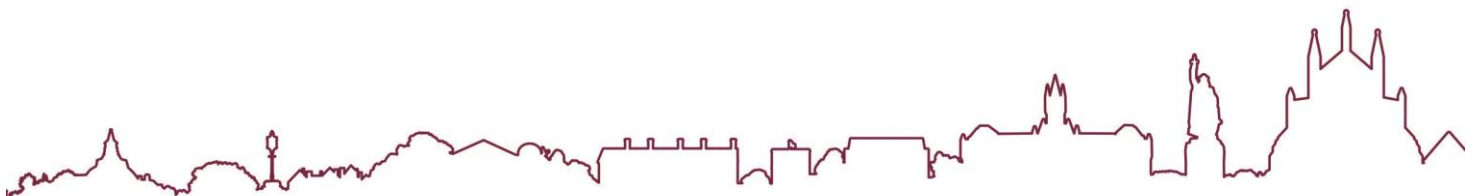




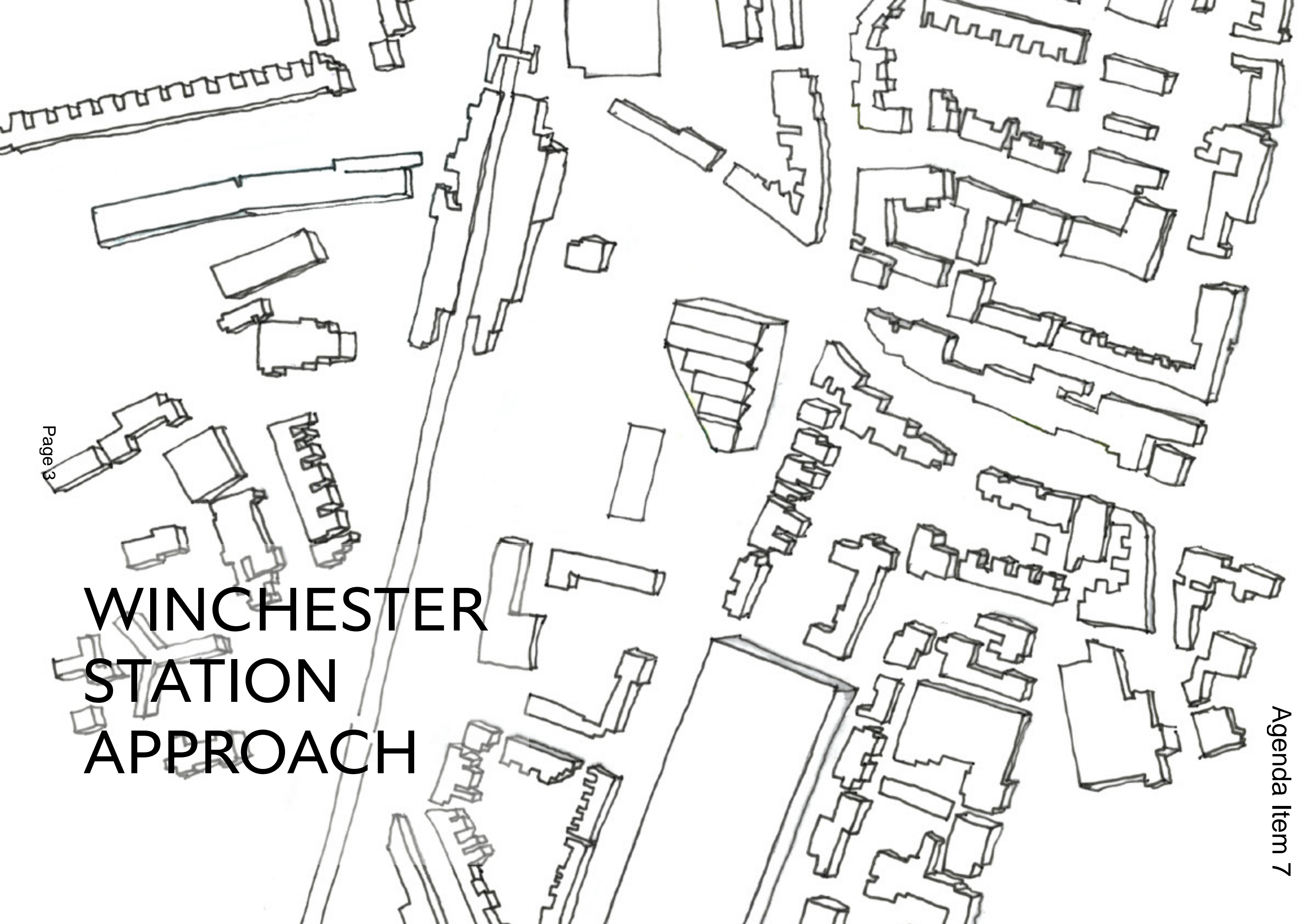
<b>Meeting</b>	Cabinet Committee: Regeneration
<b>Date and Time</b>	Wednesday, 7th June, 2023 at 10.00 am.
<b>Venue</b>	Walton Suite, Guildhall, Winchester

