

# 1. WELCOME TO CONSULTATION ON THE CARFAX DEVELOPMENT & PUBLIC REALM PROPOSALS



HISTORIC PHOTO SHOWING STATION HILL IN 1909 (HISTORIC PHOTOGRAPH IS FROM THE FRANCIS FRITH COLLECTION)



**Welcome to the second information and pre application consultation event for Station Approach.**

COUNCILLOR STEVE MILLER

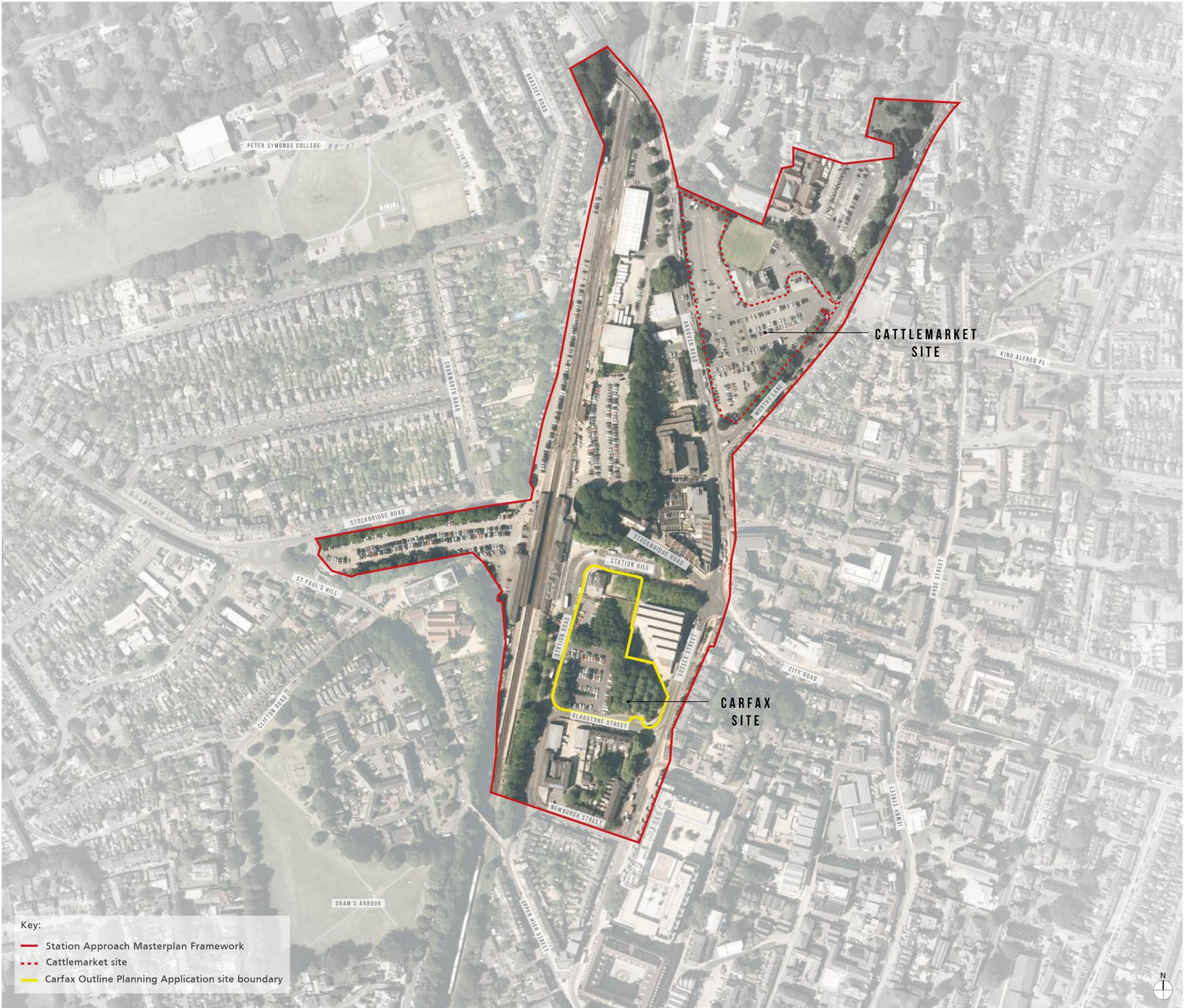
We are committed to revitalising this key city Gateway. By progressing proposals for this area, Winchester will gain a vibrant new business hub adjacent to the railway station, representing a new destination where people will want to dwell en route to and from the city centre.

