

Central Winchester Regeneration PROJECT UPDATE BROADSHEET September 2018



GREEN LIGHT FOR CENTRAL WINCHESTER REGENERATION

The rejuvenation of central Winchester has been given the go ahead after no challenges were received following the highly anticipated adoption of the Central Winchester Regeneration (CWR) Supplementary Planning Document (SPD) for the area.

Winchester City Council's Cabinet Members formally adopted the document on 20 June following an extensive programme of engagement and consultation since spring 2017. During this time we met with and heard from over 1500 local people and organisations. This has been one of our largest engagement and consultation exercises.

Council Leader, Cllr Caroline Horrill, who was also Chair of the cross-party Informal Policy Group (IPG) that recommended the SPD for adoption, said: "I am delighted that we have been able to deliver this significant document that will guide the regeneration

of this important part of our City centre. My sincere thanks to my colleagues on the IPG who have created a robust document that Cabinet was able to adopt.

"Of course we couldn't have done it without the considerable input from everyone who took the time to come and see us at the events around the District and who shared their views in person, online and in writing at the different stages throughout this project. Thank you to all who got involved."

From the thousands of comments we received, this final document reflects the views and desires of local people.

Together with the Local Plan, the SPD will be a material consideration during the decision-making process for any planning applications within the 4.5 hectares it covers. It will apply to all developments within the SPD boundary (including those

led by the City Council).

The adopted SPD is available to download from the Council's website at: winchester.gov.uk/CWR and printed copies are available from City Offices reception.

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

BRINGING THE PROJECT TO FRUITION

The work of the Informal Policy Group, the panel created to manage and oversee the SPD project, is complete so the group has been disbanded. The SPD is now in the hands of the Cabinet (Central Winchester Regeneration) Committee, the decision-making body which will be responsible for making the vision a reality.

Voting members of the Committee are Cllrs Horrill (Chair), Brook and Ashton (Deputy). Cllrs Burns, Hutchison, Mather and Murphy (and Deputy Cllrs Berry and Weir) have been invited to attend and offer views at committee meetings.

Less than a month after the SPD was adopted, the Committee held its first

meeting on 10 July 2018 and met again on 25 September. The meetings heard about the progress already happening to ensure the area continues to thrive for residents, visitors and businesses. This included details of leases for a locally based arts venue in the former antique market building, and a local gin distillery in the space above Poundland (see page 3).

Three advisory panels have been formed by the Cabinet (CWR) Committee to consider and provide comment which the Committee will consider when decision making. More may follow as the project progresses. The three new panels will focus on:

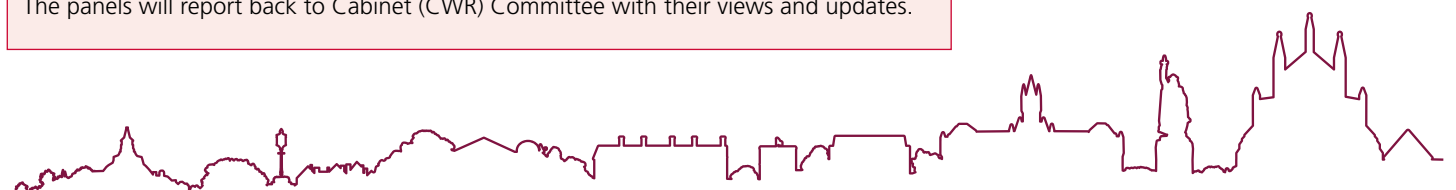
- Coitbury House
- Meanwhile Uses
- Lower High Street and Broadway public realm

Each advisory panel will comprise local experts (such as architects), officers, local community/interest groups and cross-party members.

The panels will report back to Cabinet (CWR) Committee with their views and updates.

In the coming months and years, the Committee will be responsible for overseeing the implementation of the CWR project including watching over finances and the procurement of contracts for works, goods, software or services.

More information about Cabinet (CWR) Committee, including meeting dates, can be found on our website: winchester.gov.uk/meetings/committees/42



WHAT HAPPENS NEXT

There is much work to do, and the Cabinet (CWR) Committee is energised and determined to move forward apace. Throughout the life of the regeneration, we will be looking for short and medium term development opportunities to ensure the area continues to thrive for residents, visitors and businesses. We are committed to developing existing buildings and improving the quality of facilities in the CWR area which are within the Council's ownership and not currently in use. This will help to sustain the area as a place of economic activity while redevelopment proposals for the area are developed.

In the coming few months, we will be seeking to identify specialists and experts, such as architects, urban designers, financial and legal advisers, as well as other landowners in the area, to incrementally bring the regeneration vision for Central Winchester to fruition.

We will be evolving our relationships with current partners, such as Hampshire Cultural Trust, and engaging in dialogue with new prospective partners in order to explore as many areas as possible to take the project forward in meaningful ways.