Agenda Item.

7. Station Approach - Capacity Study - presentation (Pages 3 - 36)



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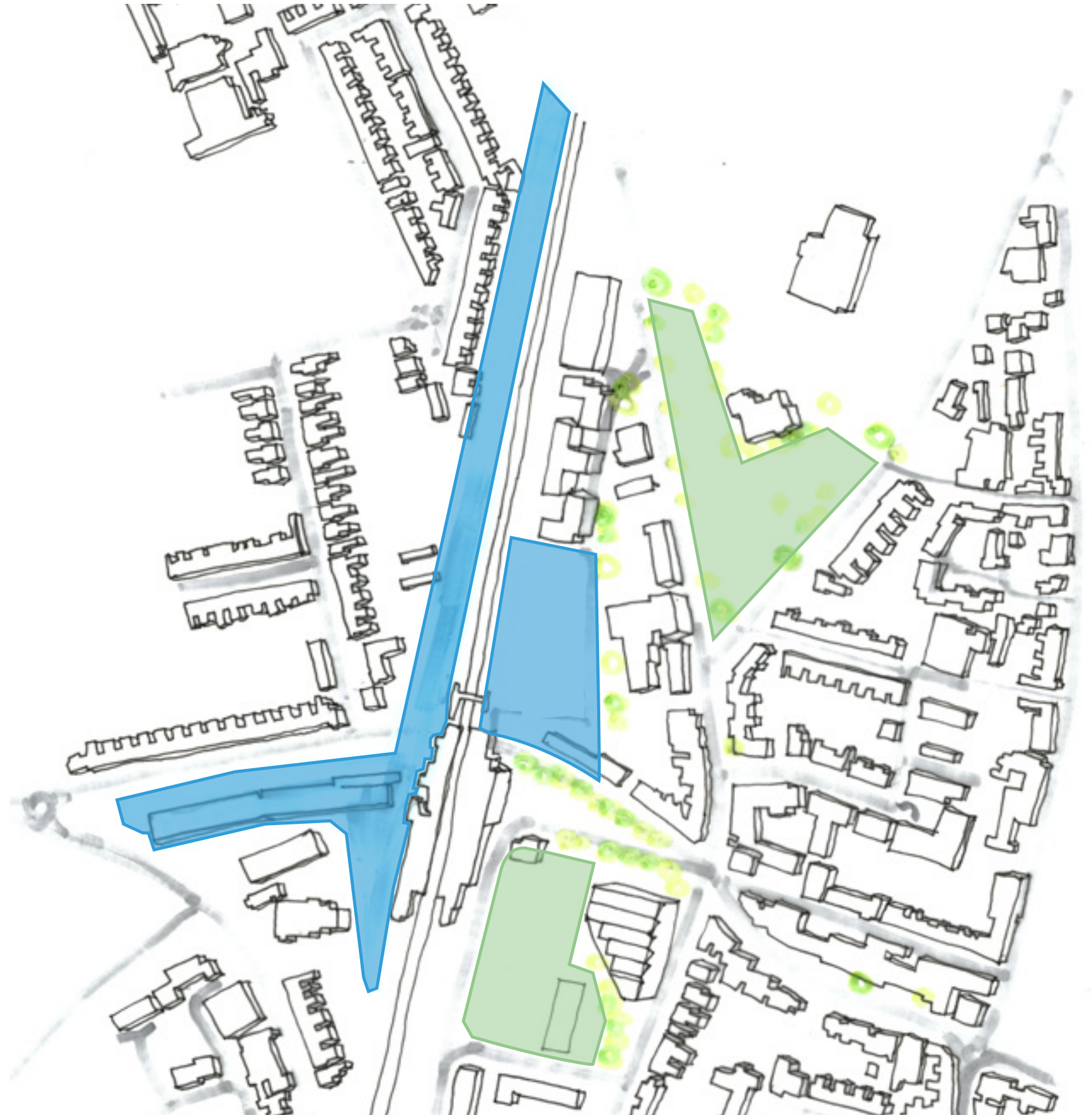


