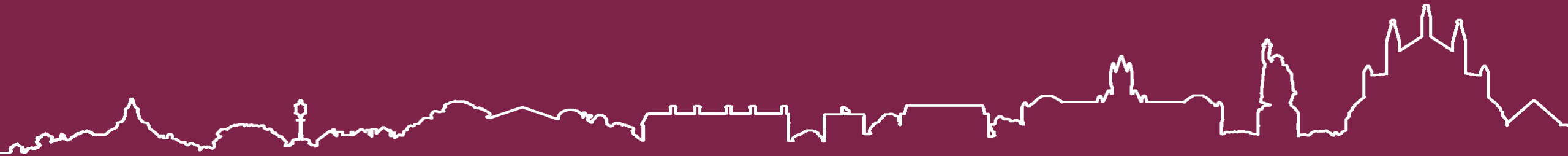


OPEN FORUM









16 March 2022

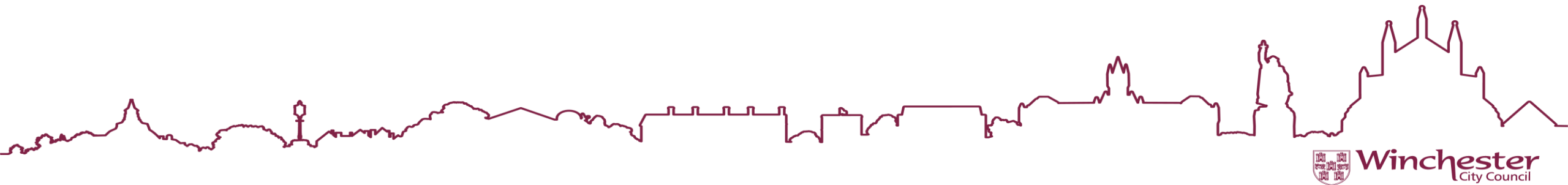
Central Winchester Regeneration (CWR)



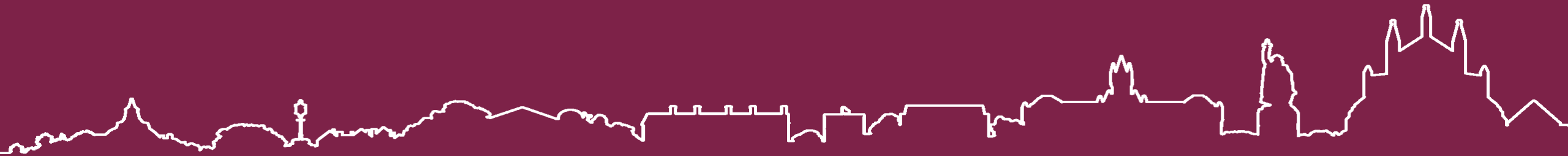
Winchester
City Council

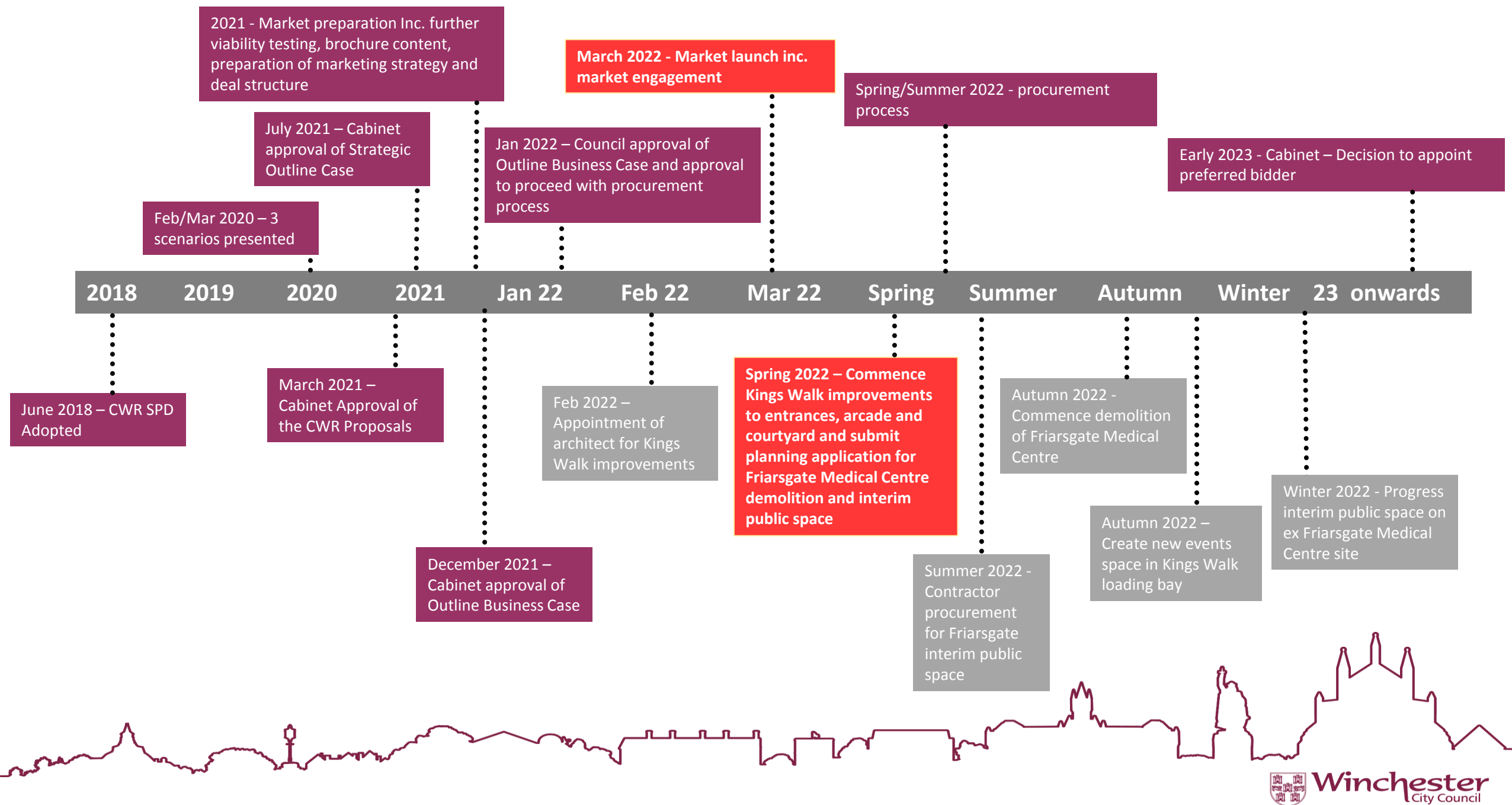
AGENDA

-  Introduction
-  Re-cap
-  Marketing Campaign
-  Friarsgate Medical Centre
-  Kings Walk
-  Archaeology
-  Next Steps
-  Questions







Re-cap





Procurement Outcomes

-  To find a development partner for the long term, not a designed scheme
-  Ensure CWR SPD principles are at the centre of discussions
-  Understand the approach to delivering a high quality, design-led scheme
-  Understand the approach to delivering wider economic and social benefits for the city and district



Introducing our new brand

NEW LIFE IN A TIMELESS CITY



Introducing our new brand



A NEW CHAPTER IN AN EXTRAORDINARY STORY

Welcome to Winchester.
A city confidently striding into the future.
A district united by opportunity.

Together, in a spirit of collaboration and shared values, we are writing
new chapters in an extraordinary story. United, we can build on our
heritage and established foundations of success.

Now is our time to create a city and district where new generations
will make homes, create businesses and bring creativity, commerce,
business and sustainability to life.

Welcome to The Central Winchester
Regeneration opportunity.



TIMES CHANGE HISTORY REMAINS



A blend of timelessness and forward-thinking.

People love Winchester and call
it home for many reasons. The
vibrancy of a city full of creative
and independent thinkers and
doers. The sense of ancient history
that colours a timeless cityscape.
The river's gentle flow and
accessibility with the Downs lying
within 10 minutes.

CONNECTED TO HERITAGE

We stand for the value of our
history, keeping it alive and loved
by all generations, learning its
lessons and maintaining and
protecting it in our cityscape.

CONFIDENCE IN COMMERCE

We focus on creating
infrastructure and an environment
that attracts investment, enables
business to flourish and creates
opportunities for individuals to
progress.

UNITED FOR SUSTAINABILITY

We are proactive, dedicated, and,
where necessary, single-minded
in encouraging the businesses,
facilities and innovations that will
make Winchester an exemplar
of culture and environmental
management.

Underneath this beautiful scene
and cultural environment lies
an economic strength and
confidence, driven by strong
values and leadership with a
vision for the future.

These values define our place,
culture and vision.

COURAGE IN AMBITION

We are ready to be bold, prepared
to make difficult decisions and set
new foundations that ensure we
are a city responding to change
and securing a bright future for
our citizens.

COMMITMENT TO FAIRNESS

We are a city where no
person or place is ignored by
progress, where community and
individuality matter, where all
voices are heard and have a stake
in our plans and their outcomes.