We're also committed to improving the public realm and making improvements to the existing estate which we accept has rightly come under criticism for not being as attractive as it could be in recent years.

And we are continuing our ongoing dialogue with local people on the important topic of archaeology.

Key initiatives include:

REDEVELOPING COITBURY HOUSE

Built in the 1960s and vacant since 2014, Coitbury House is a prominent building within the CWR area. It is now set to be modernised and refurbished to provide much-needed office space in the City centre. The Corporate Estates team have received interest from potential tenants and have been looking at options for the building. An advisory panel is involved in this project.

POP UP USES FOR BUS STATION

We are exploring options and feasibility of enabling temporary pop up retail, creative or entertainment "hubs" on the unused area of the bus station. The idea is to provide small affordable spaces for new and emerging businesses to trial their ideas, including local, independent creative

organisations who wish to showcase their skills. However, other uses may also be suitable and all options will be considered.

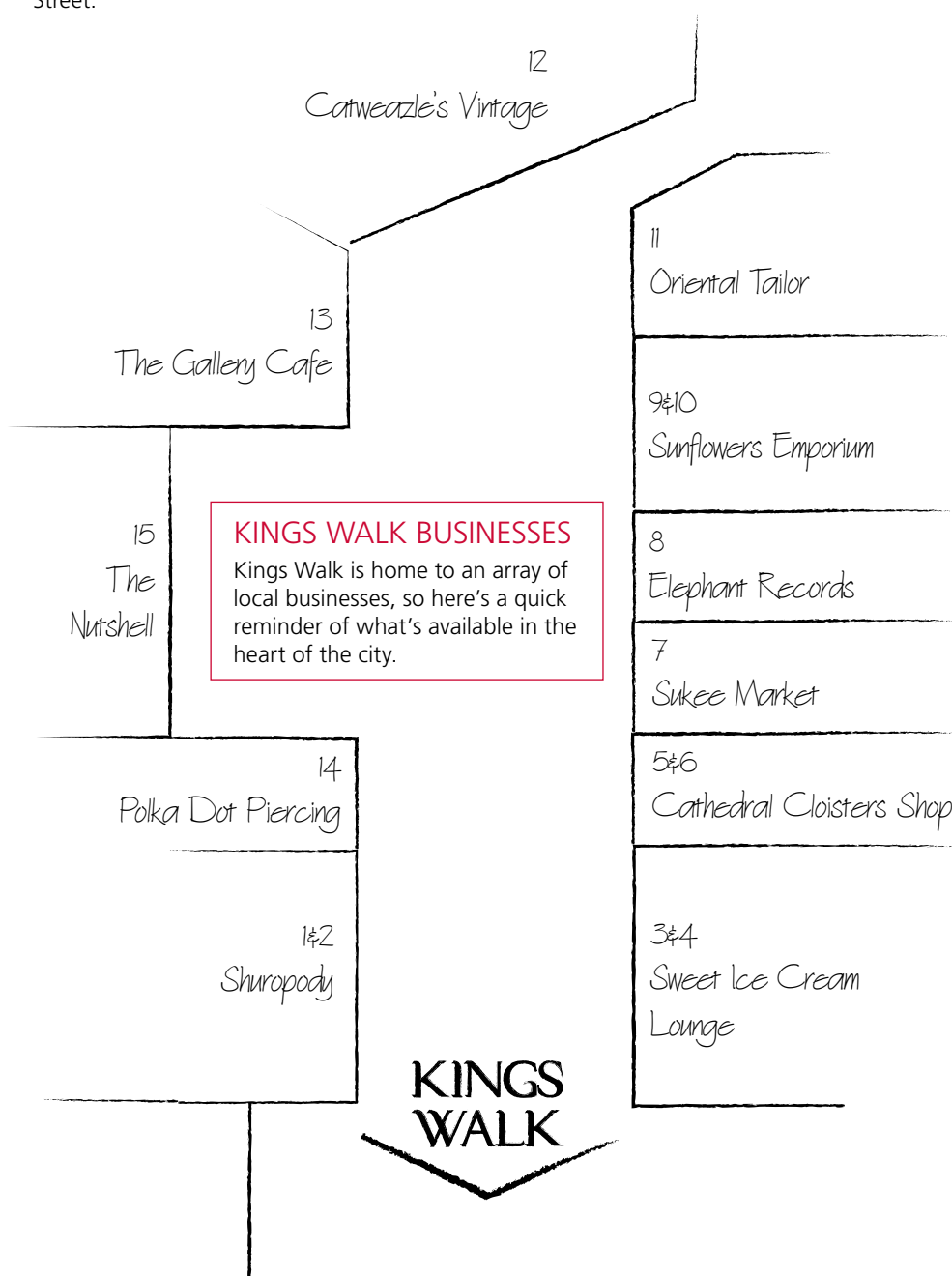
IMPROVING THE EXISTING ESTATE AND PUBLIC REALM

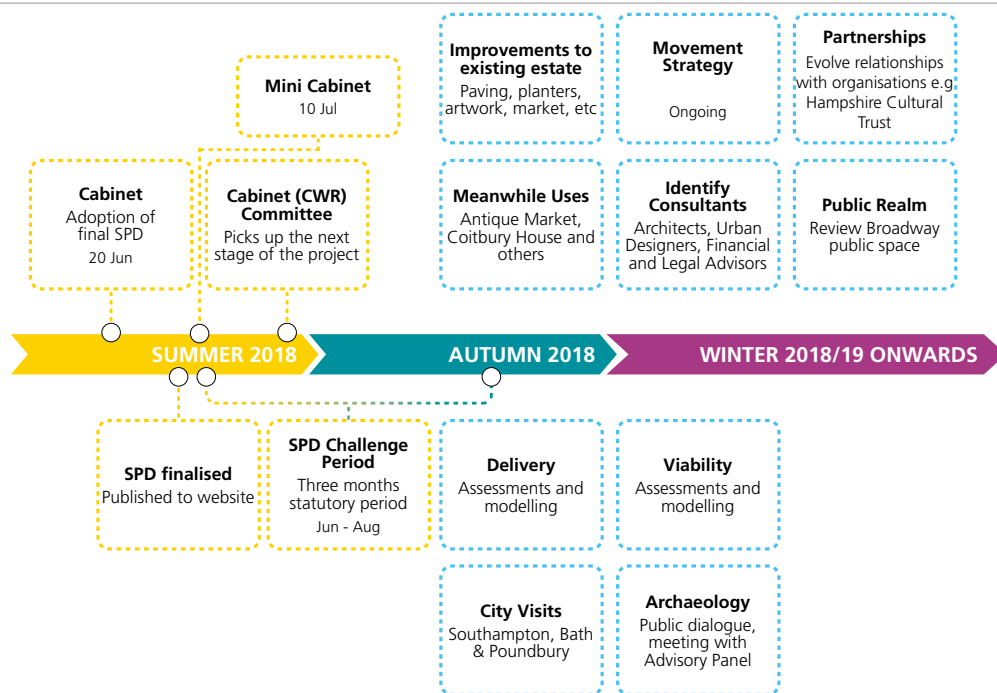
We are committed to improving the overall look and feel of the public realm in and around the CWR area. High on our priority list is the Broadway which is an important gateway to our City.

Other areas for further improvement were highlighted by the IPG earlier this year and include potential enhancements to paving and surfacing at the lower end of the High Street.

We are planning to install locally-commissioned artwork around the CWR area; potential sites include Silver Hill, Tanner Street and Kings Walk.

