

WINCHESTER STATION APPROACH

December 2017

AUTUMN 2017 STAKEHOLDER ENGAGEMENT REPORT





Purpose of this document

This document provides a record of the engagement activities that have taken place in connection with the Station Approach project in October and November 2017.

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Introduction

Station Approach is the area immediately surrounding Winchester railway station including the Cattlemarket and Carfax sites. The City Council would like to revitalise this area to provide high quality commercial space and new homes to support the long-term prosperity of the city, while improving the public realm and creating a fitting gateway to this ancient but vibrant city.

The Council appointed Lifschutz Davidson Sandilands (LDS) in September 2017 to provide architectural design and related services. LDS is lead to a wider design team of public realm and landscape designers, heritage consultants, highways engineers and planners. Icen Projects (are supporting the design team by facilitating stakeholder engagement and public consultation.

The design team includes:

- Lifschutz Davidson Sandilands (architects)
- Heritage architecture (heritage consultants)
- Bradley-Hole Schoenaich Landscape (landscape design)
- Publica (public realm design)
- i-transport (transport engineering)
- Barton Wilmore (planning)
- Icen Projects (engagement)

The design team have been appointed to deliver the following:

- RIBA Stages 0 & 1 for Station Approach;
- A Public Realm Strategy for Station Approach;
- RIBA Stage 2 proposals for the Carfax site; and
- RIBA Stage 3 and following RIBA Stages proposals for the Carfax site (subject to WCC Cabinet approval of previous RIBA Stages).

Engagement strategy

A strategy of stakeholder engagement and public consultation has been developed in partnership with Winchester City Council (WCC). This strategy aims to inform the RIBA Stage 1 through a series of invitation only and open events, and outreach exercises with established community groups and hard-to-reach sections of the local community.

Key events within RIBA Stages 0 to 2 include:

- Ward councillor walk & talk;
- Stakeholder workshop;
- One-to-one stakeholder meetings;
- Community broadsheet;
- Review workshop and drop in information day; and
- Drop-in public exhibition.



Ward Councillor walk & talk

Ward councillor walk & talk

A Walk & Talk event was held at midday on Thursday 19th October for ward councillors local to the site, key WCC officers and the design team. The aim of this event was to combine an open discussion with a site visit. The walking route was not predetermined to allow participants the opportunity to lead the design team where they wished and to shape the discussion accordingly.

Councillors that attended included:

- Councillors Hutchinson and Thompson representing St Paul;
- Councillor Hiscock representing St Bartholomew;
- Councillors Mather and Tait representing St Michael; and
- Councillor Miller, Bishops Waltham and Chair of Cabinet (Station Approach) Committee and Portfolio Holder for Estates, as an observer.
- Councillors Tod (St Paul), Burns and Elks (St Bartholomew), and Ashton (St Michael) sent their apologies but expressed their wish to be involved.

Members of the project team included:

- Ian Charie, Head of Programme, WCC
- Zoe James, Project Manager, WCC
- Liz Bourne, Senior Communications Manager WCC
- Julie Pinnock, Head of Development Management, WCC
- Rachel White, Head of Development Management, WCC
- Alex Lifschutz, LDS
- Nikolai Metherell, LDS
- Stephen Levrant, Heritage Architecture
- Ciron Edwards, Icen Projects

Participants met outside of the main entrance to Winchester rail station where the design team were introduced. The 1.5-hour long walk started northwards to Andover Road via the station multi-storey car park, across the Cattle Market site, south along Worthy Lane and Sussex Street to Gladstone Street. The group then crossed the Carfax site, before visiting the currently empty former Registry Office at the corner of Station Road opposite the rail station.

The event provided an opportunity for ward councillors to explain their aspirations for the sites and give insights into the local community and their priorities.

The discussion covered the following topics:

- Pedestrian and cycle connectivity through and around the site(s);
- The poor quality of the public realm;
- The need for junction improvements including the possible removal of the underpass at the junction of Andover Road and Station Road;
- Wayfinding and views/attractors to direct pedestrians;
- Views of the cathedral from close to the site and of the site from other parts of Winchester;
- Potential reuse of the former registry office buildings/site, and the heritage value of the existing building;
- The height and scale of surrounding buildings;
- Existing trees and green buffers; and
- The poor street frontage of the MOD site at the junction of Newburgh Street and Gladstone Street.



