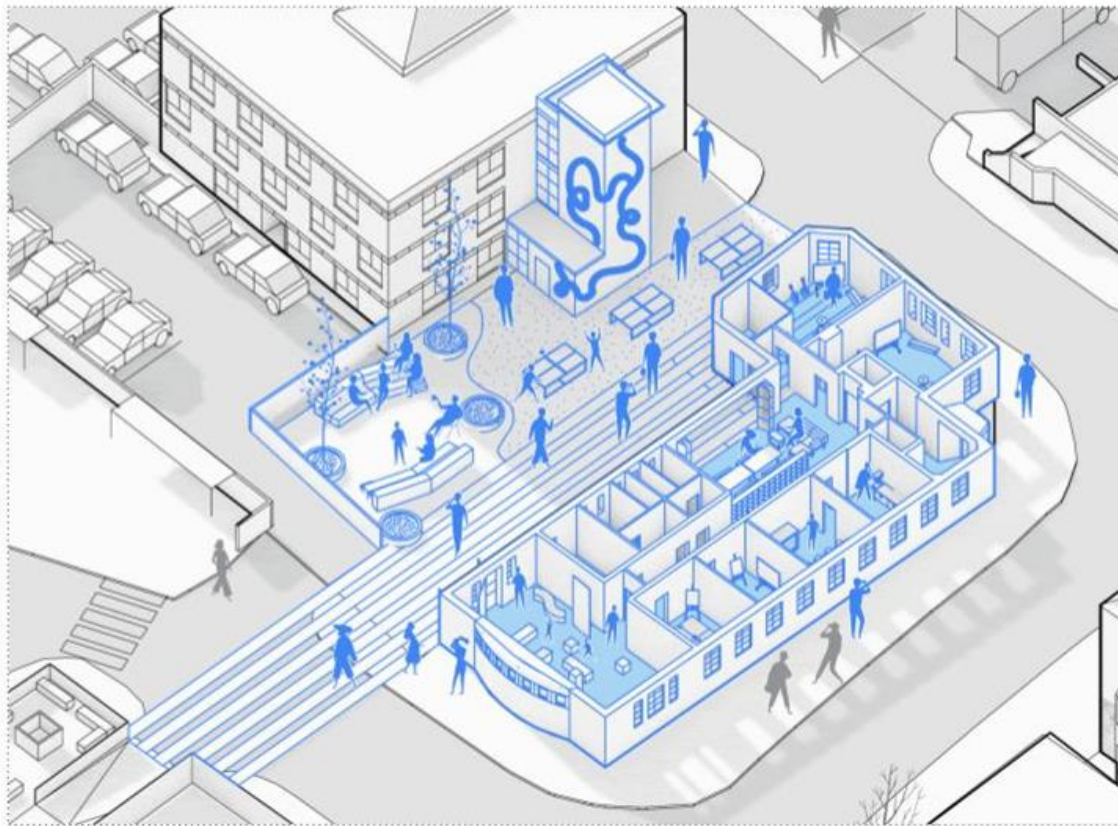


## Next Steps Meanwhile: Microplan

### Central Winchester Regeneration — Site Activation

#### Youth Hub

Coitbury House



The ground floor of Coitbury House will be renovated and refurbished to become a youth hub, focusing on creative activities and connecting to Winchester's creative quarter. Minor modifications to the external fabric, such as bifolding doors opening onto the adjacent courtyard, will create an improved arrival experience, while the courtyard will be active with planting, outdoor furniture, and ping-pong

tables. In a city centre with few spaces for young people to relax and spend time, this intervention aims to fill that gap. Additionally, the pedestrian realm will be improved with an art crossing connecting to the pop-up park on the site of the former Friarsgate Medical Centre. There's also potential for a mural on the tower of the adjacent St Clement's Surgery, enhancing the landscape.