# WINCHESTER STATION APPROACH



# PROJECT SCOPE

- Capacity study for 4 station sites owned by WCC and Network Rail
- Joint study between WCC, LCR and Network Rail
- October 2022 - February 2023
- Options study to assess capacity and viability of sites to inform future development planning
- Team:
  - Haworth Tompkins - Architecture
  - Heritage Architecture - Heritage
  - Systra - Transport





# DEVELOPMENT PRINCIPLES

## Connected Sustainable Development:



- WCC goal to be a carbon neutral city by 2030
- Any redevelopment to be exemplar sustainable, low-carbon
- Promote sustainable transport including pedestrian and cycling access
- Promoting vibrant and diverse communities
- Creating healthy places for people and planet; supporting the local economy
- Support biodiversity and greening

## Development for Winchester's Future:



- Appropriate site mix to reinforce and complement Winchester's town centre and economic future
- Support affordable housing needs
- Promote an inclusive and accessible environment
- Development proposals should demonstrate consideration for how the scheme can promote public value principles

## High quality design, positive Placemaking:



- Respecting Winchester townscape and character
- Enhancing public realm ensuring attractive, safe, and accessible design
- High quality architectural design
- Consider important local views, preserve and enhance Winchester's heritage

## Co-creating with residents, businesses and stakeholders:



- Start the process with people
- Listen to and understand local stakeholder views through engagement and consultation
- Stakeholder engagement plan with clear objectives for consultation
- Understand public aspirations and balance opportunities for these site constraints.



# CONSULTATION PROCESSES

## Public engagement

- WCC online public survey
- WCC site walks
- Interactive online map
- In person consultation events
- Newsletters
- Social media advertising
- Media Coverage

## Statutory Stakeholders

- WCC Planning - November 2022
- WCC Archaeology and Sustainability - December 2022
- HCC Transport - November 2022
- WCC Councillors - October, November 2022, January 2023



# SITE AND BRIEF



# SITE LOCATIONS AND SURROUNDINGS





# SITES

- Key sites around the station in the centre of Winchester
- All 4 are brownfield sites with development potential
- Urban brownfield sites with multiple varied constraints
- Development needs to consider existing parking

- Site 2. Cattlemarket Site  
10,358sqm
- Site 3. Station East  
6741sqm
- Site 4. Station West /  
Brassey Road  
13,955sqm
- Site 1. Carfax Site  
7177sqm



# WINCHESTER HERITAGE AND CHARACTER

- High quality historic buildings and fabric
- Traditional town layout with historic core and main station close to centre
- Existing characteristics of town centre generally low rise - majority of buildings 2-4 storeys, some higher
- Many small scale, 19th century / Victorian terraces
- Irregular street patterns
- Land uses mixed across town centre: residential, commercial, leisure, cultural and retail
- Green character





# HISTORIC CHARACTER: MATERIALITY + DETAILS





# PEDESTRIAN ROUTES AND CONNECTIVITY

- Existing desire lines
- Improve permeability, safety and wayfinding
- Support green travel