It will offer high quality office space, retail outlets, cafés and open spaces bringing quality public realm to this area.

It's an exciting prospect for the whole District and I believe it will go a long way towards significantly boosting the local economy.

We look forward to hearing your feedback on the proposals for the Carfax site and adjoining public realm.

Photographs and video might be taken at this event. Please let a member of staff know if you do not want your image taken.



STATION APPROACH MASTERPLAN FRAMEWORK

At this event we are consulting at pre-planning application stage on proposals for the redevelopment of the Carfax site and on concept ideas for the wider public realm.

Over 250 people came to our information and consultation events on the Station Approach masterplan in March 2018.

A report capturing the feedback received at these and other events is available here at this information drop-in and on the project website: [www.winchester.gov.uk/projects/public-engagement-and-consultation](http://www.winchester.gov.uk/projects/public-engagement-and-consultation)

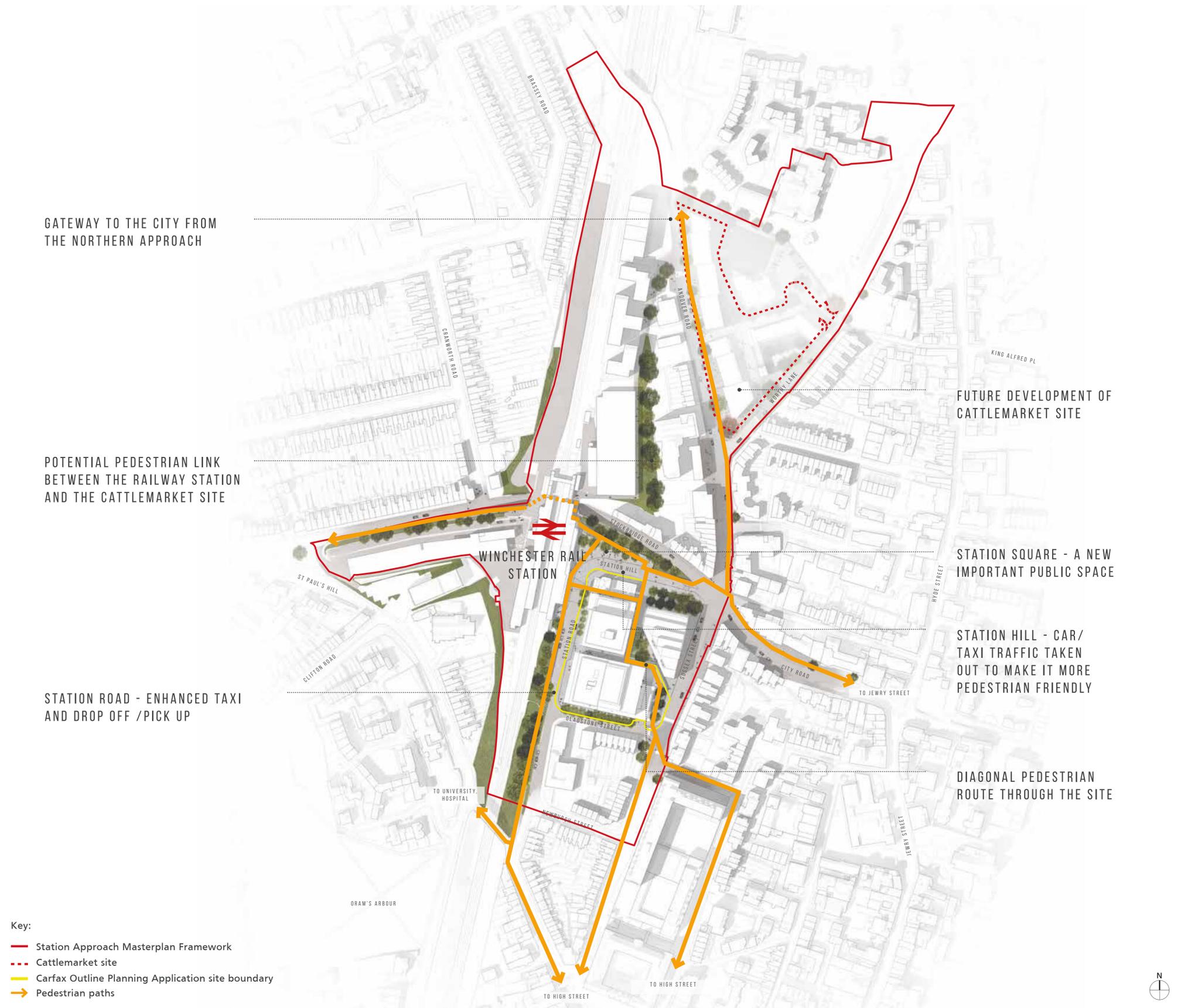
The main issues of concern stated by those attending these previous consultation events were:

- Parking
- Congestion
- Air Quality

This event is to update you on the progress made on the design proposals for the Carfax site and the surrounding public realm as we

work towards submitting an outline planning application.

Proposals for the Cattlemarket and the wider public realm improvements are being progressed separately to those for the Carfax site.



GATEWAY TO THE CITY FROM THE NORTHERN APPROACH

POTENTIAL PEDESTRIAN LINK BETWEEN THE RAILWAY STATION AND THE CATTLEMARKET SITE

STATION ROAD - ENHANCED TAXI AND DROP OFF / PICK UP

FUTURE DEVELOPMENT OF CATTLEMARKET SITE

STATION SQUARE - A NEW IMPORTANT PUBLIC SPACE

STATION HILL - CAR/TAXI TRAFFIC TAKEN OUT TO MAKE IT MORE PEDESTRIAN FRIENDLY

DIAGONAL PEDESTRIAN ROUTE THROUGH THE SITE

### ILLUSTRATIVE MASTERPLAN FRAMEWORK PLAN

The proposals for the Carfax site and surrounding public realm have been informed by consultation and engagement.

As a direct result of the feedback received in March 2018, the council have reviewed the parking arrangements for the proposed Carfax development and have reduced the proposed car parking.

The current Carfax site provides 223 parking spaces. The current proposals provide up to a maximum of 135 spaces.

This reduction in car parking will dramatically reduce the number of vehicles accessing the site and is in line with the principles of the Winchester Movement Strategy that seeks to reduce the number of cars in the city centre and help improve air quality.

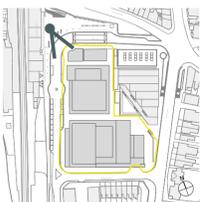


ARTIST'S IMPRESSION OF THE SITE AT THE ENTRANCE TO THE STATION

**We intend to submit the proposals presented here, after incorporating feedback, as an outline planning application for the Carfax site at the end of March 2019.**

The redevelopment of the Carfax site will provide:

- 140,000 square feet of grade A office space across two buildings;
- The refurbishment and extension of the former Registry Office to provide a new bar/restaurant;
- A local convenience store near the station;
- A café/coffee shop pavilion overlooking Sussex Street;
- A step-free pedestrian route diagonally across the site, connecting the station to Sussex Street;
- Up to 135 basement car parking spaces;
- High environmental and sustainable design including extensive cycle parking.





ARTIST'S IMPRESSION OF THE CORNER OF GLADSTONE STREET AT THE JUNCTION WITH SUSSEX STREET

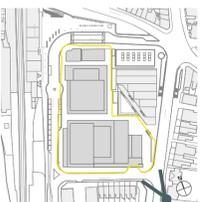
The development and associated public realm improvements will deliver an enhanced gateway to the city and significant economic and regeneration benefits to Winchester and the district.

These proposals will meet Winchester's strategic objectives of being a premier business location and improving the wellbeing of our community by:

- Retaining /refurbishing the Old Registry securing its future;
- Creating new level pedestrian connections to the city centre;
- Improving public transport connections;
- Reducing congestion.