WCR — Microplan: Incremental Activation Strategy

Currently on site

Legacy

Catalyst

Transitional



Brandon Youth Centre — Peckham, London



Rising Green Youth Hub — Wood Green, London



National Youth Theatre — Archway, London



East Street Exchange — Walworth, London

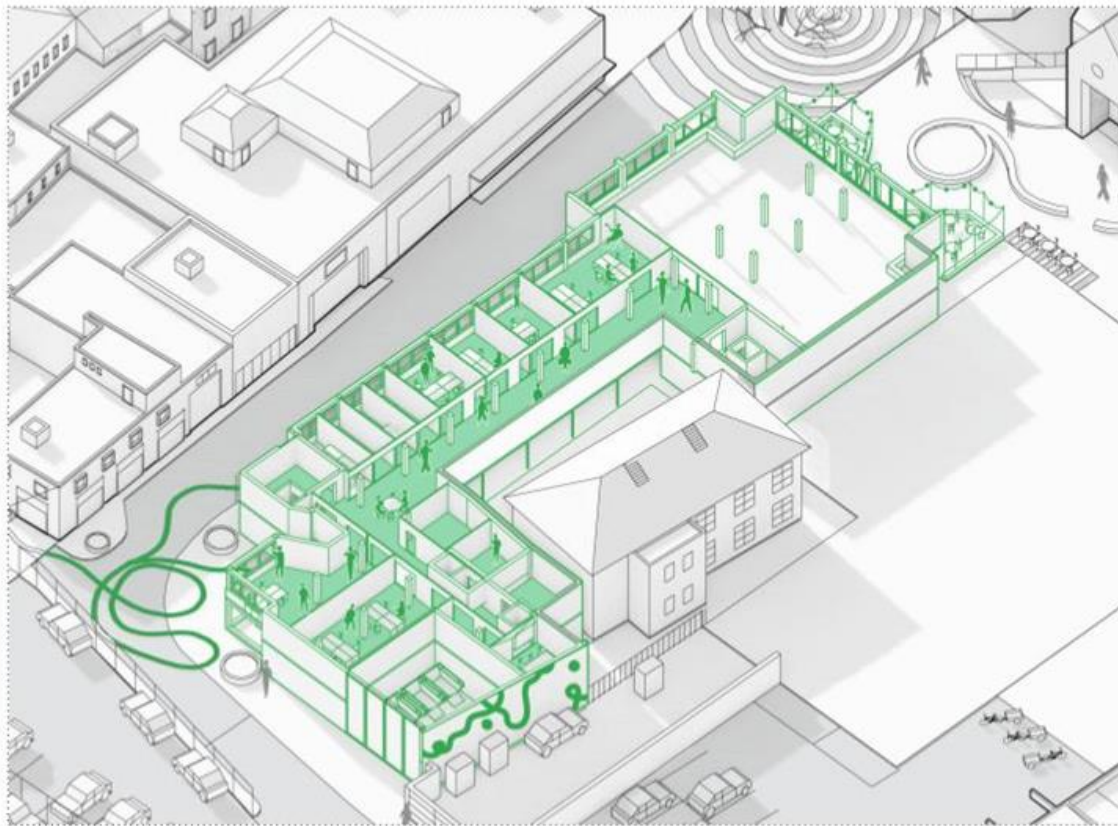


## Next Steps Meanwhile: Microplan

### Central Winchester Regeneration — Site Activation

#### Creative Studios

Kings Walk Uppers



Celebrating the success of Kings Walk, the project will build upon the existing creative cluster by introducing new creative workspaces on the first floor of the building. By retrofitting and expanding its available space, a range of studios offering affordable rent to small businesses and makers will be introduced. This initiative will support the

creative quarter and establish CWR as the heart of Winchester's independent and creative community.

WCR — Microplan: Incremental Activation Strategy

Currently on site

Legacy

Catalyst

Transitional



Peckham Levels — Peckham, London



Arthaus — Digbeth, Birmingham



Newhampton Arts Centre — Wolverhampton



Netil House — Hackney, London



H

Next Steps Meanwhile: Microplan

Jigsaw

Partnerships

Places

Turner.Works

Currently on site

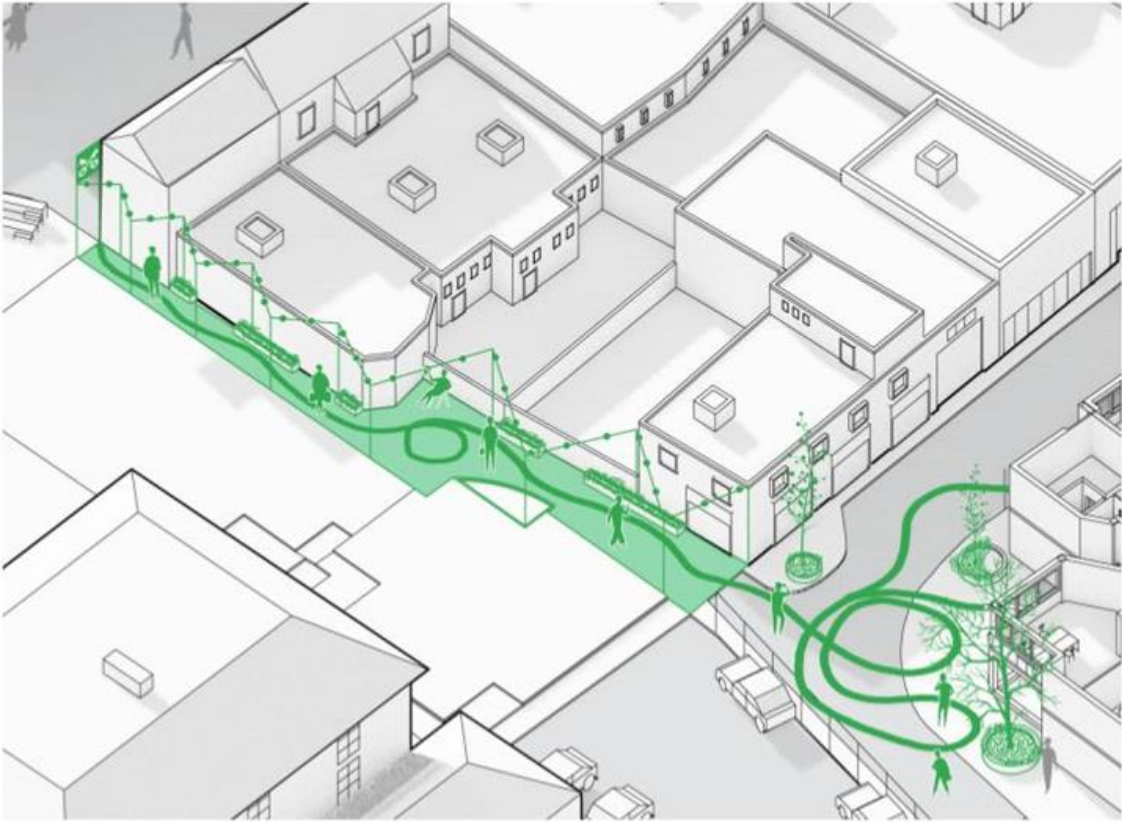
Legacy

Catalyst

Transitional


Public Realm

Cross Keys Passage




The activation of Cross Keys Passage will establish it as a key route to the centre of the site. Enhancements such as festoon lighting, new gateway signage, floor graphics, and planting will significantly improve the pedestrian experience, and the use of paint and vibrant colours will make this route both enjoyable and experiential.


WCR — Microplan: Incremental Activation Strategy




Alley Oop — Vancouver, Canada



20ft Wide — Austin, Texas



Dairy Block — Denver, Colorado



Nord Alley — Seattle, Washington



## Next Steps Meanwhile: Microplan

### Central Winchester Regeneration — Site Activation

#### Public Realm The Broadway



Two new pocket parks will be created on The Broadway, replacing the row of car parking bays. This light-touch intervention will include mobile furniture and recycled timber planters, with lighting to create ambience and a bandstand where people can listen to buskers and watch performances. Local groups and actors will be encouraged to take ownership of

these pocket parks, and programme activities and performances that may take place here.

As a civic square in the making, this intervention on The Broadway will lay the groundwork for future public realm works, testing the proposal to pedestrianise the area and extend the high street experience.