The installation of planters and benches is also proposed. The Project Team are working with Council colleagues to identify potential sites and options. Suggestions are welcomed from local people. And as part of the improvements to the bus station, a mural, painted by a Winchester School of Art student, was installed over the summer, see back page.





GIN-MAKING EXPERIENCE COMES TO THE CITY



We are delighted to welcome The Blend Academy to the City centre, providing an exciting new gin experience in the heart of Winchester. They will be running a gin school hosting fun 'create your own gin' sessions, masterclasses and taster evenings in a new special event space.

This is another successful tenancy for a local business to ensure our City centre thrives as we regenerate the area.

Cllr Rob Humby, Portfolio Holder for Business Partnerships said: "We are thrilled to have The Winchester Distillery take up residence on the first floor of 4B Middle Brook Street. The premises have been empty for years so we've totally refurbished the space and now it's been brought back to life.

"Winchester Distillery has grown up locally and is a great example of innovation and growth in our District. They're taking their product to the City centre, and now sharing the art behind their product through different classes and events."

Paul Bowler from Winchester Distillery said: "We've been running gin-making experiences from our distillery in Alresford for a few years now and they've been really successful. This new space in central Winchester means more people can easily reach us and now we will have the space to host a range of fun, educational events including Wine and Spirit Education Trust classes too. We're already looking forward to working with other like-minded businesses to extend the experience offerings beyond gin to other drinks and food."

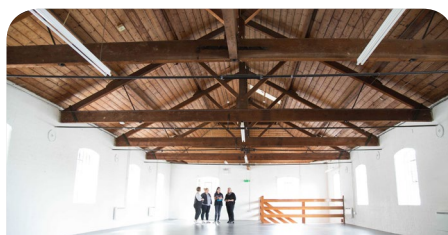


FORMER ANTIQUE MARKET IS NEW ARTS VENUE

We are pleased to announce that the former Antique Market building has become an arts venue for theatre, music, arts and exhibitions thanks to the vision of three local creatives, Harriet Morris, Noël Jones and Anna Harding.