The scheme will:

- Deliver over 1,000 jobs within the completed Carfax development and around 400 indirect jobs;
- Create approximately 650 FTE annual jobs in construction;
- Provide the opportunity to retain and/or attract new employers to Winchester;
- Reduce 'out commuting', improving residents' work/life balance;
- Secure ongoing revenue for Winchester City Council;
- Bring an £81m boost to the local economy through additional spend in the area;
- Be a catalyst for wider investment and regeneration.





Archaeological excavation at this site will provide an exciting opportunity to investigate a series of important remains which illustrate the use of the area from the Iron Age onwards, including a section of the massive Iron Age enclosure ditch which pre-dates the Roman and later city, Roman cemetery remains and the development of the Anglo-Saxon and later suburb. The excavation will also enable modern scientific techniques to be applied to archaeological remains from this part of Winchester for the first time; the results of which will hopefully enable us to understand more fully the life and death of our Roman, Anglo-Saxon and Medieval predecessors. A Written Statement of Investigation for the appropriate programme of archaeological works was prepared in 2016, and will be reviewed for future implementation, in accordance with a Condition as part of any future planning consent.

- Key:
- Station Approach Masterplan Framework
  - Cattlemarket site
  - Carfax Outline Planning Application site boundary
  - New level pedestrian route

### CARFAX OUTLINE PLANNING APPLICATION AND ADJOINING PUBLIC REALM PROPOSALS

**Winchester City Council is committed to delivering on the aims and objectives of Station Approach and will submit an Outline Planning Application for the Carfax site at the end of March 2019.**

#### Key elements for approval at this stage:

- Access;
- The amount of development;
- Uses;
- Building heights;
- Maximum car and minimum cycle parking;
- Pedestrian route through the site;
- Retention of Registry Office.

#### Carfax site proposals:

- |  |   |
|--|---|
| <ul style="list-style-type: none"> <li>1 Former Registry Office – refurbished and extended to provide new bar/restaurant</li> <li>2 Roof terraces</li> <li>3 New tree planting</li> <li>4 Basement car park access and egress</li> <li>5 Raised table and pedestrian crossing</li> </ul> | <ul style="list-style-type: none"> <li>6 Local convenience store</li> <li>7 Improved public access to the site</li> <li>8 Step-free and level pedestrian route</li> </ul> |
|--|---|



CARFAX OUTLINE PLANNING APPLICATION AND ADJOINING PUBLIC REALM PROPOSALS

These concept public realm proposals will enhance the Station Gateway and the proposed Carfax development.

Winchester City Council will continue working closely with key stakeholders including: Hampshire County Council, South Western Railway and Network Rail, bus and taxi operators and groups such as the Winchester Area Access for All (WAAFA).

The next stage will be detailed design from the concept ideas and will involve further stakeholder engagement and consultation.

Illustrative concept public realm scheme:

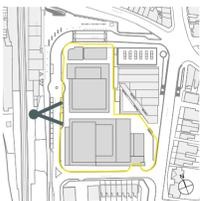
- |   |  |
|---|--|
| ① Enhanced Station forecourt                                  | ⑧ Improved cycle parking   |
| ② Pedestrian priority for crossing                            | ⑨ New turning circle for cars and taxis                            |
| ③ New seating   | ⑩ Taxi rank  |
| ④ Roadway reduced to three lanes - see site strategy diagrams | ⑪ Drop off/pick up   |
| ⑤ Improved bus stops  | ⑫ Potential improvement of active frontage in the station property |
| ⑥ Retained trees  |  |
| ⑦ Management of existing trees                                |  |



ARTIST'S IMPRESSION OF THE NEW PEDESTRIAN CONNECTION ACROSS THE CARFAX SITE LOOKING EAST

An enhanced pedestrian connection to the city centre that responds to the unique character of Winchester.