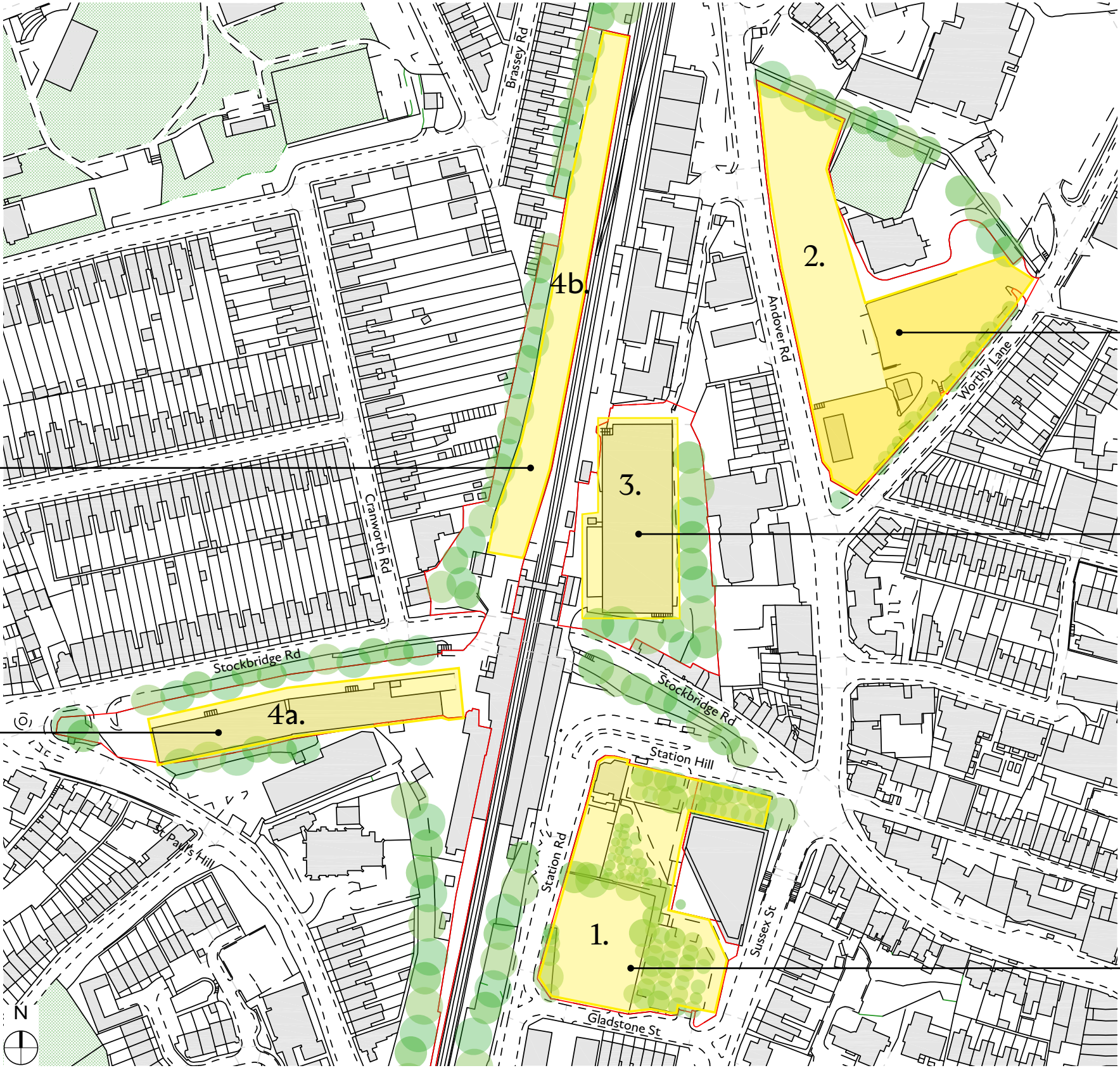
# TRANSPORT

- All 4 sites close proximity to Station
- Green travel fundamental to the delivery of sustainable development
- Public Realm improvements crucial to improve permeability, link sites and contribute to wider policy aims
- Car Use & Parking as a key parameter for the Options Study, general desire to reduce car use while balancing with pragmatic requirements
- Findings / Proposals from previous studies has informed current work and options eg Fatkins Parking Assessment, Masterplanning desire lines, Mobility Hub, Bus route improvements, Park and Ride, Busy road networks / junctions
- Opportunity to make direct use of post-Covid data and observations to support positive changes and sustainable modes





