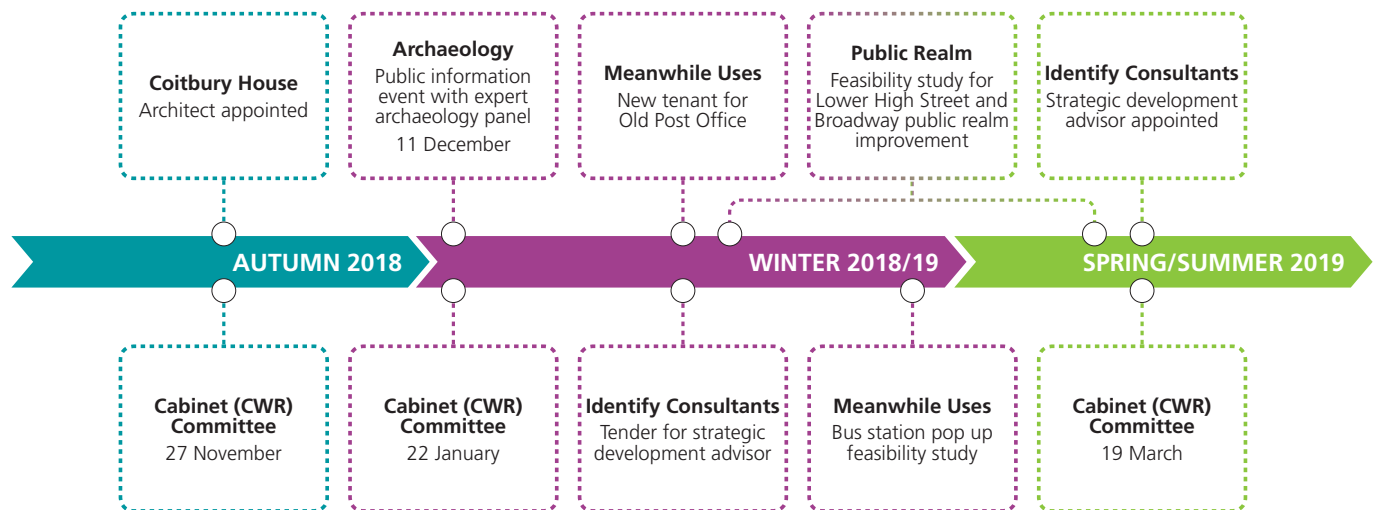


Advisory Panels' recommendations and next steps

At the most recent Cabinet (CWR) Committee meeting on 27 November, the recommendations from the specialist advisory panels were shared for approval. Here we set out what has been approved to progress the different aspects of the project.



Archaeology event

Tuesday 11 December 6.00pm – 8.30pm

Come and learn about the recommendations for archaeology included within the adopted Supplementary Planning Document for Central Winchester.

The specialist Archaeology Panel, made up of experts in their field, has been assessing the area and have provided their professional advice on archaeology and how we best manage it.

Come along and hear more from the panel and let them answer any questions you may still have about their recommendations.

Guildhall Winchester,
The Broadway,
Winchester
SO23 9GH



Coitbury House refurbishment

Coitbury House is set for a new life, as it's been agreed to start the design process to bring this building back into use as much needed office space in the City centre.

This 1960s building has been vacant since 2014 and needs refurbishment. The Coitbury House advisory panel met on 17 October to discuss the vision for the building and they reviewed a draft brief that could be sent to prospective architects. The brief was approved by the Cabinet on 31 October and the winning bidder, Henley Halebrown, was appointed by the Cabinet (CWR) Committee on 27 November. The next steps for Coitbury House will be to progress the design process.

Cllr Caroline Horrill, Leader of the Council and Chair of the Committee said: "This project will be a significant contribution to the wider City centre as it will create quality spaces for small businesses and bring economic activity into the City. It will be good to see the building back in use as an asset to the City centre. There has already been interest from potential tenants."

Refurbishment of Coitbury House could accommodate 100 jobs. Refurbishment would also incorporate improvements to the building's environmental performance by installing LED lighting, insulation and new windows.