WCR — Microplan: Incremental Activation Strategy

Currently on site

Legacy

Catalyst

Transitional



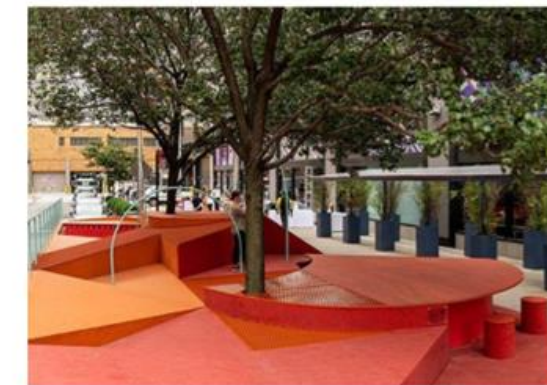
Tide Square — Greenwich, London



Croydon Parklets — Croydon, London



Street Interrupted — Hackney, London



Restorative Ground — New York, USA



## Next Steps Meanwhile: Microplan

### Central Winchester Regeneration — Site Activation

#### Public Realm

Middle Brook Street



Building on the current success of Middle Brook Street, the public realm will be further activated through a series of light-touch works. A range of sculptural seating options and playful street furniture will create a space that is inclusive and appealing to all ages, while integrated planting along the route will connect pedestrians to the natural

environment. Bold floor graphics will draw visitors from the high street, and the relocation of the market to Middle Brook Street will bring new activity. Additionally, dedicated bays for market stalls will be demarcated through floor graphics, creating a clear and legible public realm.

WCR — Microplan: Incremental Activation Strategy

Currently on site

Legacy

Catalyst

Transitional



Park 'n' Play — Copenhagen, Denmark



Proyecto Panama Camina — Panama City, Panama



Parc Central — Guangzhou, China



Coded Scape — Hangzhou, China





## Next Steps Meanwhile: Microplan

### Central Winchester Regeneration — Site Activation

#### Public Realm / Outdoor Activity Area Busket Yard



A new linear park will connect Busket Lane to the Friarsgate pop-up park, running parallel to the River Itchen as a permanent intervention. This proposal aims to connect people to nature and integrate Winchester's waterways into the masterplan by making the river more accessible and improving the pedestrian realm around it. The new linear park will create a

biodiverse corridor along the edge of the site, with planting, lighting, seating, and floor graphics to make this route safe and inviting, and new gateway signage to emphasise arrival from The Broadway. In Busket Yard, a new multi-sports area will be created with various pitches, seating, and planting, allowing activity to spill out into the park to the north.

WCR — Microplan: Incremental Activation Strategy

- Currently on site
- Legacy
- Catalyst
- Transitional



Superkilen — Copenhagen, Denmark



Pigalle Duperré — Paris, France



Common Monnem — Mannheim, Germany



City Thread — Chattanooga, USA



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## Next Steps Meanwhile: Microplan

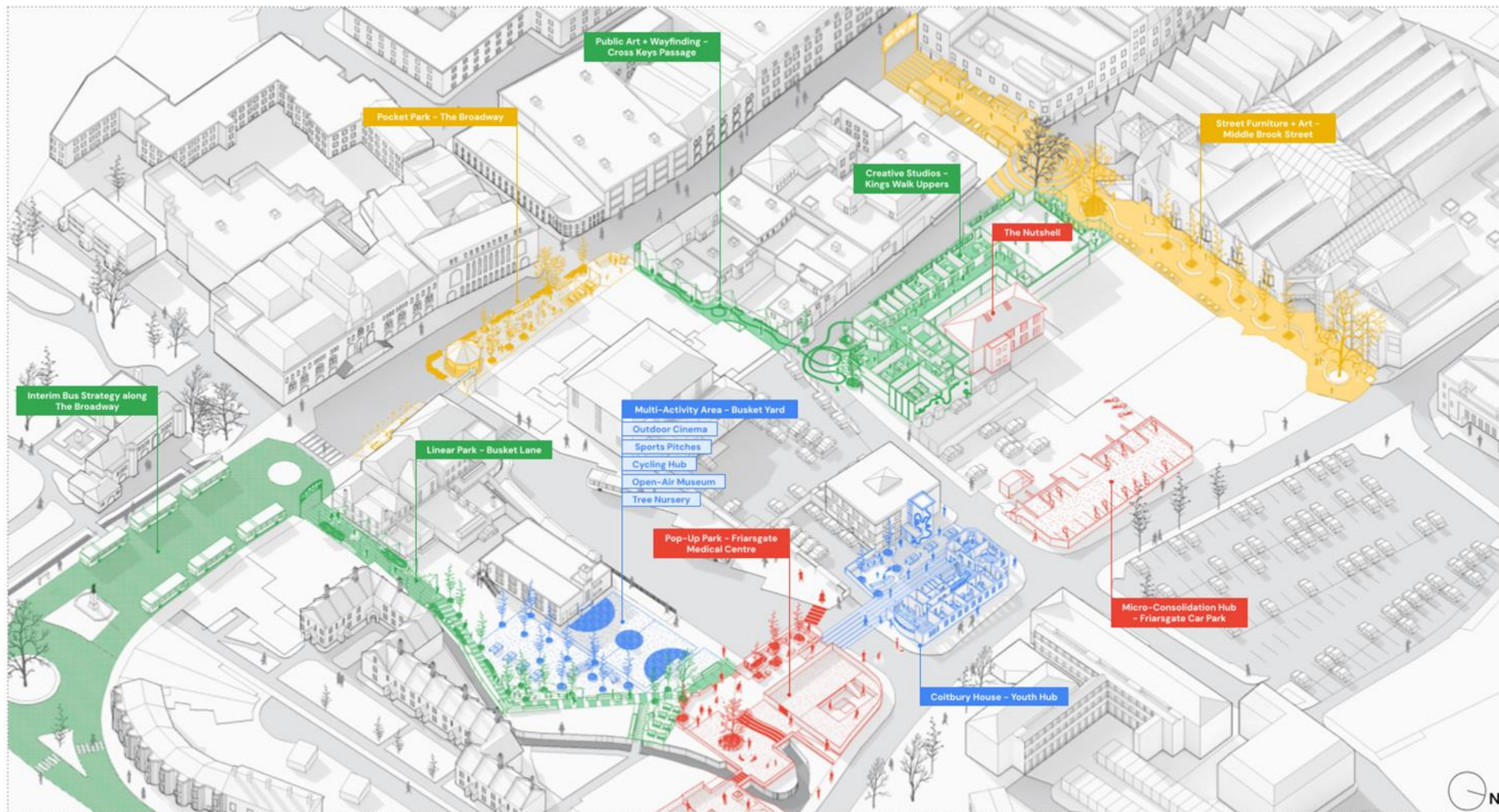
## Central Winchester Regeneration – Interim Bus Strategy