# CAR PARKING CAPACITY AND BRIEF - FATKINS REPORT



**Site 2. Cattlemarket**

Cattlemarket  
202 spaces  
at surface

Worthy Lane  
105 spaces  
at surface

**Site 3. Station East**

254 spaces  
on two storey deck

**Site 1. Carfax Site**

213 spaces  
at surface

**Site 4b. Brassey Road**

230 spaces  
at surface

**Site 4a. Station West**

181 spaces  
on single storey deck

# CAPACITY STUDIES

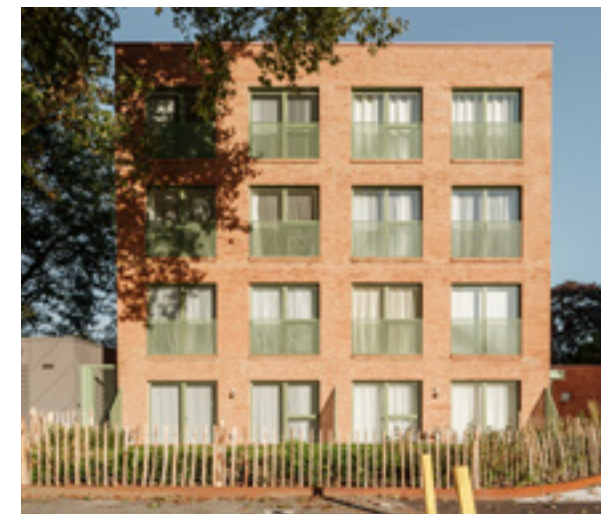


# DEVELOPMENT TYPOLOGIES

## Low-rise housing



## Apartment blocks



## Student accomodation





# DEVELOPMENT TYPOLOGIES

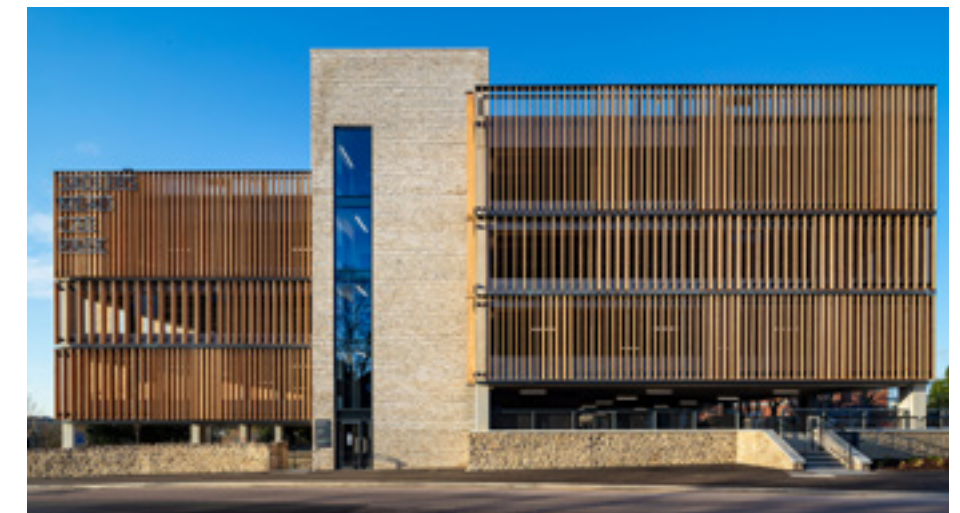
## Workspace



## Workshops



## Modern multistorey car parks





# STREETSCAPE PRECEDENTS

## Small-scale squares



## Street trees and greening



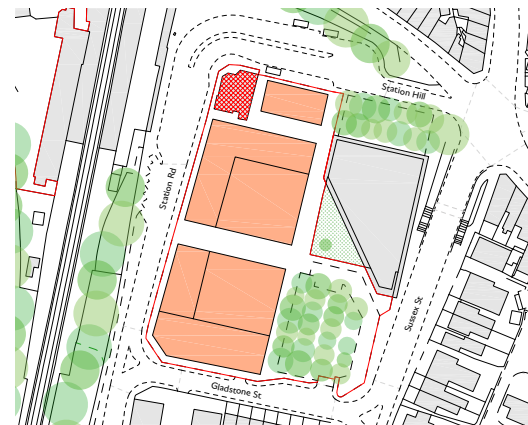
## Street furniture and wayfinding signage