Improving Lower High Street and The Broadway public realm

The overall look and feel of the City centre is really important, especially as The Broadway is one of the gateways to our City. We want it to feature as a welcoming entrance to the City and so it is a high priority for improvement.

The advisory panel met on 9 October. They agreed that the design for the area, which stretches from the High Street junction with Middle Brook Street along The Broadway and up and around King Alfred's statue, should be created as one consistent and cohesive vision.

They agreed that the work could be done without compromising the long-term vision

for the whole site and that the design should reflect the aspirations of the vision agreed in the SPD.

The Cabinet (CWR) Committee agreed that:

- Further research and design work is needed which pays attention to the historical layout of the area.
- Work should be delivered in a phased approach, working on sections (Lower High Street, Broadway, King Alfred's statue) as funds allow.

ADVISORY PANELS

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 comprises local experts (such as architects), officers, local community/interest groups and cross-party members.

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

Meanwhile uses

We've been looking at different options to enable temporary pop up retail and creative 'hubs' in the unused area of the bus station. These would be small and affordable spaces for new and emerging businesses. Getting the site into use as a vibrant part of the City centre is a key consideration for this area.

The Meanwhile Use advisory panel met on 16 October and discussed the options for the site and looked at similar projects from other cities. More work is needed to understand what would be feasible and what type of space is needed in Winchester.

There are three phases to creating a pop-up hub. First, the research to assess what will work well in Winchester and on the site. The second phase is the installation and the final phase to manage the site and tenants.

The panel would like to see a pop-up site on the bus station operational by Christmas 2019.

Approval to make a start on a feasibility study was given at the Cabinet (CWR) committee meeting on 27 November. This will involve local businesses, creative and arts representatives, other interested groups and the local community.

The next step will be to share the outputs from the feasibility study when it's completed and then we will progress accordingly.



Mixed-use purpose built sheds at Blue House Yard, Wood Green, London



Mixed-use clad shipping containers, Spark: York centre



Illustrative design concepts for the bus station site



Strategic development advisor

The importance and value of appointing a strategic development advisor to provide a range of services to support the different aspects of the project was discussed by the Cabinet (CWR) Committee when they met on 27 November. A draft brief for the service will go to the Cabinet when it meets on 12 December.

This role will provide expertise in master planning, viability modelling, partnership structuring and more to inform all our major projects within Winchester District, and not just Central Winchester Regeneration.

It's likely that this would be led by a consulting firm with a lead consultant and a team of trusted experts to provide the knowledge on topics such as emerging markets and complex city centre regeneration schemes.

The Nutshell update

Two of the three creatives behind 'The Nutshell' gave members of the CWR Committee an update on their progress since moving into the former Antique Market building. Harriet Morris and Anna Harding thanked Members for the Council's support and told them about how the space is already being used by the two resident companies (the Discarded Nut Company and ENCORE Youth Theatre) as well as other creatives, including as a rehearsal space for Winchester Theatre Royal's pantomime.

Harriet and Anna also outlined some of their upcoming events and activities along with their fundraising efforts to ensure the enterprise is self-funding.

Details of their 2019 programme and how to support with fundraising can be seen on their website:
www.thenutshellwinchester.com



High Street barriers

A project just outside the scope of the Central Winchester Regeneration project, but that has already made an impact on public realm in the area, is the work to install planters, benches and barriers on the High Street. This work has just been completed to replace the temporary concrete barriers. These provide an attractive addition to the High Street giving protection to pedestrians and local businesses, whilst also providing a place to sit and relax while in the City centre.

The site team worked around the needs of local businesses and residents whilst working to a tight timeframe to have the work complete ahead of the Christmas market opening. It's a great example of how such improvements can make a big difference.

Cllr Jan Warwick, Portfolio Holder for Environment and Transport (pictured below) said:

"I'm really pleased with these new barriers. They are an attractive and practical addition to the High Street and really improve the pedestrianised area.

"Ultimately, these barriers are a sensible precaution to keep people safe and protect property. They will reassure residents, visitors and business owners in the High Street.

"We're really pleased to have completed this work swiftly and with minimal disruption before the Christmas light switch on and the Christmas market opens."



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