We believe in partnerships
built on values. We are ready
to welcome those who share
our beliefs and commitment
to the long-term stewardship
of this ancient, forward-
thinking city.

WINCHESTER FACTS

Population of
125,925 (2020)
5.5% growth by 2030

14% of Winchester's
population are between
15-24, above the UK
at 12%

63% of those achieving
'rising prosperity',
compared with 32% in
the UK

Our city was named as the
best place to live in Britain
by the "Sunday Times Best
Places to Live" guide in 2016

The Council planted over
500 trees and installed
33 new electric vehicle
charging points across the
district during 2019/20



Winchester
City Council

 THE CENTRAL
WINCHESTER
REGENERATION
OPPORTUNITY

Introducing our new brand

Art & Culture

TAKE IT TO THE STREETS

HAT FAIR FESTIVAL

"I have lived and worked in many cities across the UK and abroad, but I have especially loved how open-minded, tolerant, accepting and curious the people of Winchester are. For me, as a cultural practitioner - that's very exciting. I am a resident who also works in the city, and believe there is a true spirit of collaboration and a pace of life that is urban yet with a rural 'feel' to it. That's really special - in doing business in Winchester you have an opportunity to be a part of - and influence - the cultural fabric of the city."

Andrew Lumsden, Hat Fair and Playmakers Director, Play to the Crowd

\$1m visitors each year

£269.8m annual tourism revenue

38% rise in the total value of tourism between 2008 - 2017

Living

LIVE THE DREAM

"We moved here from London to be close to my husband's family and I fell in love with the city from day one. From the food, to the architecture and from the people, to the amazing countryside - I've honestly never felt more at home than I do here. I've made some of the best connections of my career through meeting women who have also moved here from London to start their families and I find it is significantly more creative, inspiring and relaxing place to live. The city is bursting with independent business and a sense of entrepreneurship - it's a real privilege to be a part of that."

Sarah Mayson, Founder, for the Creators and local Winchester resident

54,627 homes

22.5% increase in housing stock required by 2036

13% rise in average property price in the last five years

THE LANDSCAPE EVOLVES STEWARDSHIP IS LASTING

A new centre in a timeless city

We have created a structure to enable development, combining planning, land and a clear brief. We have laid the foundations for you to fashion a landmark city centre, to play your part in the long-term stewardship of one of the UK's oldest and most cherished cities.

OPPORTUNITY OVERVIEW

The development comprises 3.68 acres (1.49 ha.)	About 180,000 sq ft of residential space (minimum 40% affordable)	About 80,000 sq ft for mixed-uses and 25,000 sq ft as retail and F&B
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City Council

**THE CENTRAL
WINCHESTER
REGENERATION
OPPORTUNITY**



THE PARTNERSHIP OPPORTUNITY

We are proud of our city, committed to its continued stewardship and we're ready for a new partnership that will shape its future.

Are you ready to be part of a new chapter in an extraordinary story?



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W THE CENTRAL
WINCHESTER
REGENERATION
OPPORTUNITY

CENTRAL WINCHESTER REGENERATION'S AMBITIONS



Work

Provide creative, flexible workspaces to help grow start-up businesses and allow like-minded professionals to support each other by sharing skills, ideas and resources.



Student and young person experience

Provide a mix of uses attractive to students and young people, drawing them to the city centre and compelling them to stay beyond their time at university or college.



Homes to live

Provide housing suitable for a range of residents, including young people and families. A mix of private and 40% affordable homes are needed, including places for key workers and homes for rent.



Overnight tourism

Create an attractive evening offering to complement existing amenities for residents and tourists and encourage overnight stays.



Play

Create exceptional public places where people want to spend time, enjoy time outside, live new experiences, celebrate heritage and culture and to get involved in interests and activity.



Sustainable development

Work towards the city's carbon neutrality target through choice of building materials, measures to minimise energy use, re-use of buildings where appropriate and encouraging suitable modes of transport.



The Development Proposal

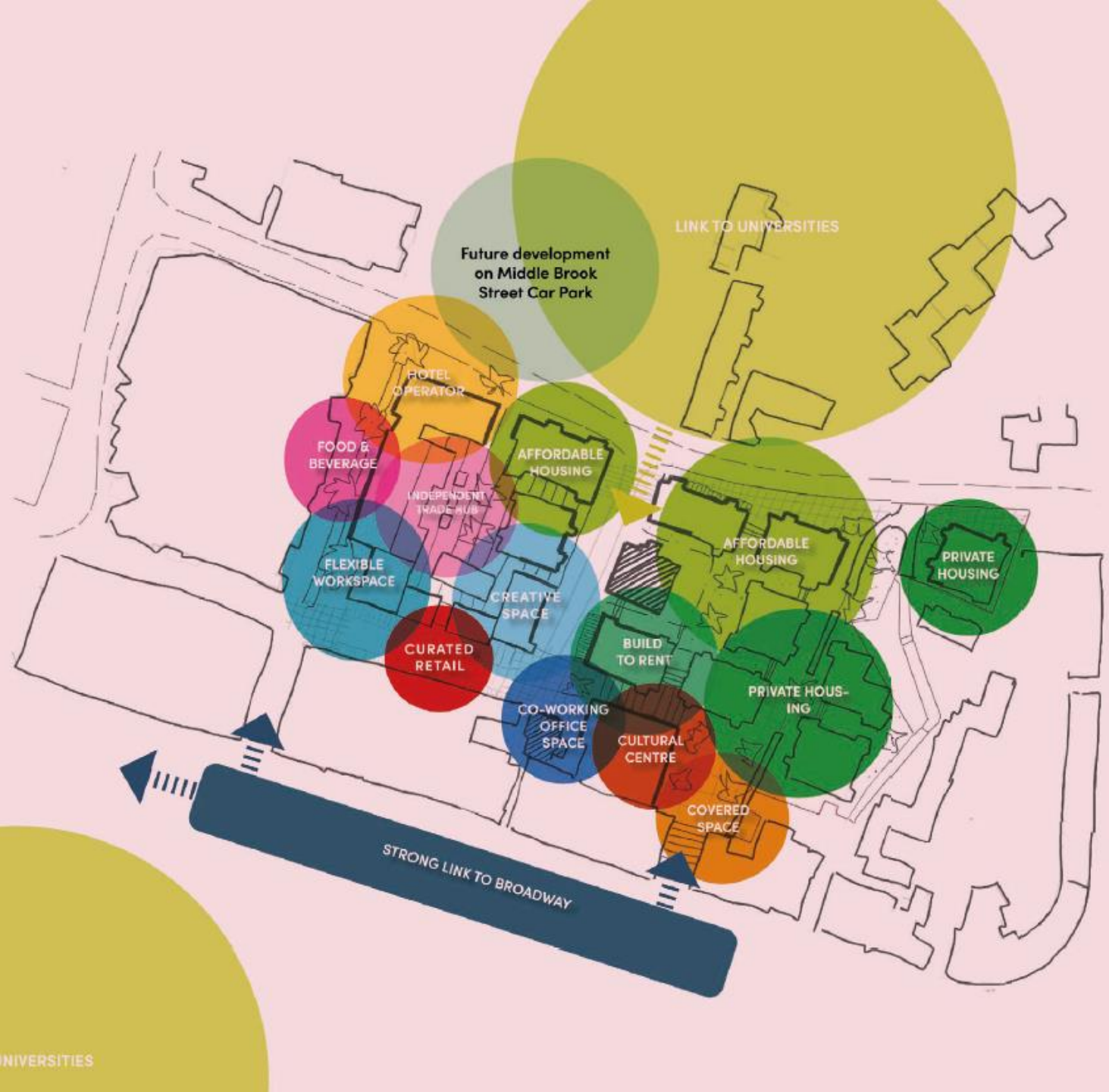
Prepared by the Council and its advisors JLL and Arup, in alignment with the Central Winchester Regeneration Supplementary Planning Document (SPD) adopted June 2018, the development proposal aims for a dynamic mix of uses.