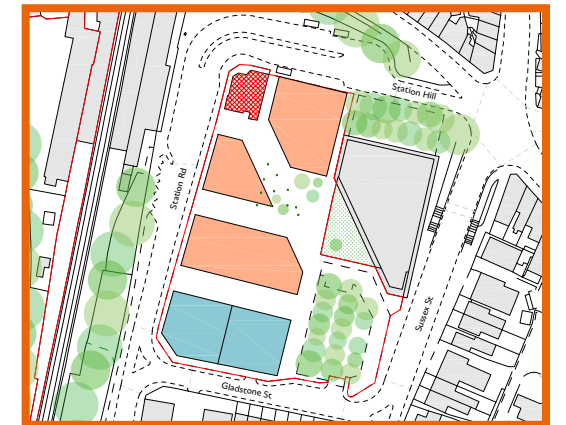
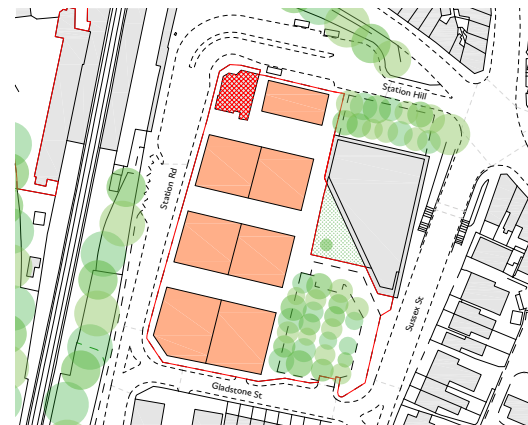


# OPTIONEERING

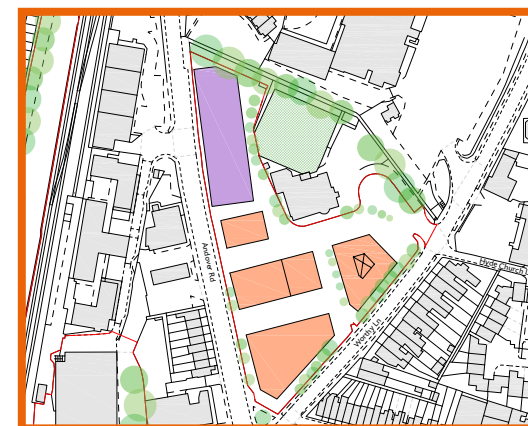
- Options testing and analysis on all 4 sites balancing multiple criteria:
  - townscape and massing
  - stakeholder views and site history
  - transport and connectivity
  - mix of uses within and across sites
  - viability and economics