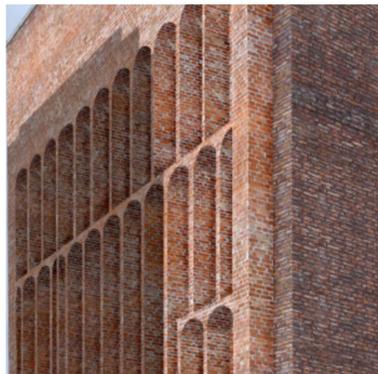
- This route creates step-free access from the Station to Sussex street;
- There will be active frontages onto the walkway;
- Pedestrian route opens out to south facing café terrace;
- The meandering footpath is inspired by the alleyways and passages found in the city centre;
- This 'Winchesterness' is reinforced by the intimate scale of this route and the use of local materials in the new buildings;
- The path will take pedestrians past the planted sunken courtyard of the Archive building and new commercial uses at its start and end.





ARTIST'S IMPRESSION OF THE NEW PEDESTRIAN CONNECTION ACROSS THE CARFAX SITE LOOKING SOUTH FROM STATION HILL ADJACENT TO THE ARCHIVE BUILDING

Materials and appearance will not be submitted as part of the outline planning application and will be for approval in the future.



INDICATIVE MATERIALS - TO GIVE EXAMPLES OF POSSIBLE FUTURE MATERIAL TYPES





PHOTO OF STATION HILL - CURRENT CONDITIONS



SIGNAGE & BARRIERS



ROAD WIDTH



ACTIVE FRONTAGE



STATION REFUSE



LIGHTING

Concept designs for the public realm surrounding the Carfax site are presented here for consultation.

This public realm is in poor condition with extensive tarmac and street clutter, dominated by vehicular movements (see above photographs).

Main objectives:

- A fitting gateway to the city and places to dwell;
- Balancing 'Gateway' enhancements with operational transport needs – putting pedestrians and cyclists at the

core of an improved public realm;

- Integration of new developments within/around the station approach area;
- Balance between different modes of transport, pedestrian, cycle, bus, taxi and car;
- Respond to key buildings and the existing Winchester vernacular;
- Improved way-finding for visitors to surrounding destinations.

Sub-objectives:

- New active frontages for the station and the new development;
- Places for events and activities throughout the day, evenings and weekends;
- Animating spaces with meanwhile uses and public art;
- Replacing/improving the green landscape.