Stakeholder workshop

Stakeholder Workshop

A Stakeholder Workshop was held at Winchester Guildhall on Monday 20th November 2017 for representatives of key community groups, educational institutions, local transport providers and businesses. The aim of this event was to give stakeholders the opportunity to discuss the importance of the site to the city, its priorities and constraints, and the character of the city and how the project could contribute to this.

The invitation list was informed by those who had engaged in past consultation on the project, local research by the team, and through consultation with WCC officers and members.

Invited stakeholders who attended included:

- City of Winchester Trust (2 attendees)
- Hampshire County Council (2 attendees)
- Winchester Action on Climate Change
- Winchester BID
- SANG (4 attendees)
- The County Archivist
- CTC Hampshire Cycling
- Bespoke Biking
- Stagecoach
- University of Winchester
- T2 Architects
- South Western Railways

Additional stakeholders that were invited but weren't able to attend included Winchester Chamber of Commerce, Southern Health NHS Trust, Mervyn's Coaches, Osbourne School, the Winchester Hotel, the Winchester Club, the MOD and St Paul's Medical Practice.

The council and project team were represented by:

- Councillor Humby, host and chair of the workshop
- Councillor Miller, Chair of Cabinet (Station Approach) Committee
- Ian Charie, Head of Programme, WCC
- Zoe James, Project Manager, WCC
- Liz Bourne, Senior Communications Manager WCC
- Alex Lifschutz, LDS
- Nikolai Metherell, LDS
- Stephen Levrant, Heritage Architecture
- Maida Kaiser, Heritage Architecture
- Brita von Schoenaich, Bradley-Hole Schoenaich Landscape
- Victoria Wägner, Publica
- Steve Jenkins, i-transport
- Tim Guymer, Barton Wilmore
- Ciron Edwards, Icen Projects
- Christian Crosby, Icen Projects

The three-hour workshop was structured into the following items:

	Title	Lead
1	Welcome	Cllr Humby
2	Project introduction	Ian Charie (WCC)
3	Introduction to the design team and past projects	Alex Lifschutz (LDS)
4	General Q&A	All
5	Table discussion - Site constraints, opportunities and priorities	All
6	Feedback session	All
7	Table discussion - Character and identity	All
8	Feedback session	All
9	Closing remarks and next steps	Cllr Humby

Councillor Humby opened the workshop by welcoming the guests before handing over to Ian Charie (WCC) who gave a brief introduction to the project brief, scope of commission and high-level timescales. Alex Lifschutz (LDS) then introduced the members of the design team that were present at the workshop and some of the team's most relevant projects.

A brief Question & Answer session followed:

- Q: Will housing be part of the new scheme?
A: Yes, housing is part of the architects' brief.
- Q: Has the brief changed markedly from the original scheme in terms of office space, public realm and housing?
A: The brief is broadly the same although the architects have been asked to challenge all aspects of it. Minor revisions were made to reflect the new procurement process and to make it clear that the Council is flexible in its requirements to the extent necessary to enable the design team to achieve an optimum design solution.
- Q: If this hasn't changed, why would a new architect come up with anything better?
A: As above, the architects have been asked to challenge the brief, particularly the car parking provision on site. They are also embarking on a markedly different design development process that puts stakeholder engagement and public consultation at its heart.
- Q: Will Brexit and the changing economic environment have an impact on the ability to fill office space? Isn't this a risky time to be embarking on a largescale scheme like this?
A: No. The council has collected a lot of evidence that clearly demonstrates the need for new high-quality commercial space in Winchester to keep existing employers and attract new ones to the city.

Ciron Edwards (IP) then provided a general introduction to the remainder of the workshop session before handing over to Vicky Wägner (Publica) and Stephen Levrant (Heritage Architecture) to introduce the discussion session on site constraints, opportunities and priorities. They also explained the maps, plans and studies available on each table.