Carfax



Cattlemarket



Station East



Station West



HaworthTompkins

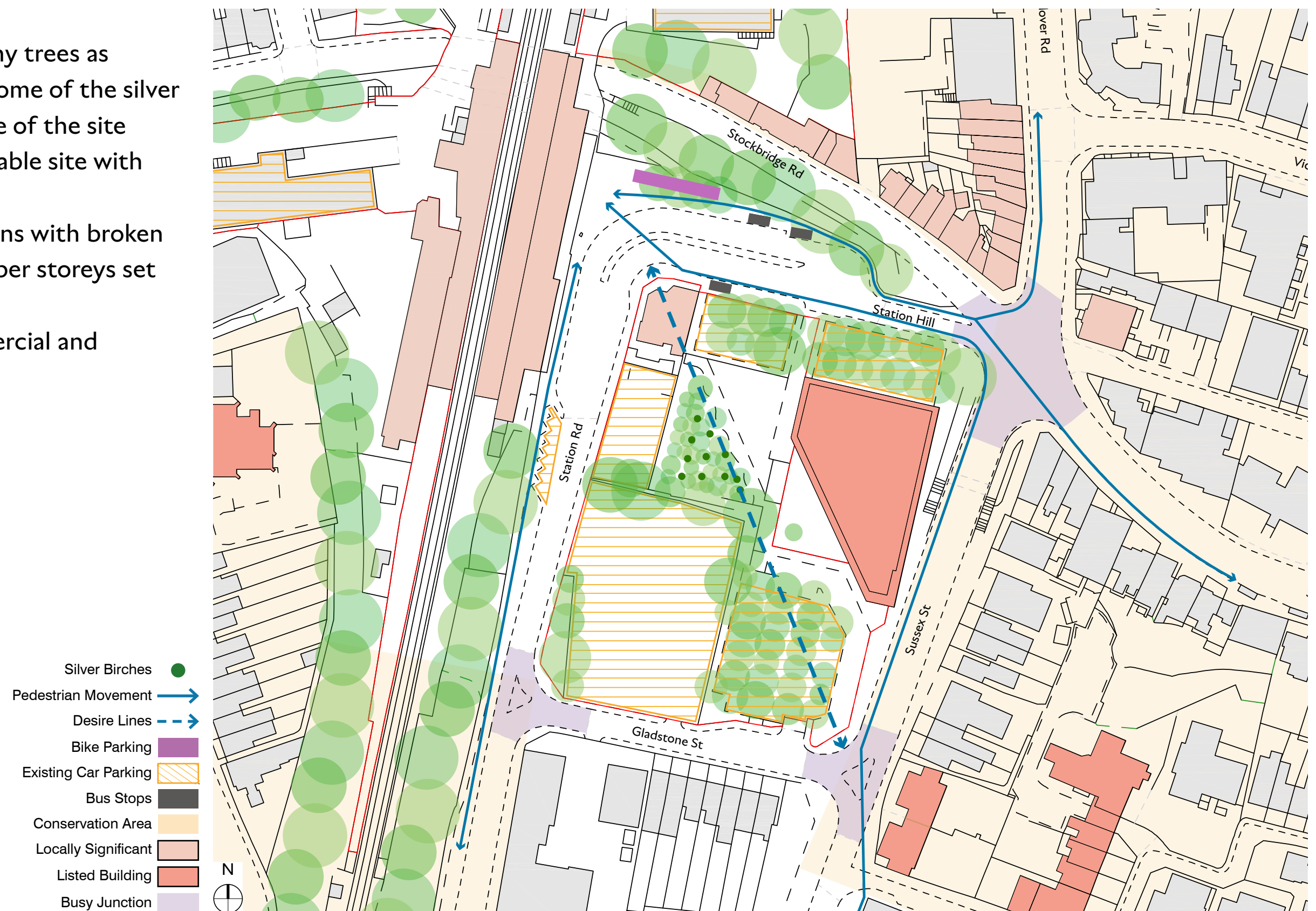
- Carpark
- Residential / Student Accomodation
- Commercial



# CARFAX - SITE ANALYSIS

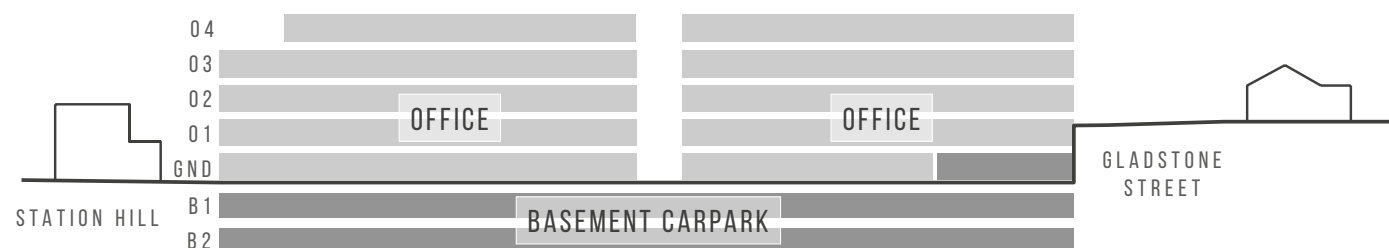
## Key public responses:

- The retaining as many trees as possible, including some of the silver birches in the centre of the site
- A pedestrian permeable site with routes through
- Lower density options with broken up massing, with upper storeys set back
- A mixture of commercial and residential