# 11. ILLUSTRATIVE PUBLIC REALM PROPOSALS AND SITE STRATEGIES



LANDSCAPE PLAN



SECTION A-A - STATION ROAD GREEN LINK TO THE CITY CENTRE

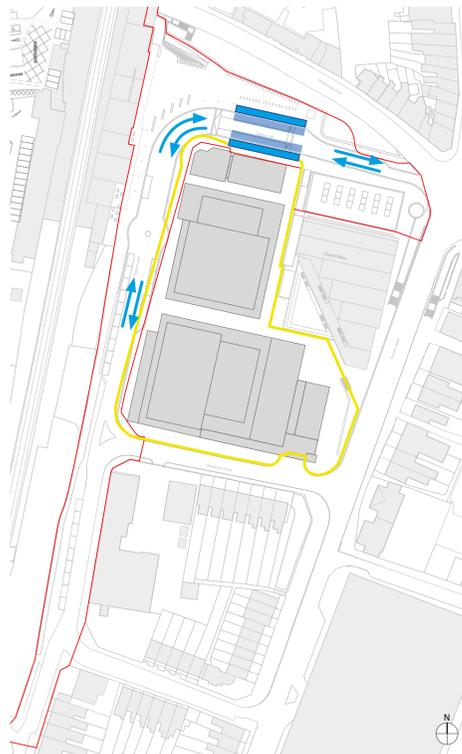


SECTION B-B - STATION HILL EMBANKMENT

BUSES

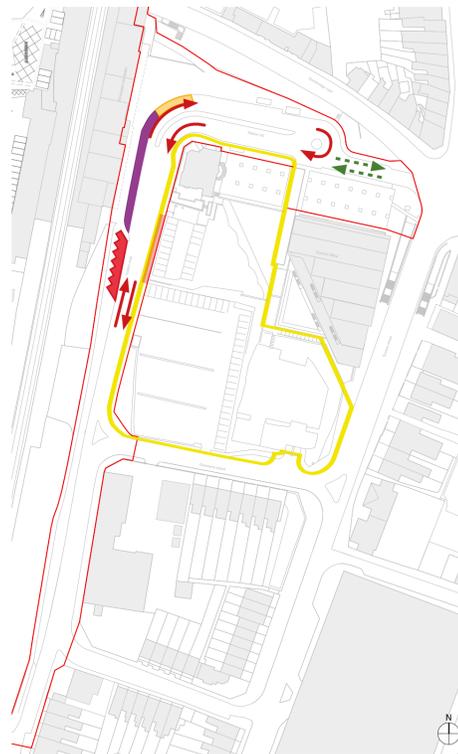


- EXISTING**
- Carfax application boundary
  - public realm boundary
  - bus routes
  - bus shelters
  - bus stops



- PROPOSED**
- Carfax application boundary
  - public realm boundary
  - bus routes
  - bus shelters
  - bus stops

TAXIS AND CARS



- EXISTING**
- Carfax application boundary
  - public realm boundary
  - taxi rank
  - loading bay/drop off
  - parking
  - direction of travel
  - taxis only

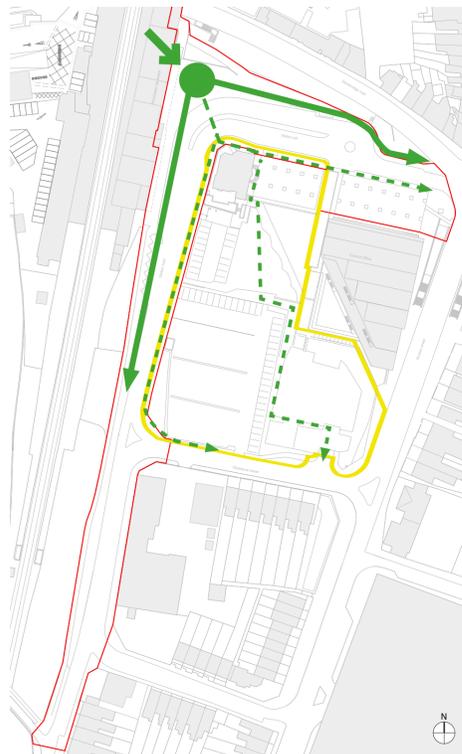


- PROPOSED**
- Carfax application boundary
  - public realm boundary
  - taxi rank
  - loading bay/drop off
  - blue badge parking/drop off
  - drop off and pick up
  - direction of travel



CONCEPT SHOWING THE CARFAX PROPOSALS + THE ILLUSTRATIVE PUBLIC REALM SCHEME (LOOKING SOUTH EAST OVER THE CARFAX SITE)

## PEDESTRIAN ROUTES

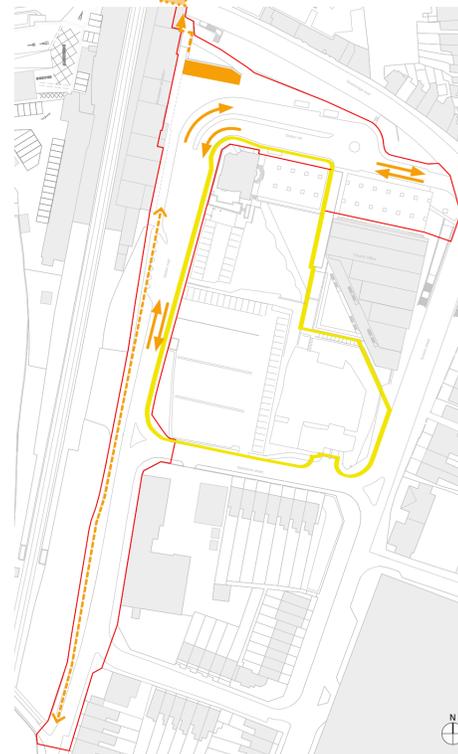


- EXISTING**
- Carfax application boundary
  - public realm boundary
  - primary pedestrian movement
  - - - secondary pedestrian movement