Each table included at least one member of the design team and one council officer. Councillor Humby, Ian Charie and Alex Lifschutz moved between the four tables and contributed to the debate.

The 40-minute discussion session was followed by a feedback session where a representative from each of the four tables provided a summary of the discussion.

Key topics and discussion points from the site constraints, opportunities and priorities discussion included:

- There were mixed opinions expressed on providing car parking for the office accommodation, new homes and the general public
- Car parking for the general public needs careful consideration – too much priority is given to traffic and not pedestrians or cyclists in and around the site
- Provision for public transport is important. Consider how to best use ‘park and ride’
- There should be less tarmac and pedestrian priority for any shared spaces
- A diagonal route across the Carfax site towards Sussex Street will be important link
- Alternative routes, not just the downhill route from the station to the city centre, need consideration
- Major improvements are needed to the main junction adjacent to the County Archives
- Results of the Movement Survey being undertaken by the council will be important. It is unfortunate that this hasn’t been completed in time for the workshops
- Look at the potential to convert Sussex Street to a standard two-way highway
- Could/should the project be called ‘City Approach’ because of its importance as a gateway to the town centre
- At present the sense of arrival and wayfinding is very poor (especially at the junction with Stockbridge Road)
- Intimate public spaces are important
- There could be a potential with the site’s topography to hide the car parking
- Events are a key part of Winchester’s cultural life, but there aren’t enough venues currently
- Retail is important at the bottom of the Carfax site
- Need to look beyond the red line – the site has great significance for the city
- A sense ‘Openness’ is important – the current car parking uses allow for long views across the site
- The public realm is important and as much should be retained as possible
- Green infrastructure should be enhanced wherever possible, especially tree lines
- The site’s and city’s history should be respected within the scheme
- There is an opportunity to improve access to and appreciation of the County Archives
- Long-distance views to and from Castle Hill need to be considered
- ‘Variety’ is a key word to describe the architecture and size/shape of public spaces in the city



Stakeholder workshop

The second table discussion considered the Identity and Character of the site and proposed development. This topic was introduced by Nikolai (LDS) and followed the same format; 40-minute discussion followed by a feedback session.

Key points and discussion topics include:

- History is intertwined with Winchester. One cannot be separated from the other, and you can see how the city has evolved. This creates a sense of discovery through the city
- The city has grown organically
- There is a human scale to the place
- Winchester as the ancient capital of Britain should be recognised
- Narrow routes/passages are part of the character of the city – they are charming during the day but not so much so at night
- Green ‘constraints’ - being in a valley surrounded by greenery - actually define the city
- Winchester is a walkable city, but not as cycle-friendly due to the hills
- There’s a strong community feel
- Residential areas are intertwined with the city centre
- There’s a strong sense of pride in local people who live and/or work here for their city
- The junction by the station is a historic feature, unique in the city
- The redevelopment sites are deliverable as they are not affected by the usual constraints of land assembly – a land ownership map would be useful at future events, especially to understand what opportunities there are for linkages beyond the red-line boundary
- Permeability through the sites will be key to their success
- There’s a good mixture of different approaches / styles of architectural design in the city
- The Hampshire County Council building is generally liked although the lack of visible activity at street level was criticised
- The Discovery Centre is a good example of a new building in Winchester
- Pastiche development would not be encouraged
- The hilly setting gives fantastic long-distance views to and from the sites
- Trees bring seasonal change, which changes the feel of public realm over the course of a year
- We would like to see public courtyards and places for people to dwell
- Water has a significant role – Winchester is a city with rivers running through it. It helps to make the city unique.



Councillor Humby closed the workshop, thanking everyone for their contributions and explaining the next steps for the project that included:

- An offer of further one-to-one meetings with stakeholder groups and the ward councillors who have been unable to attend the above events;
- Publication of a report on engagement activities; and
- Public events such as a drop-in exhibition in the new year.



Delivery | Design | Engagement | Heritage | Planning | Sustainable Development | Transport

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