Currently on site

Legacy

Catalyst

Transitional



WCR — Microplan: Incremental Activation Strategy



## H

## Next Steps Meanwhile: Microplan

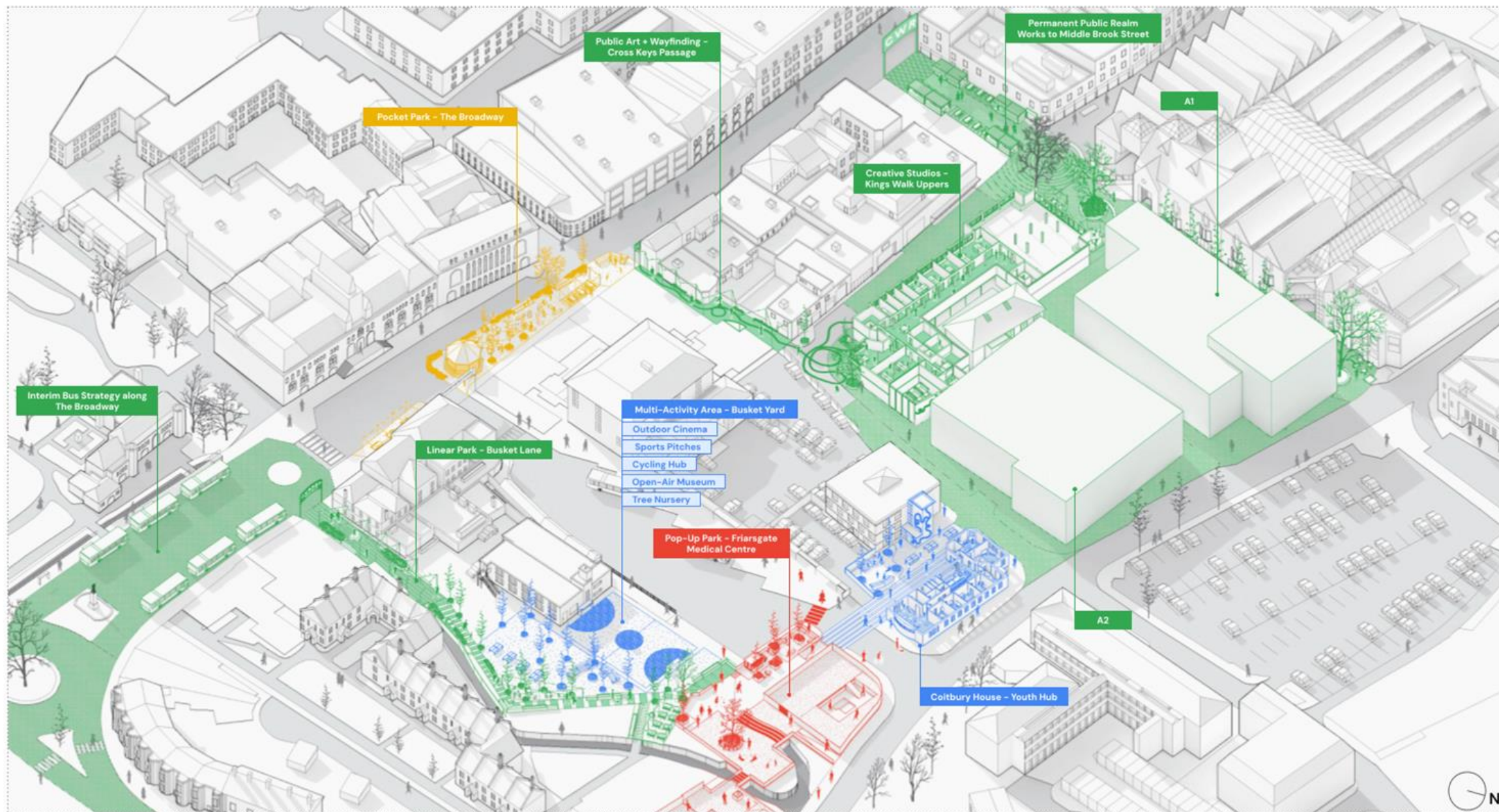
## Central Winchester Regeneration — Phase A

Currently on site

Legacy

Catalyst

Transitional



WCR — Microplan: Incremental Activation Strategy



## H

## Next Steps Meanwhile: Microplan

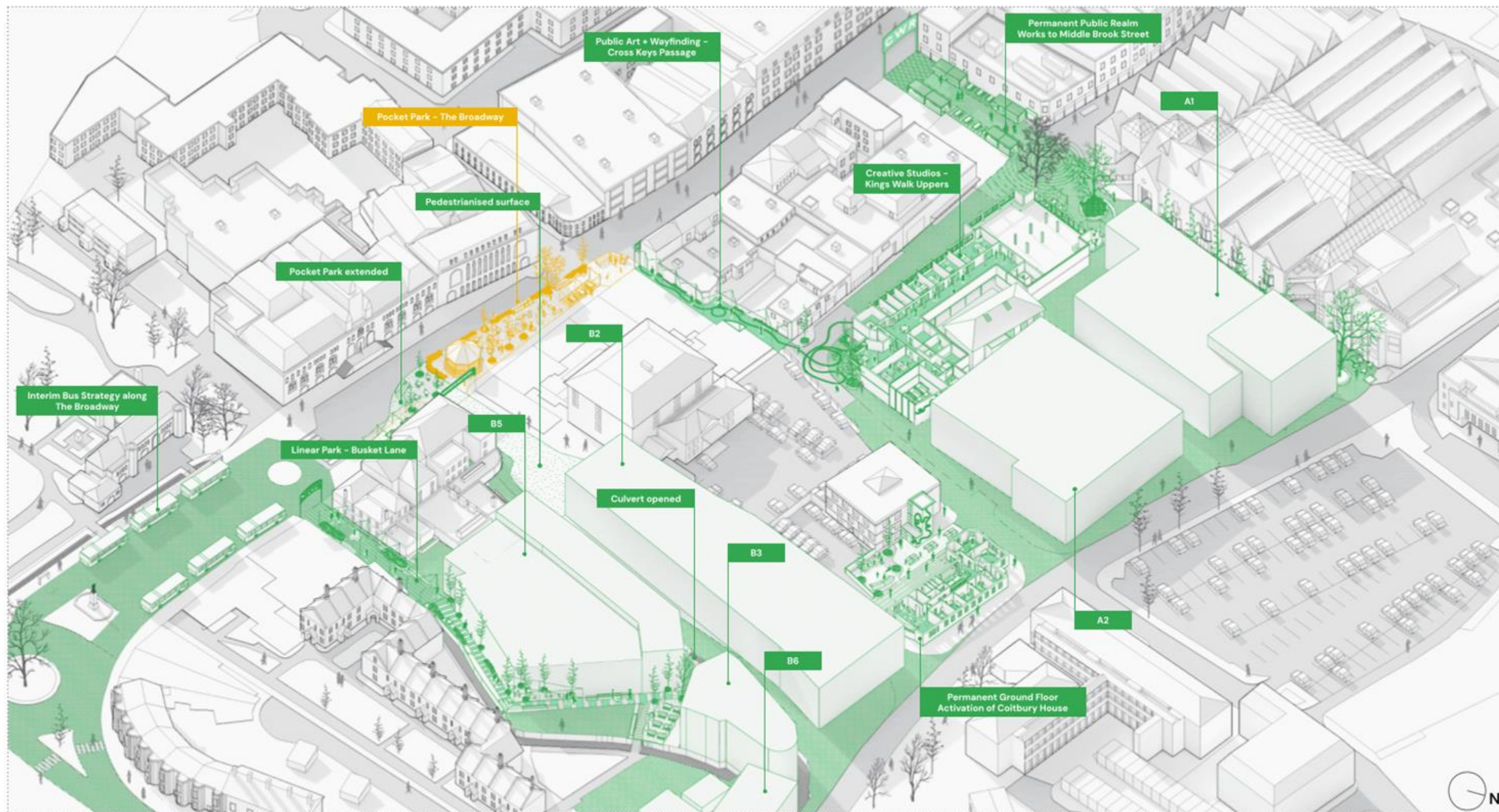
## Central Winchester Regeneration — Phase B