The proposal is a framework for delivery, subject to the development agreement, which suggests:

About 180,000 sq ft of residential space (minimum 40% affordable)

About 80,000 sq ft for mixed-uses

About 25,000 sq ft as retail and F&B



Winchester
City Council

LINK TO UNIVERSITIES

Procurement overview

INDICATIVE TIMETABLE

Stage 1: March 2022

Publication of the Contract
Notice and release of the
Selection Questionnaire

Stage 2: May 2022

Invitation to Participate in
Dialogue

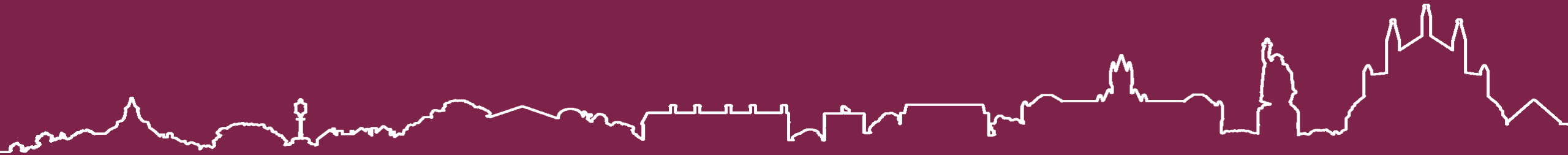
Stage 3: Q4 2022

Submission of final tenders







Stage 4: Q1 2023

Preferred bidder selection
/ contract award decision
and a signature of legal
documents subject to
Standstill Period

Friarsgate Medical Centre Meanwhile Use







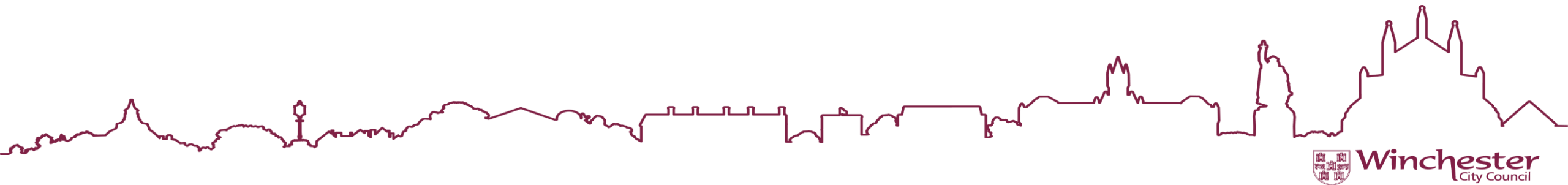
FRIARSGATE MEDICAL CENTRE

-  New timber decking bridge and fencing
-  Tree planting
-  Comprehensive wildflower and ornamental grass planting with modular planters
-  Seating – including picnic benches – to encourage people to meet in the newly-created spaces
-  Bike stands
-  All these elements are designed to be reusable across the site at a later stage



FRIARSGATE MEDICAL CENTRE

-  Facilitate waterside access
-  Create area for food and beverage vendors
-  Comprehensive lighting strategy
-  Estimated 9 month delivery programme



KINGS WALK





Meanwhile Use

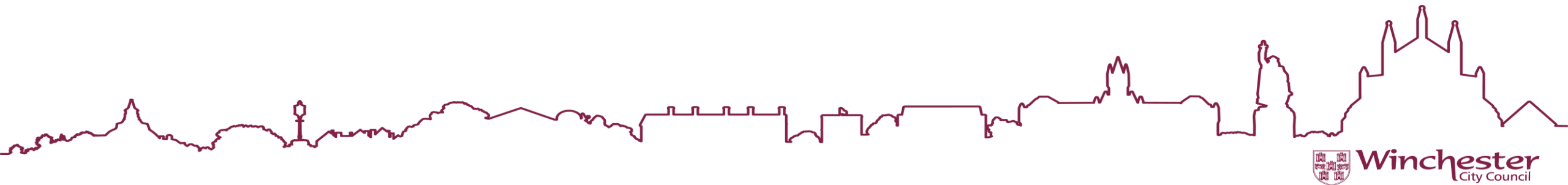
Studio MULTI







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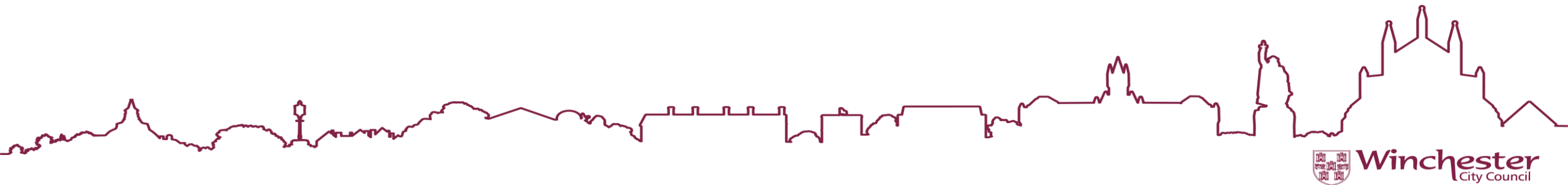
KINGS WALK – KEY AREAS FOR REVIEW

-  Rebranding and new identity
-  Improving the outdoor eating areas adjacent to Middle Brook St
-  Designing-out the potential for anti-social behaviour at the corner of Silver Hill and Middle Brook Street
-  Animating Silver Hill



KINGS WALK – KEY AREAS FOR REVIEW

-  Greening the entrances and creating a secret garden within Kings Walk
-  Conversion of existing Loading Bay for events
-  Tanner Street car park as event space
-  Ensure meanwhile use strategy progresses in line with CWR SPD



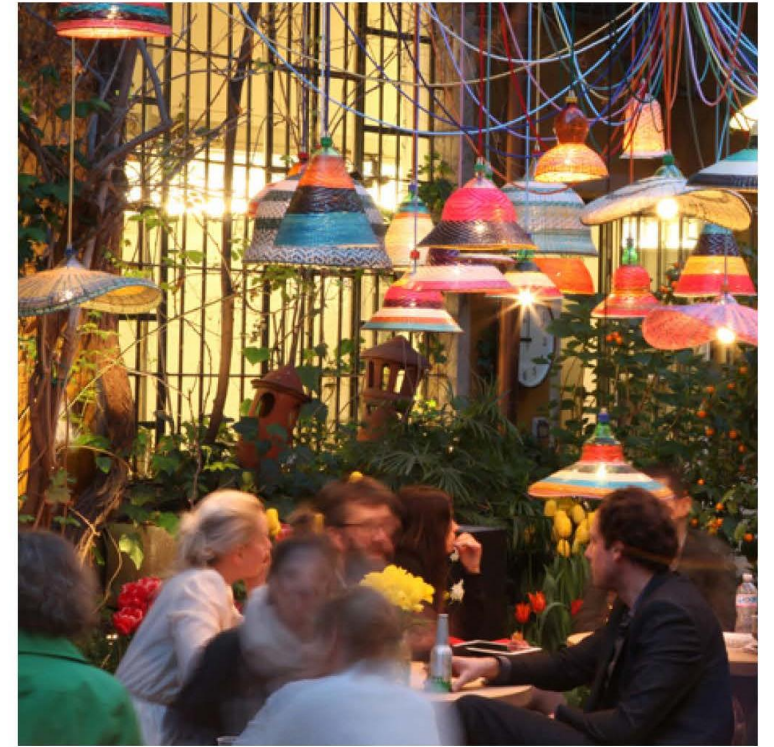
KINGS WALK – 3 Ideas



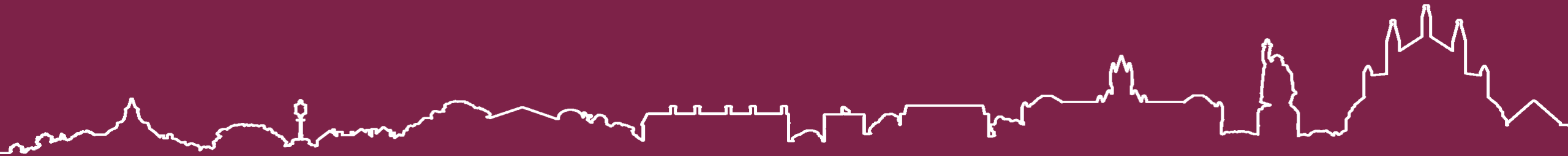
1 Identity reboot



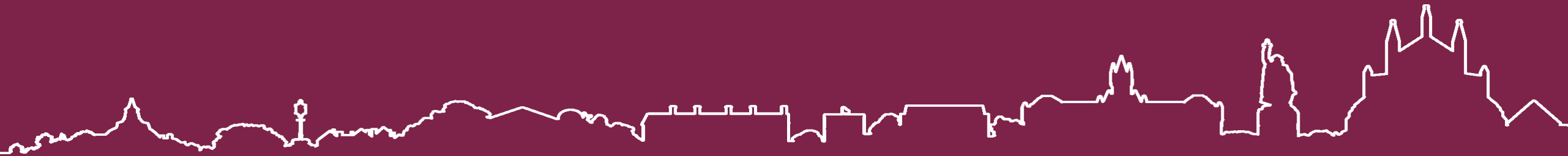
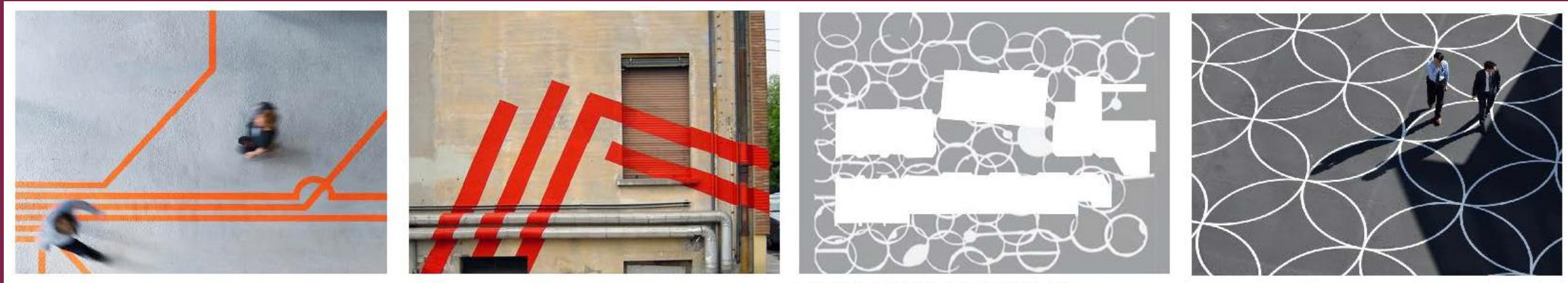
2 Supernature