The newly-formed 'Nutshell Arts' Community Interest Company will re-brand the venue as 'The Nutshell' and offer it as an accessible place for creatives to use for rehearsals, workshops, exhibitions and small-scale productions; alongside resident companies: the Discarded Nut Theatre Company and ENCORE Youth Theatre.

Cllr Caroline Horrill said: "We are thrilled to have such a vibrant and exciting company take up residence in the Antique Market. Throughout our public consultation and engagement, the Antique Market was cited as a building we should look after and bring into the foreground again; potentially for cultural, heritage or community use. This is another example of the new opportunities being created by our commitment to developing the area and will certainly give Kings Walk a new level of energy and interest."



Noël Jones explained why the new premises in the City is so important: "This is an amazing opportunity to create a vibrant centre for the arts where people of all ages can come together for friendship, to be inspired, to create, to learn or to simply experience the wealth of diverse homegrown talent that exists in Winchester."

The building is undergoing a transformation which has been possible thanks to initial funding from Winchester City Council of £25,000 to bring the vacant building back to life. The Nutshell has set up a crowdfunding page (www.crowdfunder.co.uk/the-nutshell-winchester) to help with the additional £25,000 set up costs.

Harriet Morris added: "We are thrilled that The Nutshell will open towards the end of the year. This building is such a great space and will be a wonderful location for our work, the work of local creatives and the wider community, so keep a look out for details."

Anyone interested in hiring the space should contact Nutshell Arts at hello@thenutshellwinchester.com or visit www.thenutshellwinchester.com

GETTING CREATIVE: BUS STATION BOOSTED WITH COLOURFUL MURAL

There is a strong history of collaborative working between Winchester City Council and Winchester School of Art (WSA). As a result of this partnership we were delighted to invite Beth Gibbs, a WSA student, to create a colourful mural for one of the large white walls at the bus station over the summer. Beth's creative work was completed in August; do take a look if you're passing.

Beth produced three draft sketches based around a theme of 'Winchester and District - bringing us together' to celebrate the wider District in the City centre and the role of the bus station in connecting both areas. We decided to hand the decision of which mural design would be created over to local people, so we organised a social media vote which saw around 150 people getting involved.

Beth Gibbs said "I have done murals before, but particularly enjoyed this project for its scale and level of detail. It gave me the opportunity to visit and sketch the beautiful villages and towns surrounding Winchester, and I would love it if the work encouraged others to do the same. I'd like to thank the whole team at the bus station for choosing my design, and for all their guidance throughout the process."



The winning design (pictured here) features sketches of key local landmarks from around the District, all served by the bus station, including Alresford, Twyford, Wickham, St Cross, Bishop's Waltham, Hursley, Kings Worthy and the City centre.

For those who may be wondering about longevity, the selected sketch has been

produced using vandal-proof varnish onto board panels attached to the wall, so as to minimise disruption to bus station users while it was being painted.

Funding for the work has been made possible through a cultural grant for £2,000 from Winchester City Council.

ARCHAEOLOGY: OUR COMMITMENT TO ONGOING DIALOGUE

In recognition of the strength of feeling about the archaeology on the site, we are arranging for the eminent archaeologists behind the guidance to the project to return to Winchester on **Tuesday 11 December**. They will participate in two public events which will enable people to hear more about the Archaeology Advisory Panel's report and recommendations.

The first will be a seminar hosted for an invited audience of people who submitted comments on archaeology during the CWR consultation. They will be joined by Cabinet (CWR) Committee members and Council officers. The event will provide an opportunity for guests to hear about the report and recommendations directly from the Panel members and have any questions answered.

Later that day, there will be a public event held from 6 - 8.30pm, in the Guildhall Winchester. The Panel will present their report findings and recommendations and

help people to understand the science, policy and guidelines behind them. The audience will then be given the chance to take part in a Q&A discussion with an individual member of the Panel.

There will also be a private presentation and discussion with members of Hampshire Cultural Trust on the same day.

Cllr Caroline Horrill, Chair of the CWR Committee, said: "Archaeology is an important aspect of the Central Winchester Regeneration project and the City. We know that local people are passionate about it and are keen to understand more about the advisory panel's report, its recommendations and expertise. These events will give people of varying interests and knowledge the opportunity to find out more, share their thoughts and understand how the advice from archaeology professional experts will be at the heart of future developments."

KEEN TO STAY IN TOUCH?

If you would like to track progress as the rejuvenation of Central Winchester gathers more momentum, then please sign up to our mailing list. You can do this by visiting our website at winchester.gov.uk/cwrsignup

In addition to the Central Winchester Regeneration, we have an ambitious programme of major projects underway which will deliver our key priorities throughout the Winchester District. These include Station Approach, Winchester Sport and Leisure Park, St Maurice's Covert and a New Homes Programme.

Find out more at winchester.gov.uk/major-projects