Currently on site

Legacy

Catalyst

Transitional



WCR — Microplan: Incremental Activation Strategy



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## Next Steps Meanwhile: Microplan

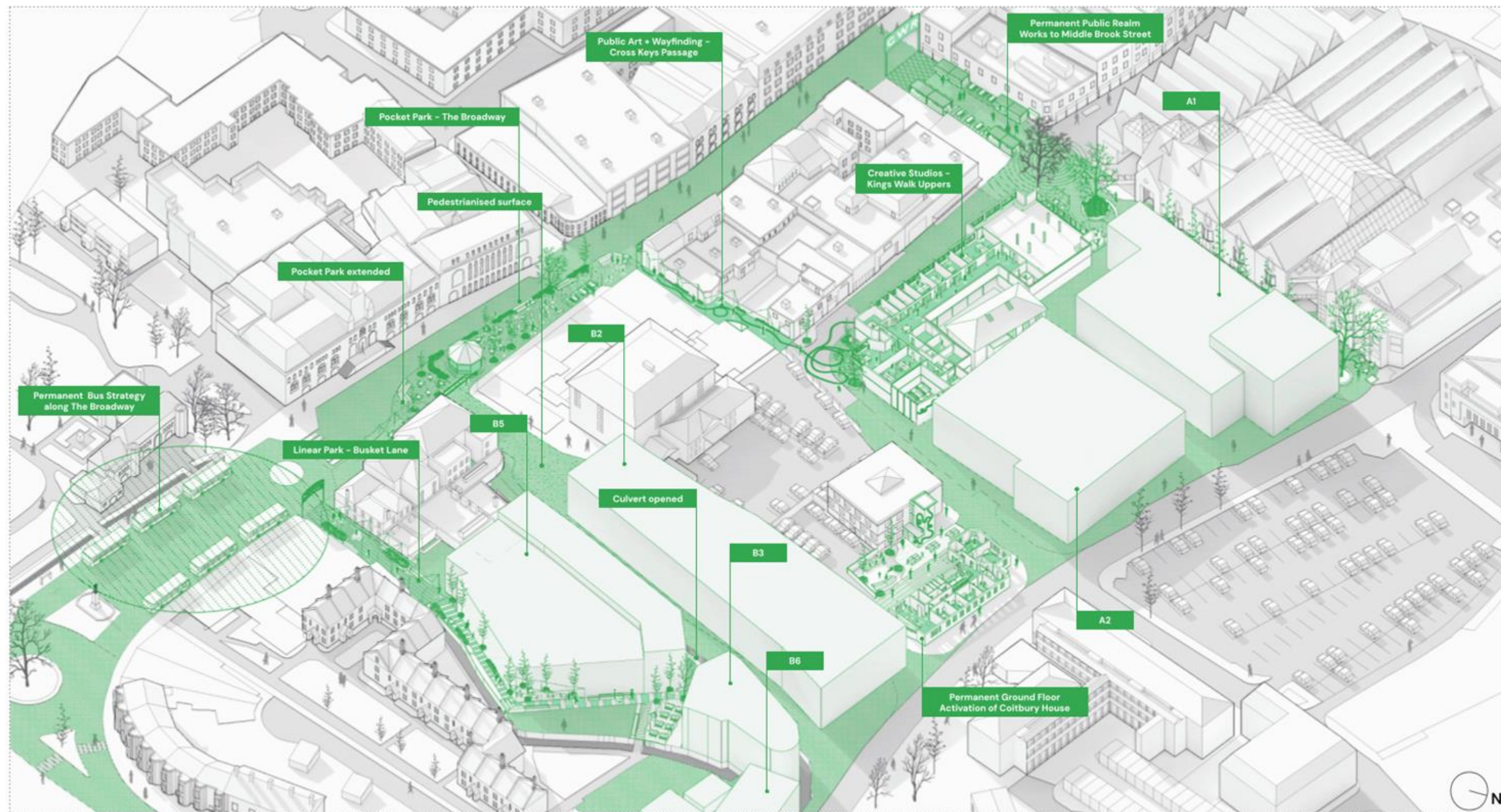
## Central Winchester Regeneration — Phase C