3 Animation and amenity

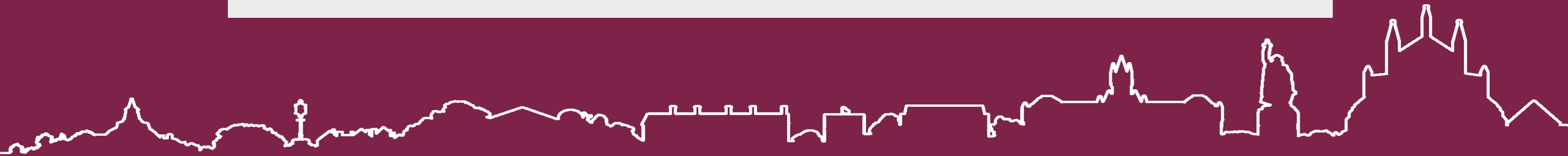
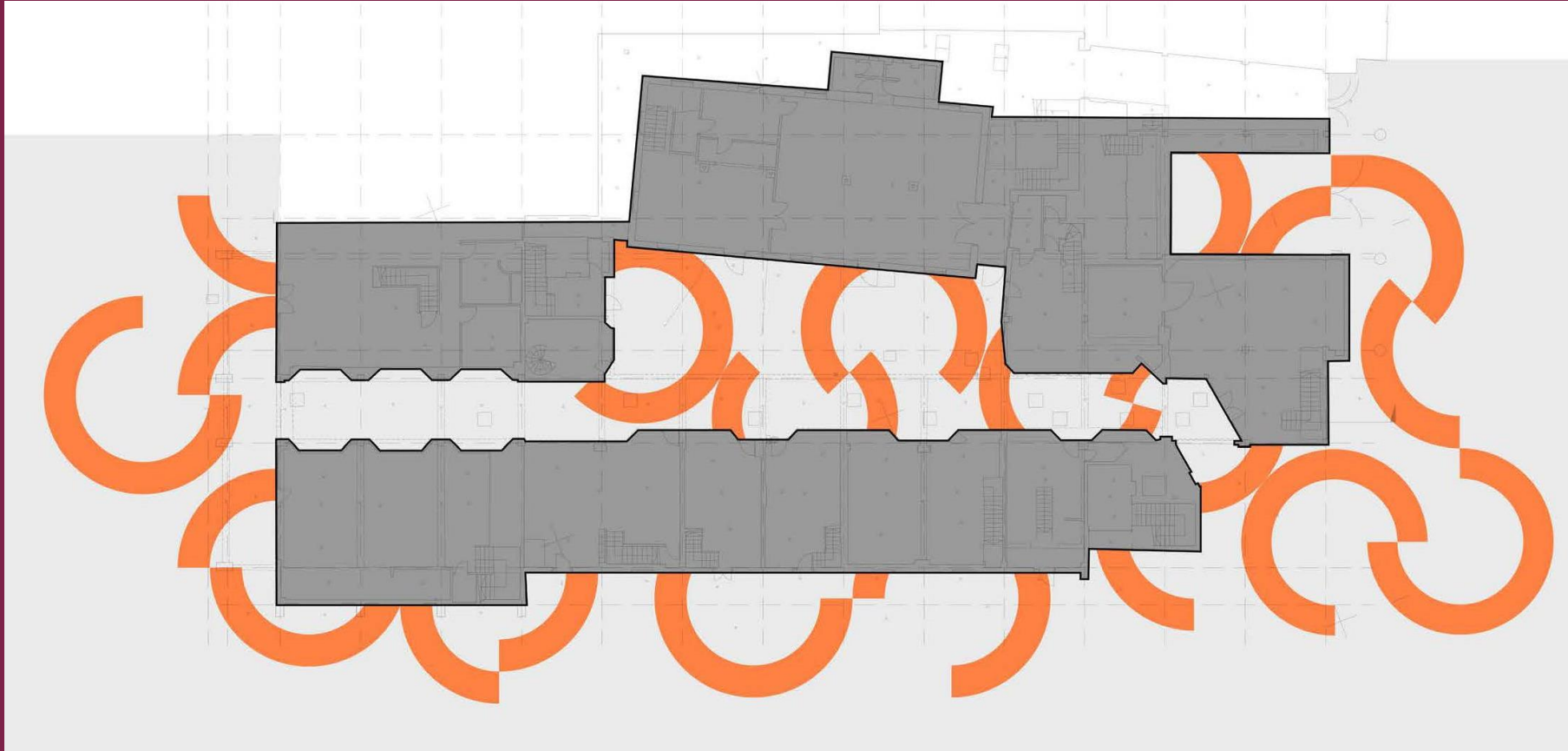


KINGS WALK – Identity Reboot



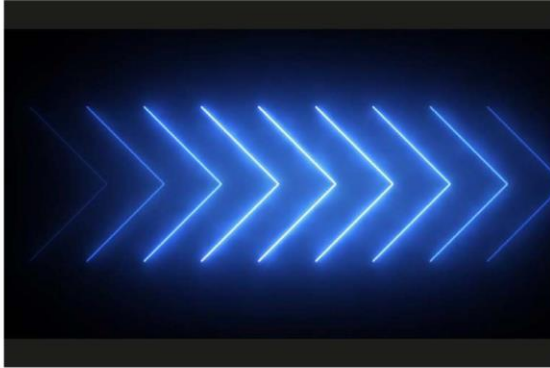
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KINGS WALK – Supergraphic



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KINGS WALK – Lighting



DIRECTIONAL SIGNAGE INTEGRATED TO ENTRANCES



NEON TO HIGHLIGHT ENTRANCES



POTENTIAL FOR POETRY - LOW COST / HIGH IMPACT



FESTOON LIGHTING TO SECRET GARDEN



LIGHTING INTEGRATED WITH PLANTING



LOADING BAY LIGHTING RIG, POTENTIALLY IN COLLABORATION WITH THE NUTSHELL THEATRE



KINGS WALK – Courtyard Garden



BENCHES AND PLANTERS WITH VERTICAL CLIMBERS TO CREATE AN IMMERSIVE EXPERIENCE.



KINGS WALK – Courtyard Garden



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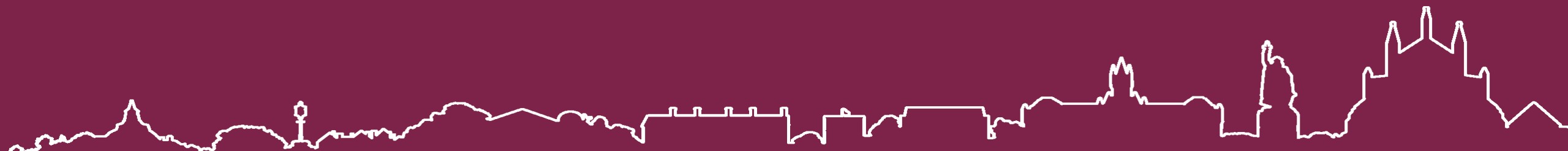
KINGS WALK – Shopfronts

Using paint and lightbox signage, together with background lighting the shopfronts can become more legible and consistent. A subtle colour will make shop window displays more impactful.