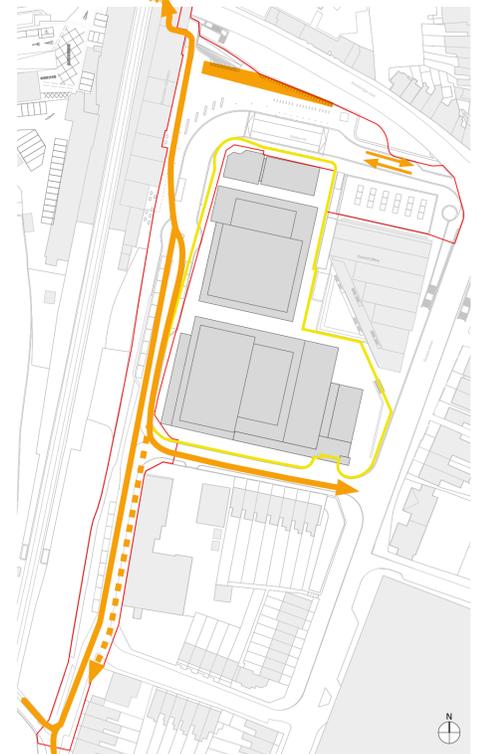


- PROPOSED**
- Carfax application boundary
  - public realm boundary
  - primary pedestrian movement
  - - - secondary pedestrian movement

## CYCLE



- EXISTING**
- Carfax application boundary
  - public realm boundary
  - direction of travel
  - ⋯ double tier cycle parking
  - cycle parking zone
  - - - existing informal cycle route on footway



- PROPOSED**
- Carfax application boundary
  - public realm boundary
  - direction of travel
  - ⋯ double tier cycle parking
  - cycle parking zone
  - - - possible cycle contraflow



CONCEPT SHOWING THE CARFAX PROPOSALS + THE ILLUSTRATIVE PUBLIC REALM SCHEME (LOOKING NORTH ON STATION ROAD)

## TREES



### EXISTING

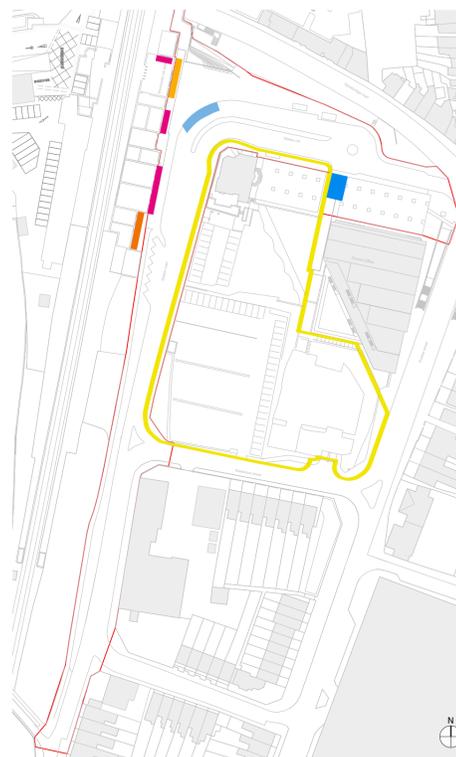
- Carfax application boundary
- public realm boundary
- cat A trees - trees of high quality and value
- cat B trees - trees of moderate quality and value
- cat C trees - trees of low quality and value
- cat U trees - trees of very low quality and value
- other trees



### PROPOSED

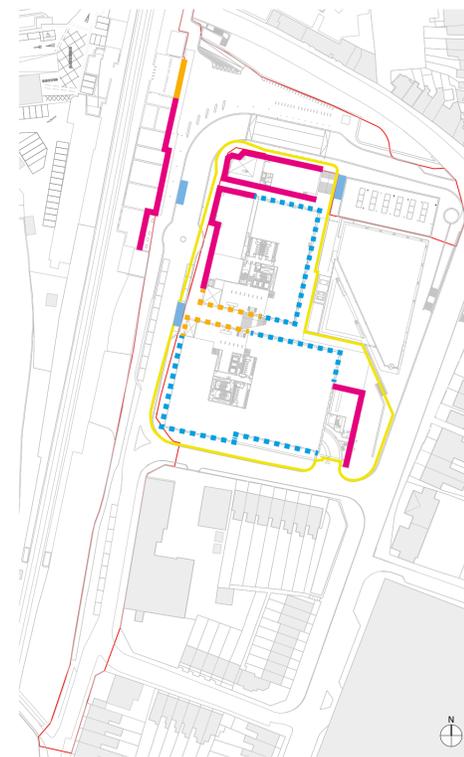
- Carfax application boundary
- public realm boundary
- cat A trees (retained)
- cat B trees (retained)
- cat C trees (retained)
- cat U trees (retained)
- proposed new trees
- other trees