Currently on site

Legacy

Catalyst

Transitional

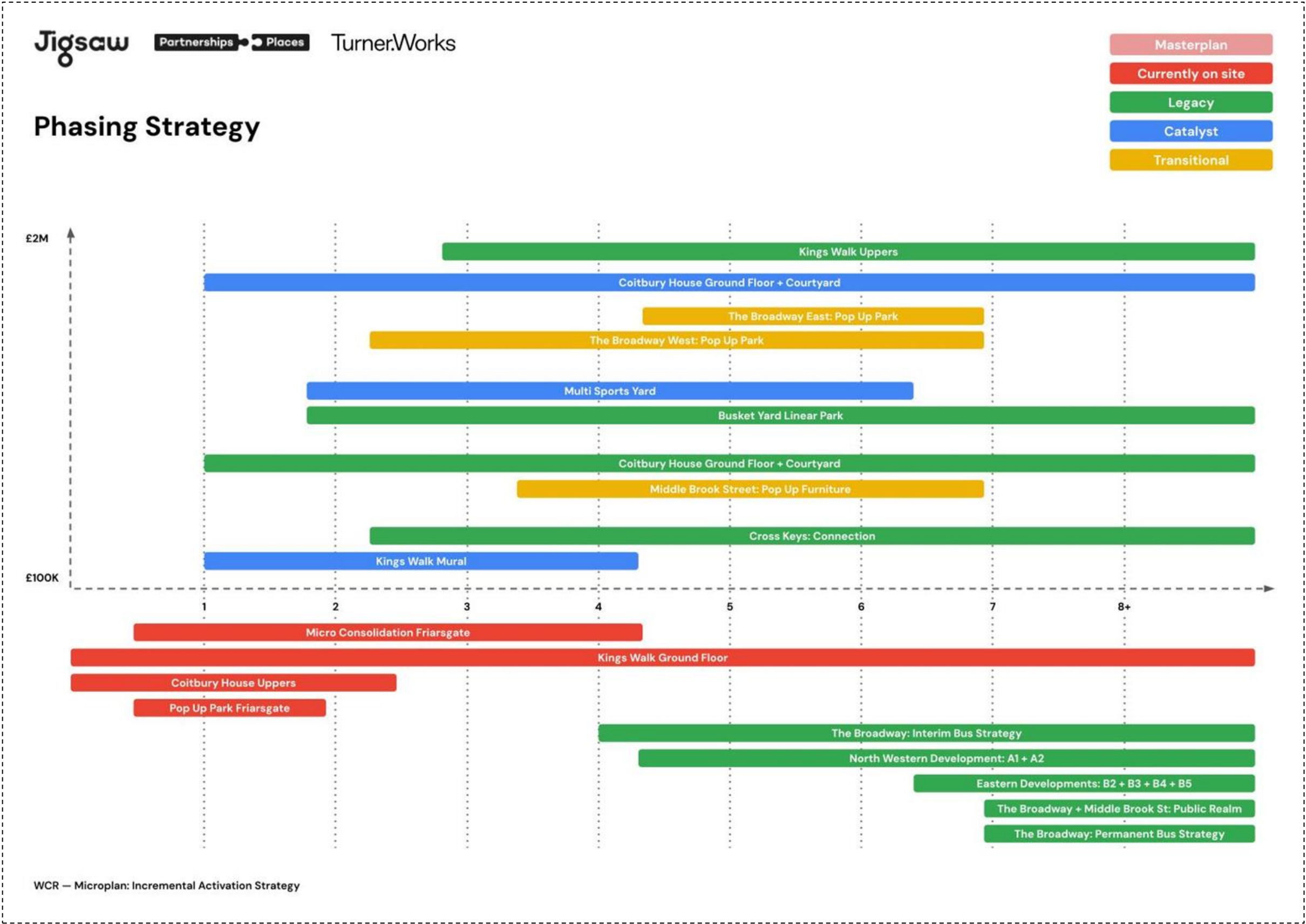


WCR — Microplan: Incremental Activation Strategy



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Next Steps Meanwhile: Microplan