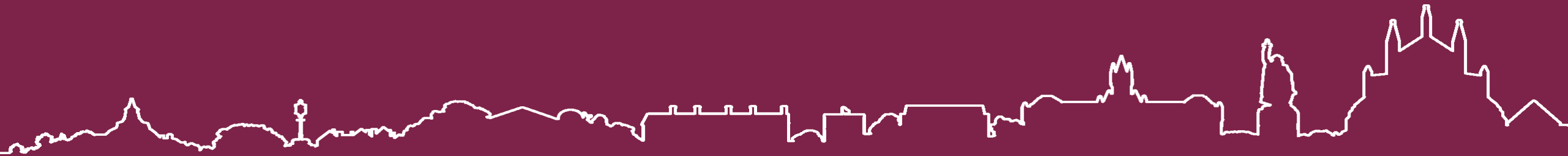
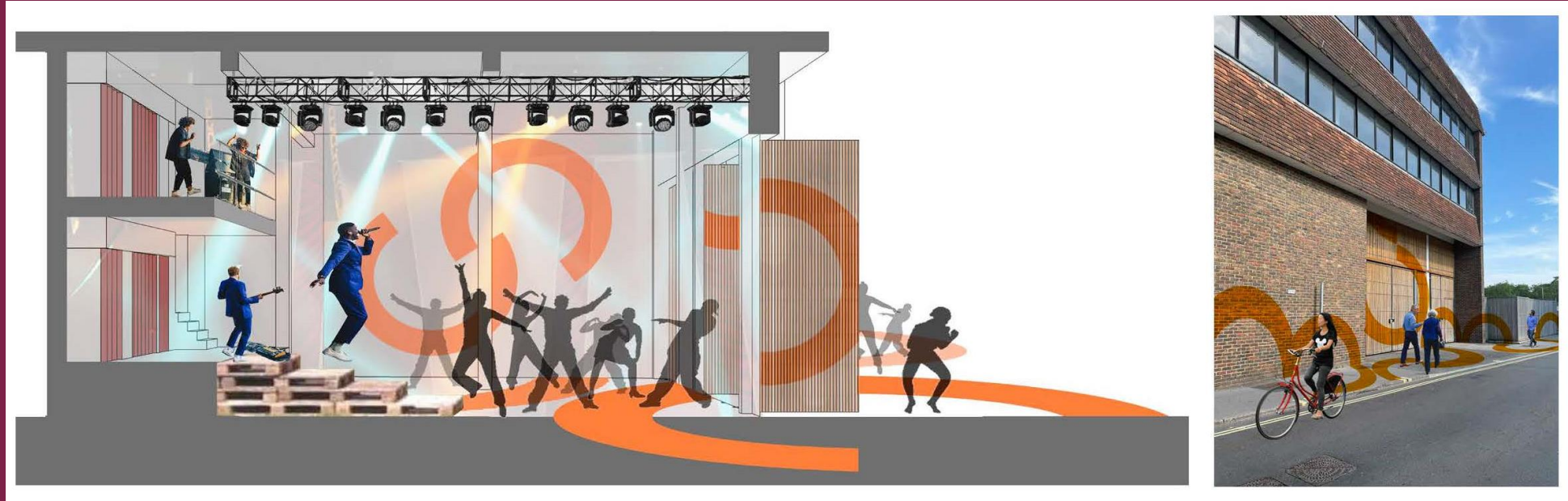
Signage in one colour can provide consistency whilst also allowing the retailers to use their own brand typography.



EXISTING SHOPFRONTS



KINGS WALK – Loading bay



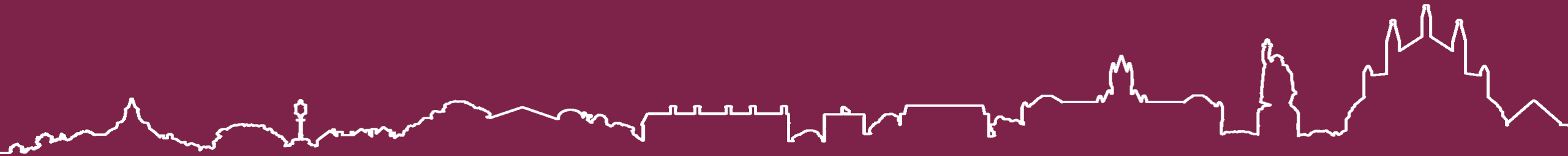
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CWR GEOARCHAEOLOGY AND HYDROGEOLOGY UPDATE

Keith Wilkinson

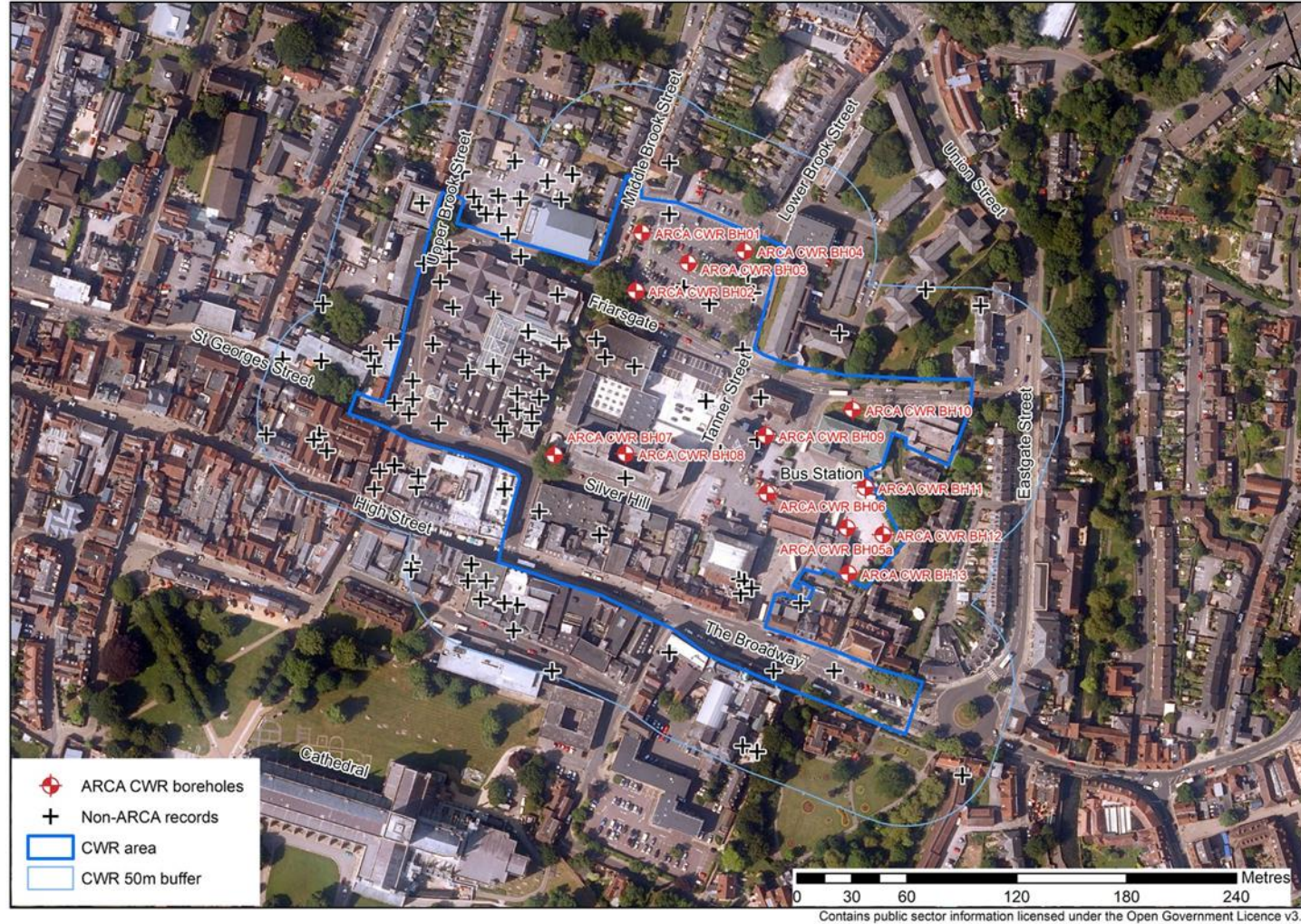


UNIVERSITY OF
WINCHESTER
ARCA GEOARCHAEOLOGY
WWW.ARCAUK.COM



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LOCATION



The CWR area and borehole location

AUGUST TO SEPTEMBER 2020 FIELDWORK

Excavating a test pit for BH01 (PCA)



Test pit wall (BH04) (PCA)



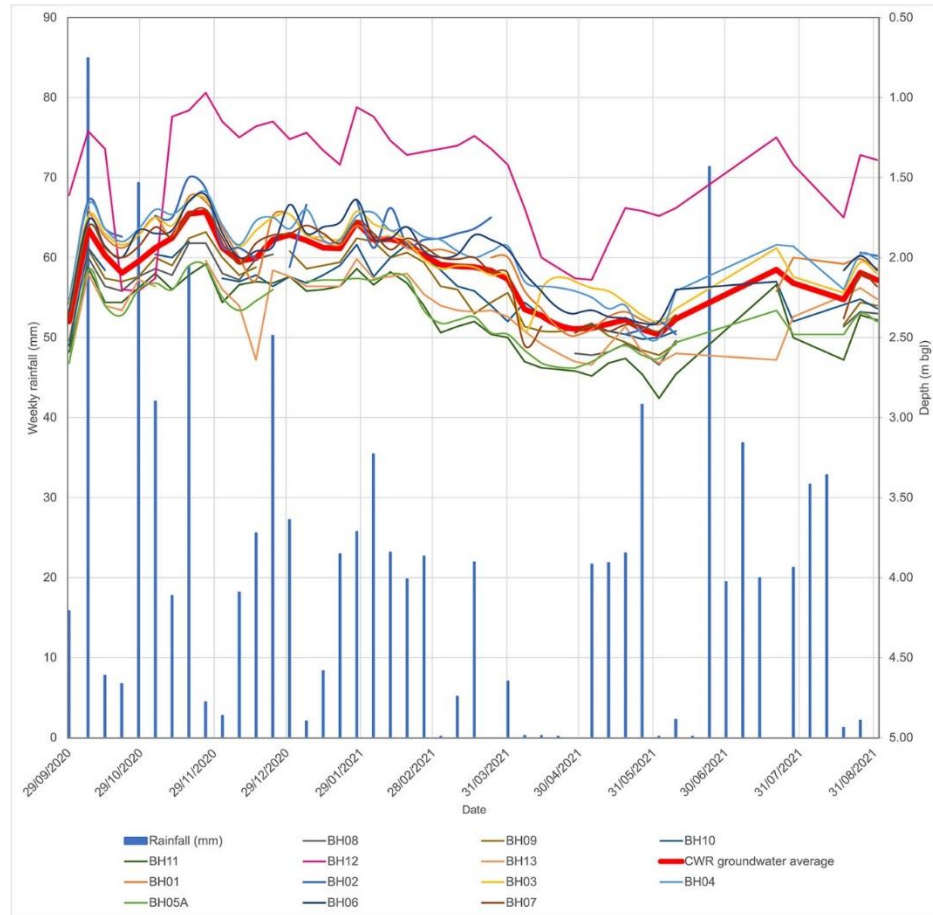
Drilling BH13 (Geotechnical Engineering Ltd)