## DELIVERY, NEW FRONTAGES AND ACTIVE FRONTAGES



### EXISTING

- Carfax application boundary
- public realm boundary
- station/retail servicing
- existing archive servicing
- refuse area
- entrance frontage
- commercial/retail/café frontage



### PROPOSED

- Carfax application boundary
- public realm boundary
- retail/restaurant servicing
- office frontage/edge
- retail/café frontage
- entrance frontage/edge



VIEW OF EXISTING PUBLIC REALM IN FRONT OF WINCHESTER STATION ENTRANCE

The Winchester Movement Strategy sets the framework that the Carfax and public realm proposals respond and conform to:

### Priority One

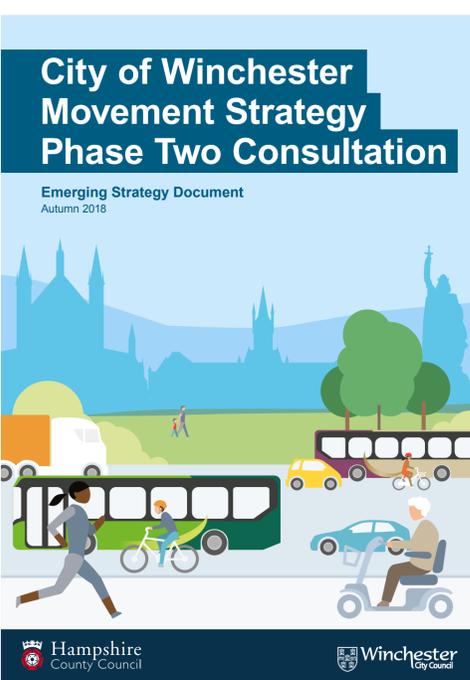
Reduce City Centre Traffic – improvements to public transport infrastructure, bus priority and P+R capacity

### Priority Two

Support healthier lifestyle choices – re-allocation of road space to improve provision for pedestrians and cyclists

### Priority Three

Invest in infrastructure to support sustainable growth – enhancing public realm in the city centre to support sustainable growth, integrated approach to transport planning and land – use planning.



Our proposals for the Carfax site and surrounding public realm have, subject to the final decision in March 2019, secured £5m funding from the EM3 Economic Partnership to support delivery.

Our proposals will also help underpin further funding

applications for wider transport, connectivity and public realm enhancements set out in the Station Approach Public Realm Strategy (February 2018) and within the emerging Movement Strategy (for example future Park & Ride and Bus Priority Lanes).

Working with partners and stakeholders, these further improvements will be prioritised as per the strategies and delivered as additional funding is secured.



ARTIST'S IMPRESSIONS OF THE CARFAX DEVELOPMENT

**Subject to confirmation by Winchester City Council cabinet on the 25<sup>th</sup> March, an Outline Planning Application will be submitted that seeks approval for key parameters of the proposed scheme (identified on board 6).**

It will not agree the detailed architectural design but will illustrate the type of building which may be constructed to ensure the development meets the councils' ambitions for a development of the highest quality.

The detailed architectural design will be subject to Reserved Matters applications that will include further public consultation.

An Outline Planning Permission will provide potential development

partners with the confidence that the project is deliverable, establish key parameters whilst retaining the flexibility for detailed design to be progressed with a development partner.

Development of the Carfax site and the adjacent public realm will lead to a significantly enhanced Gateway - and wider regeneration opportunities.

We welcome your feedback. Comment forms are available at this event, or on-line at:

<https://www.winchester.gov.uk/projects/public-engagement-and-consultation>

Comments are sought by 12 noon - 4th of March.

This material for further information is available at [www.winchester.gov.uk/major-projects](http://www.winchester.gov.uk/major-projects)

Thank you for attending.