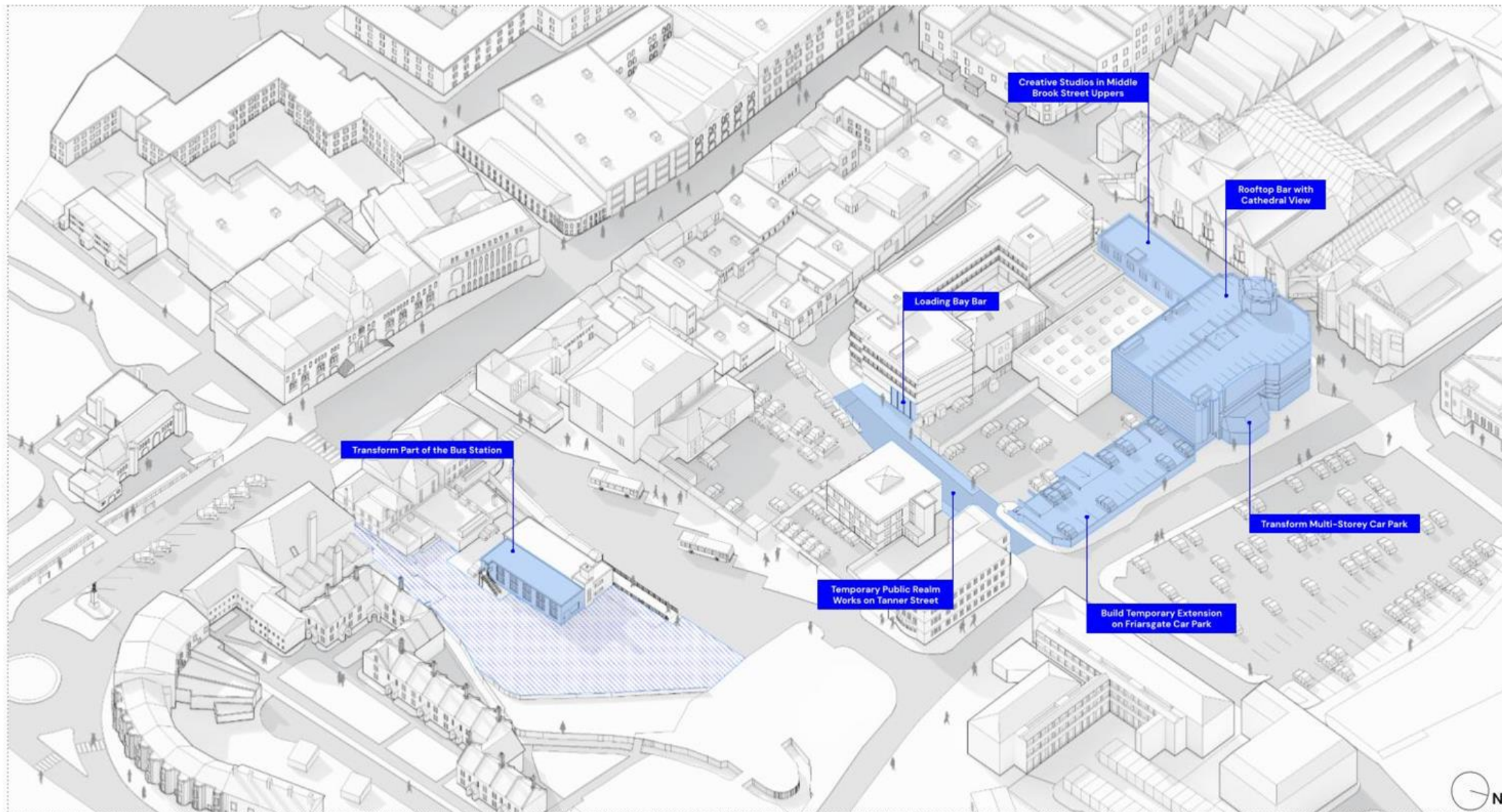




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## Next Steps Meanwhile: Microplan

## Additional Opportunities



WCR — Microplan: Incremental Activation Strategy



## Next Steps Meanwhile: Microplan

### Additional Opportunities

#### Transform the Bus Station

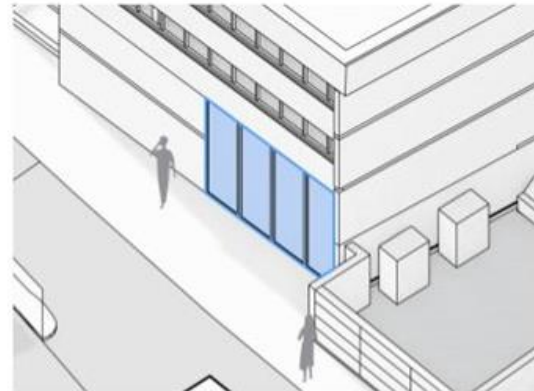


Frau Gerolds Garten — Zurich, Switzerland

An alternative proposal for Busket Yard that involves transforming part of the bus station into a garden centre with a café or pop-up food kiosks. Activity could spill out into the yard, with allotments and planters for urban growing, and the site could engage local groups, including the proposed youth hub at Coitbury House. This relatively small intervention would require a light-touch retrofit of the bus station building and low cost furniture and site activation.

WCR — Microplan: Incremental Activation Strategy

#### Loading Bay Bar



Ester Bar + Restaurant — Sydney, Australia

The Kings Walk loading bay and bin store could be converted into a vibrant café and bar, serving both daytime functions and evening activities to cater to various demographics. This space could operate as an urban room for Winchester, featuring a lively events programme that includes live music and performances, as well as workshops and classes.

#### Build Temporary Extension on Friarsgate Car Park



Ely's Yard — Shoreditch, London

An alternative proposal to the micro delivery hub on the demolished Friarsgate Car Park, that sees the site transformed into a lively yard space, with food stalls, seating, planting, and festoon lighting. The upper portion of the car park becomes a terrace, with mobile furniture and spill-out space for vendors, while the lower portion becomes an event area, where covered markets and performances could take place all year round. As with the Busket Yard option, this is a light-touch, low cost activation.

#### Temporary Public Realm Works on Tanner Street



Street Interrupted — Hackney, London

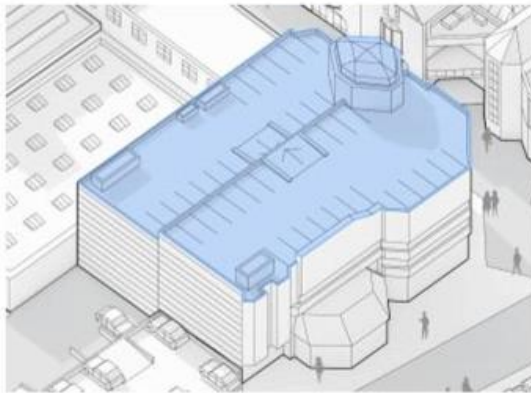
The proposed public realm works in Central Winchester could extend to Tanner Street, encouraging activity and connecting nearby meanwhile initiatives (e.g. Coitbury Youth Hub, the Loading Bay Bar, and Friarsgate Yard). This proposal would establish a safer pedestrian realm, with a shared surface for buses and cycles, and allow activities to spill out from adjacent sites to create a bustling, cohesive, and navigable public realm for all users.



## Next Steps Meanwhile: Microplan

### Additional Opportunities

#### Rooftop Bar with Cathedral View



Frank's Café — Peckham, London

The roof of the Friarsgate Car Park could be activated to create a new rooftop bar, with panoramic views across the entire city. This meanwhile intervention would require remedial works to the existing rooftop to make the surface level and safe, and an investigation to ascertain whether lift access could be reinstated, to ensure that the rooftop is fully accessible. The bar itself could be a relatively simple structure, with low-cost timber furniture, planters, and lighting.

WCR — Microplan: Incremental Activation Strategy

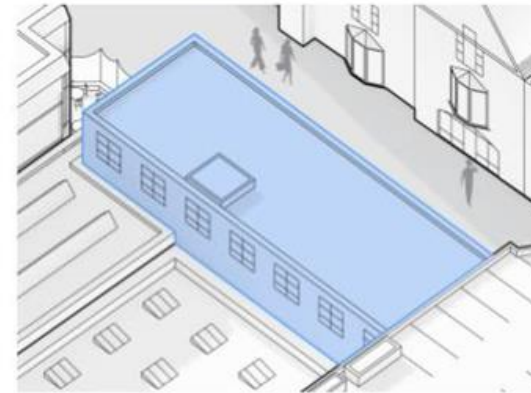
#### Transform Multi-Storey Car Park



Peckham Levels — Peckham, London

The lower floors of the Friarsgate Car Park could be converted into workspace, with areas of open-access social and community space, akin to Peckham Levels. This proposal would introduce various scales of studio space for creative businesses and start-ups, and could be rented affordably to support Winchester's emerging Creative Quarter. This intervention would require significant works to make the car park habitable, including new roof and wall insulation, windows, heating and electricity.