LABORATORY STUDY SEPTEMBER 2020 – MARCH 2021

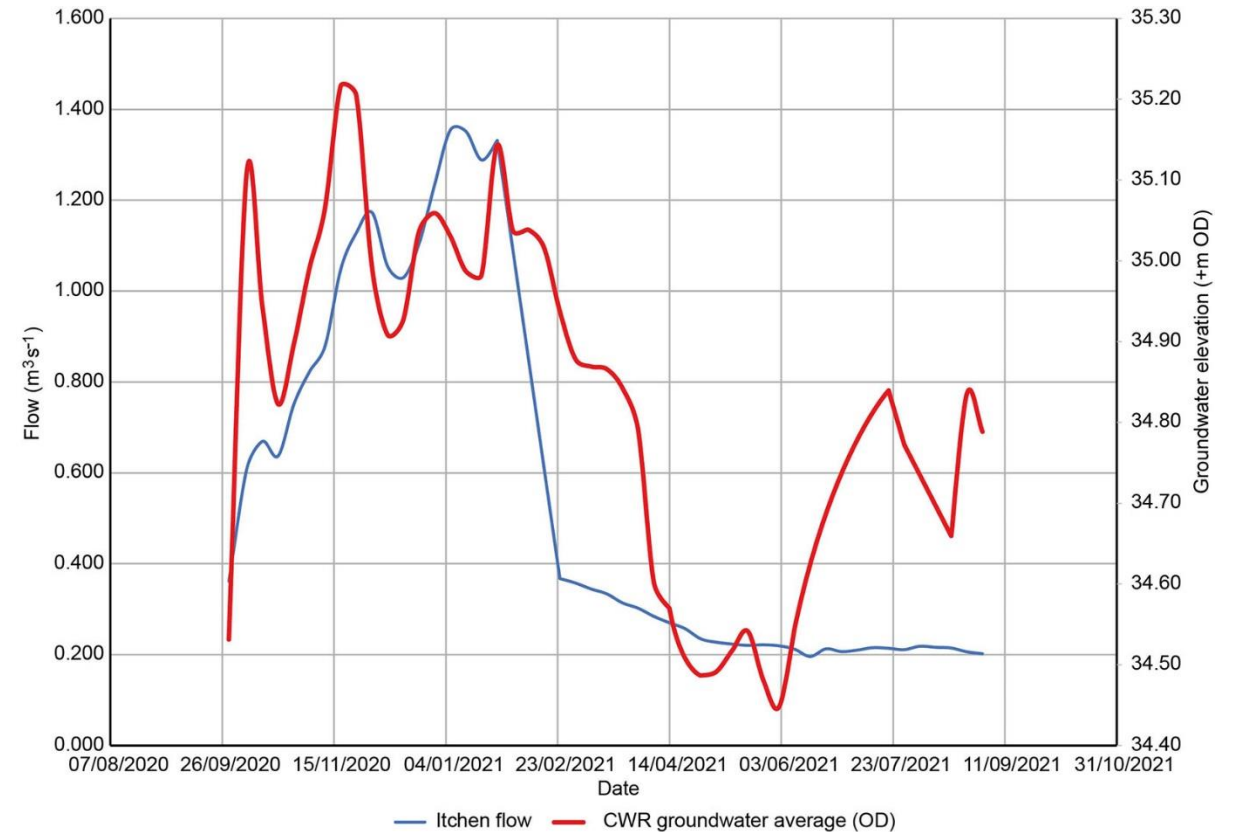


Example cores: BH08 = Kings Walk, BH02 = Lower Brook
Street car park

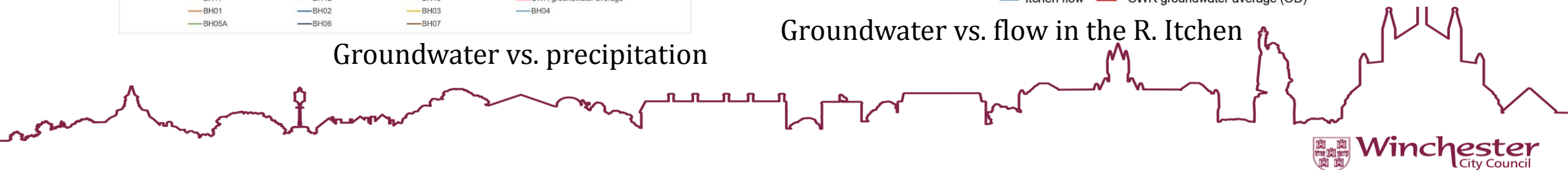
HYDROGEOLOGICAL MONITORING SEPTEMBER 2020 – SEPTEMBER 2021



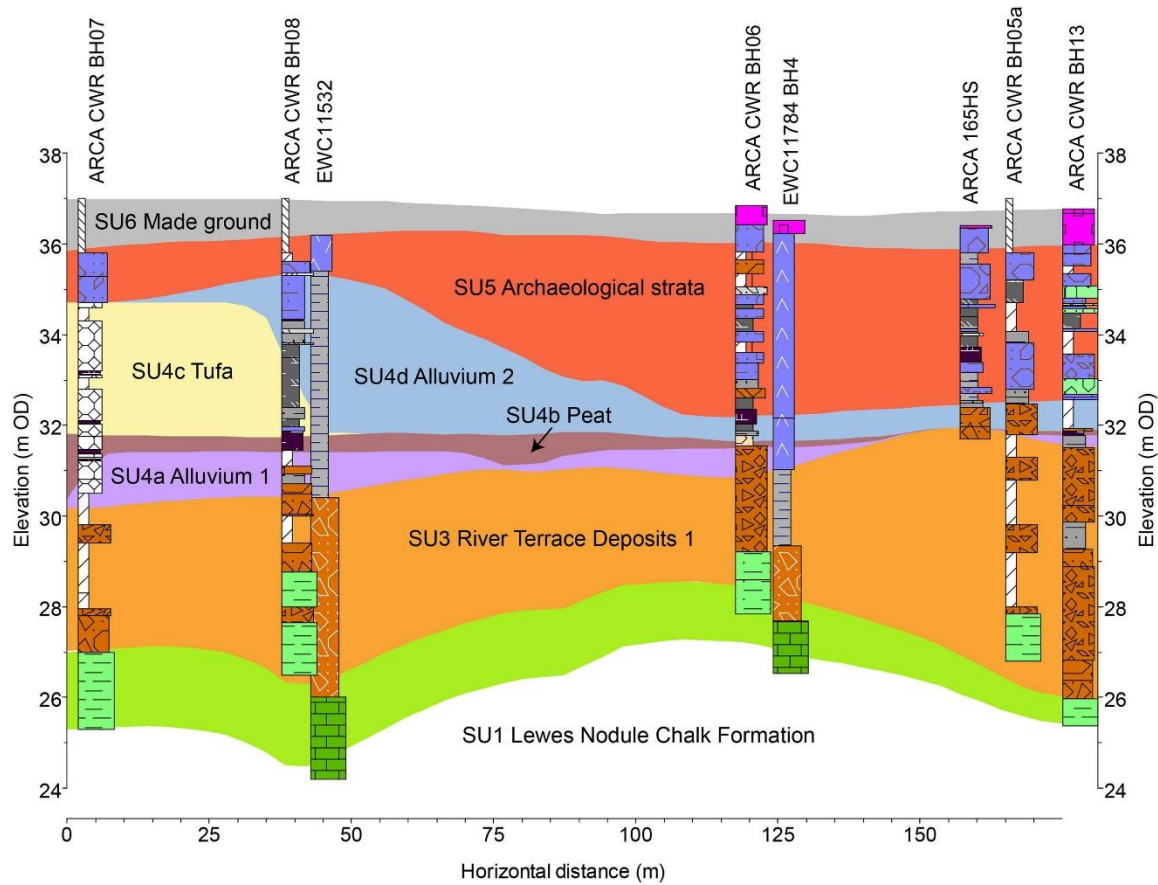
Groundwater vs. precipitation



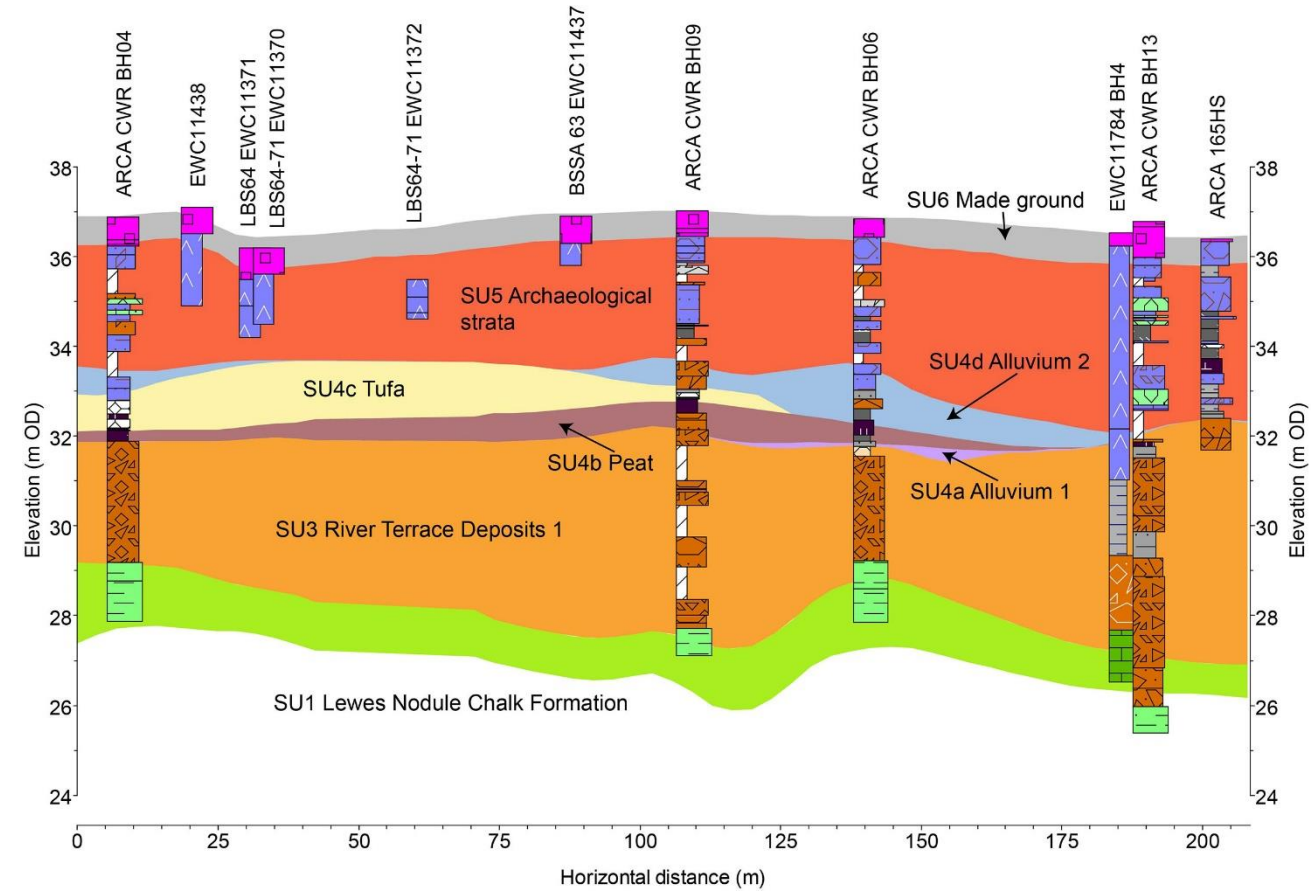
Groundwater vs. flow in the R. Itchen



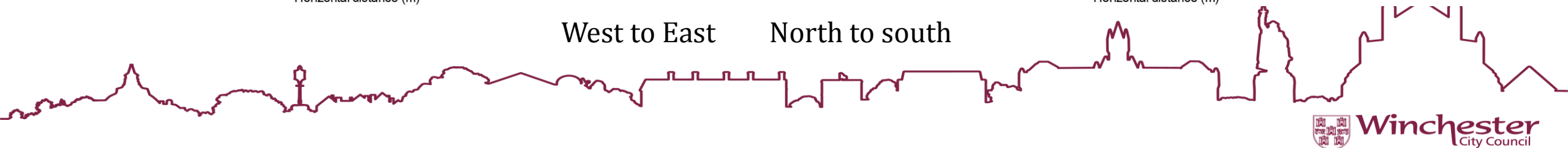
STRATIGRAPHY



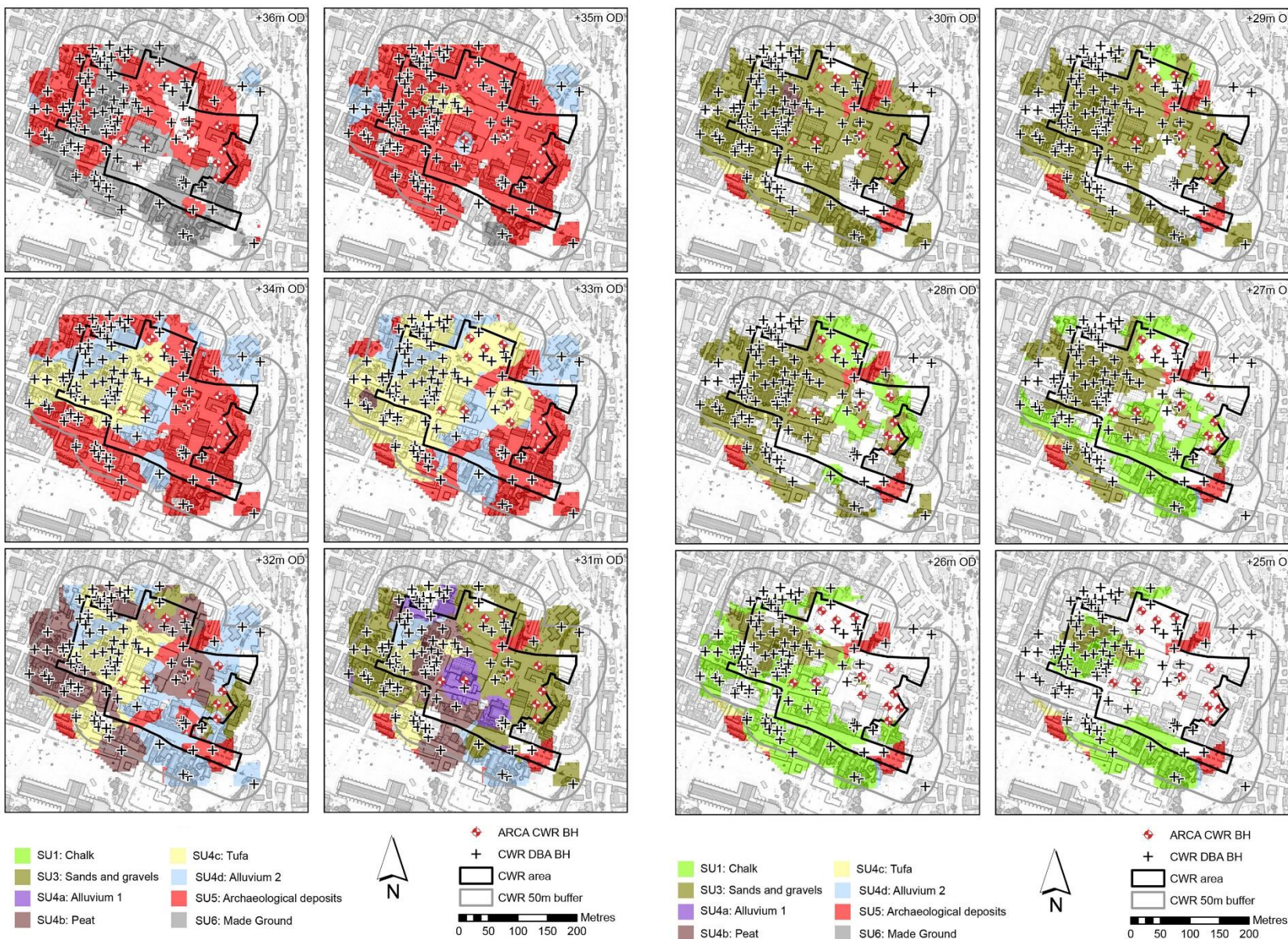
West to East



North to south



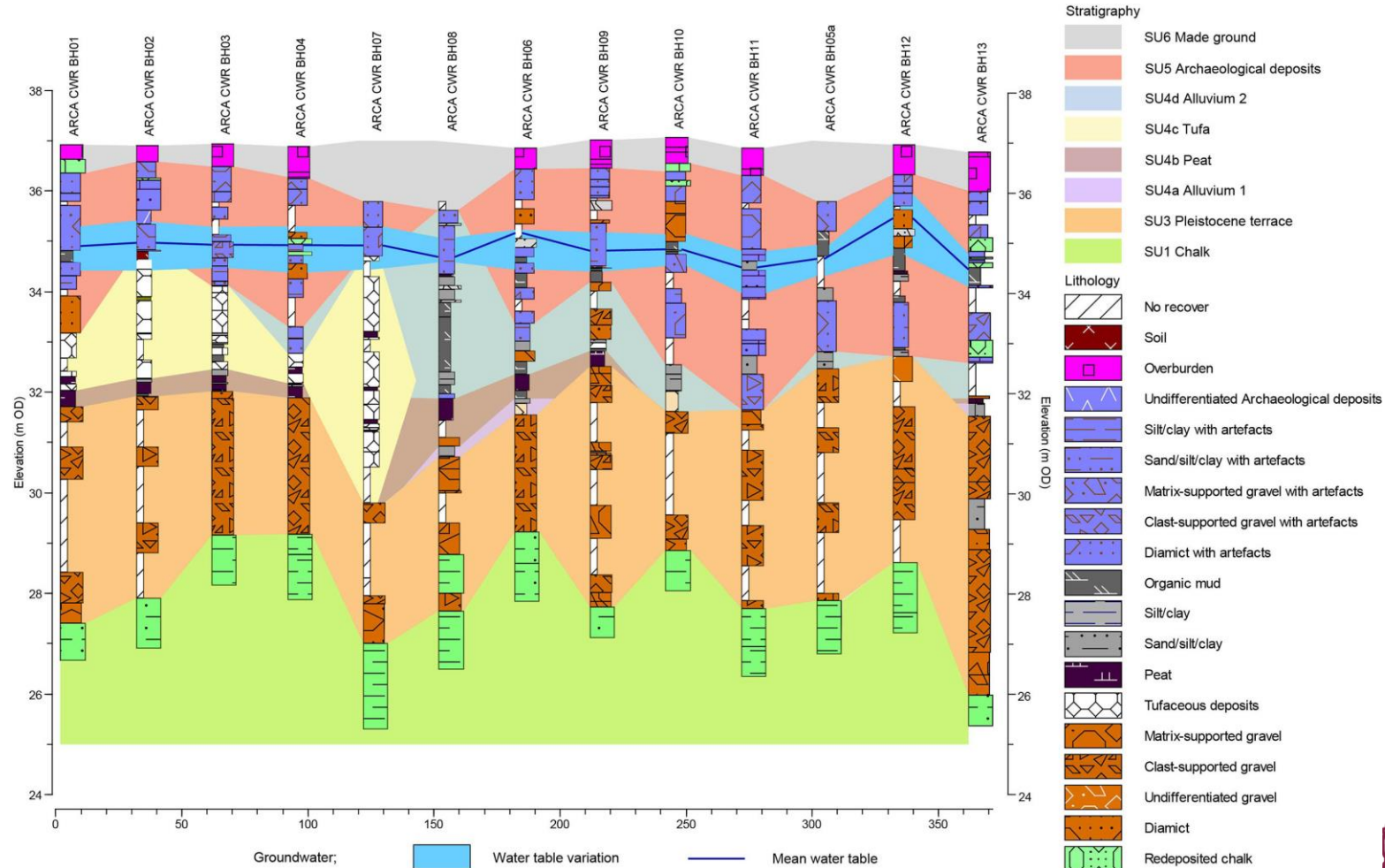
STRATIGRAPHY



Deposit model 1-6m bgl

Deposit model 7-12m bgl

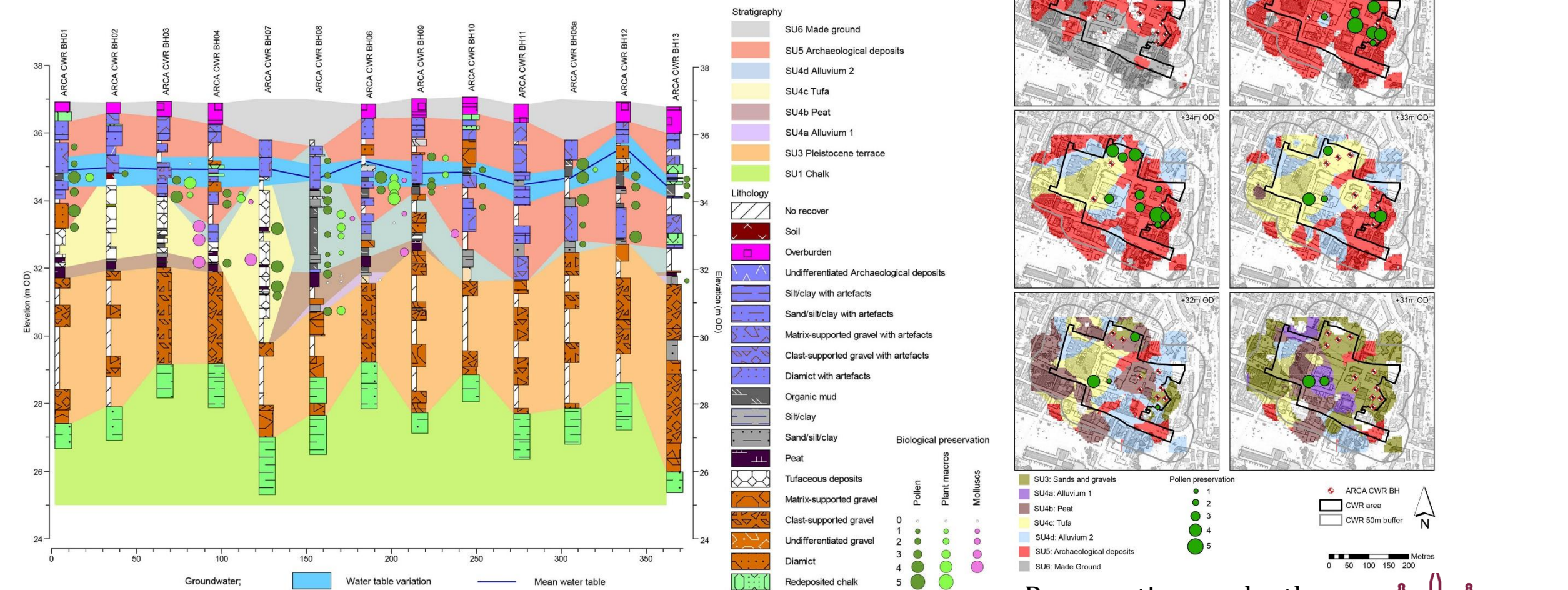
GROUNDWATER AND STRATIGRAPHY



Groundwater 09/20-09/21 and preservation



GROUNDWATER, STRATIGRAPHY AND BIOLOGICAL PRESERVATION

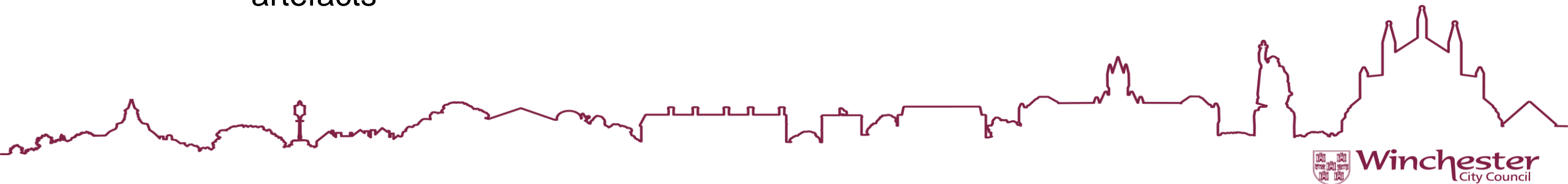


Stratigraphy, groundwater and preservation

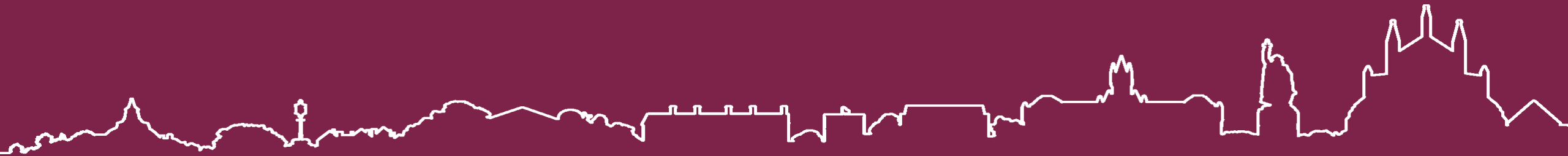
Preservation vs. depth

GEOARCHAEOLOGY AND HYDROGEOLOGY – CONCLUSIONS

- Archaeological strata subcrop across the entirety of the CWR and at <1m from the ground surface;
- The archaeological strata extend down to a minimum of 2.11m (in the west) and a maximum of 5.20m bgl (in the east);
- The archaeological strata contain moderately to well-preserved biological remains;
- Tufa and peats of high palaeoenvironmental significance lie beneath the archaeological strata in the west of the site and extend down to 4.92–6.49m bgl;
- The water table varies within the archaeological strata. However, mechanical damage is the greatest risk to archaeological features and artefacts



Next Steps



Questions