#### Creative Studios in Middle Brook Street Uppers



Netil House — Hackney, London

Some upper floors in Middle Brook Street are currently being utilised as workspace for local businesses. This intervention would build on what is already there and working, and sees more uppers converted into creative studio space. Like the Friarsgate multi-storey car park, these units could be rented affordably to support small businesses and start-ups. This proposal would require light-touch remedial works to the existing building to bring each space to a comparable level.



# Next Steps: Continued Passive & Active Engagement and Consultation during the Planning Application



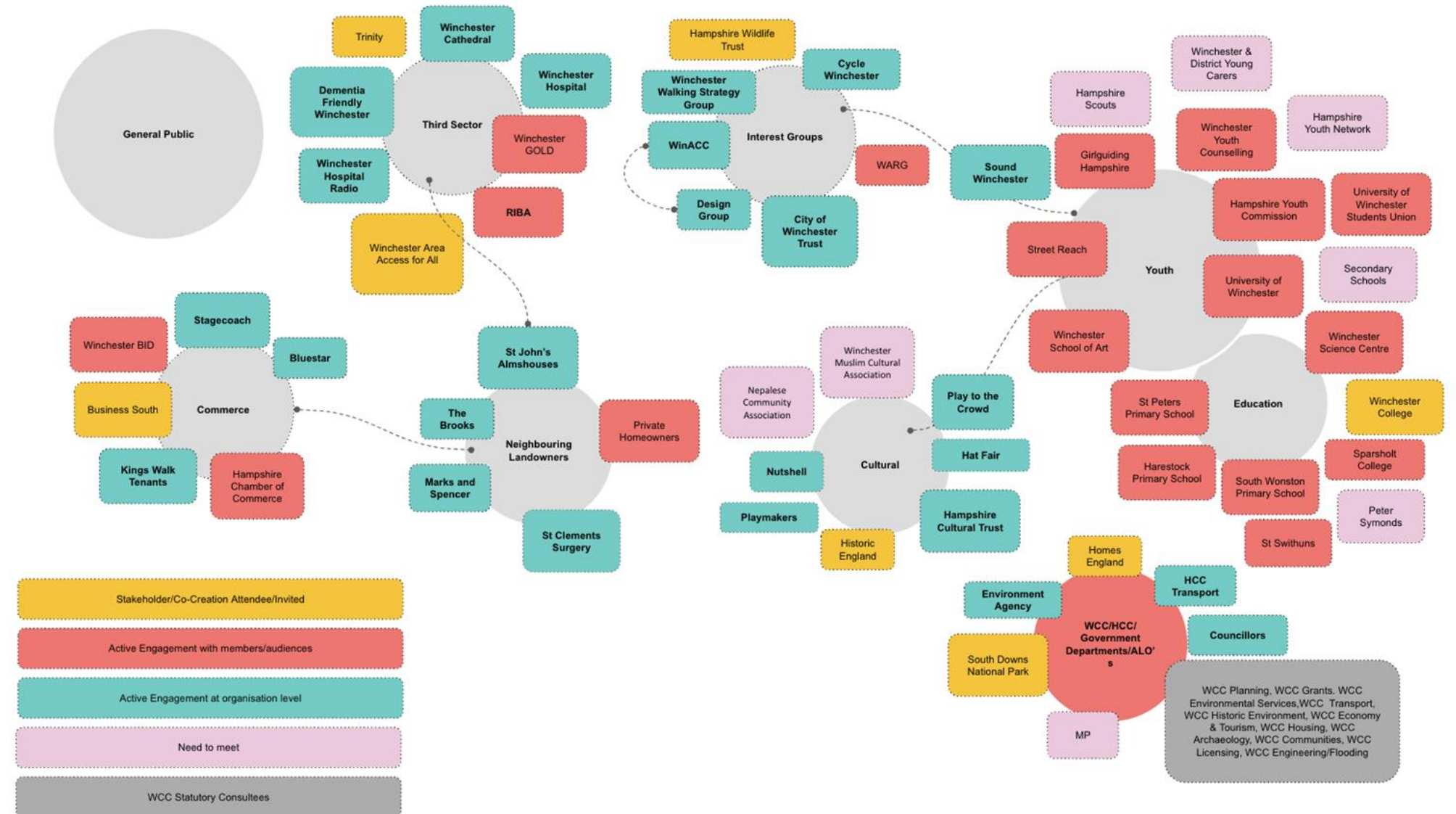
# I Next Steps: Passive and Active Engagement

**Passive:** We will refresh content on Commonplace to include the activity and outcomes to date outlined in this document

This will be shared and publicised so that residents and stakeholders will be encouraged to comment and feedback. Alongside the Meanwhile activities this will be the main way we will continue to engage the public

**Active:** We will continue to engage with the Stakeholders we have worked with to date as identified in the stakeholder map. This will primarily be through the formation of two groups; a Futures Group and a Youth Group.

We will start the process of formulating these groups once the DDP has been approved.



↑ CWR Stakeholders Map

# I Next Steps: Consultation as part of the Planning Process

Different to the engagement process that this document sets out we have a legal responsibility to consult during the planning process.

These responsibilities relate to statutory, non-statutory and public consultees and are set out here: <https://www.gov.uk/guidance/consultation-and-pre-decision-matters>

The intention is that through this engagement process and what we do next the scheme submitted to planning represents what we have learnt along the way.

We want to ensure that there are no surprises to those that have engaged with us prior to making a planning submission.

The screenshot shows the GOV.UK website page for 'Consultation and pre-decision matters'. The breadcrumb trail is: Home > Housing, local and community > Planning and building > Planning system. The page title is 'Guidance Consultation and pre-decision matters'. The description states: 'Sets out the process for efficient and inclusive consultation of planning applications'. It lists the source as 'Ministry of Housing, Communities and Local Government, Ministry of Housing, Communities & Local Government (2018 to 2021) and Department for Levelling Up, Housing and Communities', published 6 March 2014, and last updated 1 April 2022. There is a button to 'Get emails about this page'. The 'Contents' section lists: 'What local planning authority consultation takes place before a planning application is decided, and with who?', 'Public consultation', 'Will the local planning authority take into account views received after the formal period for comments has closed?', 'Statutory consultees', 'Safeguarding directions', 'Non-statutory consultees', and 'Re-consultation after an application has been amended'. The 'Related content' section lists: 'Consultation principles: guidance', 'Hazardous substances', 'Fire safety and high-rise residential buildings (from 1 August 2021)', and 'Housing and economic land availability assessment'.

↑ Governmental Guidance on Consultation and pre-decision matters