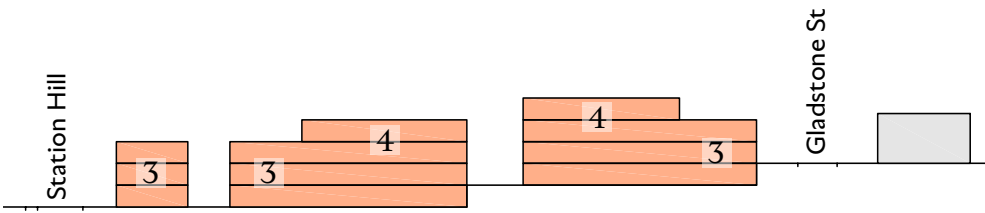
# COMPARISON WITH PREVIOUS LDS PLANNING SCHEME

- Reduction from 17,000sqm to 14,000sqm GEA
- Height reduced by approx. 1 storey
- Residential uses introduced on southern edge to Gladstone Street
- 300-340 basement parking spaces reduced to 30-50 spaces, within existing ground level carpark with trees
- Building mass broken up; narrower street frontages, finer grain, more modelling
- More public realm area within block, more green space and trees retained





CARFAX SITE - OPTION 1A - 'LDS REDUX'



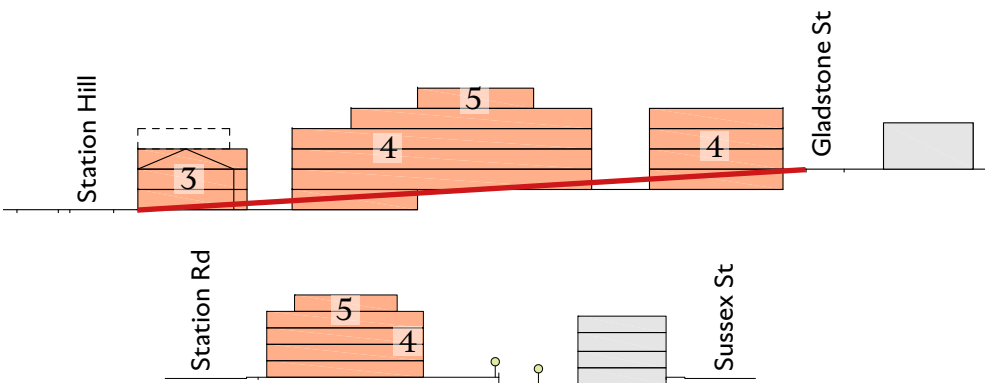
- Similar to LDS preferred option, but reduced height by 1 storey on average

Carfax 01A - 'LDS Redux'

	Retained	Block A	Block B	Block C	Total
Level	F+B	Workspace	Workspace	Workspace	GEA (sqm)
G-1		-	-	643	643
G+0	203	280	1617	1751	3851
G+1	203	280	1617	1751	3851
G+2		280	1617	1107	3004
G+3			802	771	1573
Totals	406	840	5653	6023	12922

- A. New F+B and small office above
- B. Office 3-4 storeys
- C. Office 3-4 storeys
- D. Retain some trees and existing carpark, estimated 40-50 spaces
- HCC proposals for the removal of central islands to allow for bus improved bus turning. Work outside of scope

CARFAX - OPTION 3B v4 COMMERCIAL



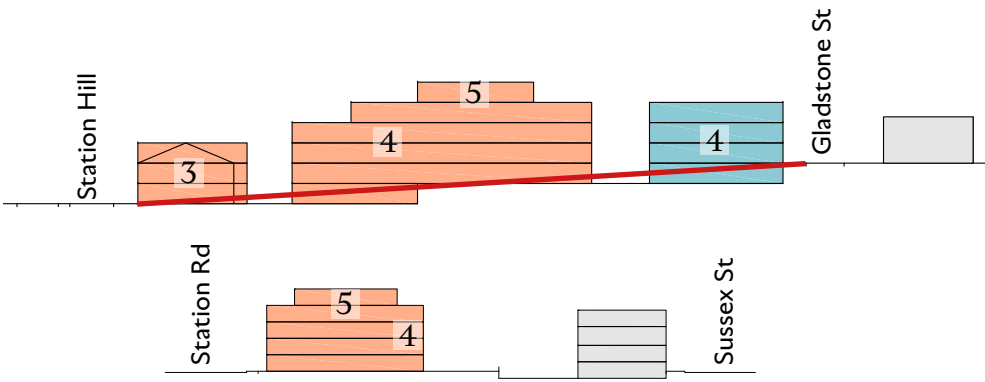
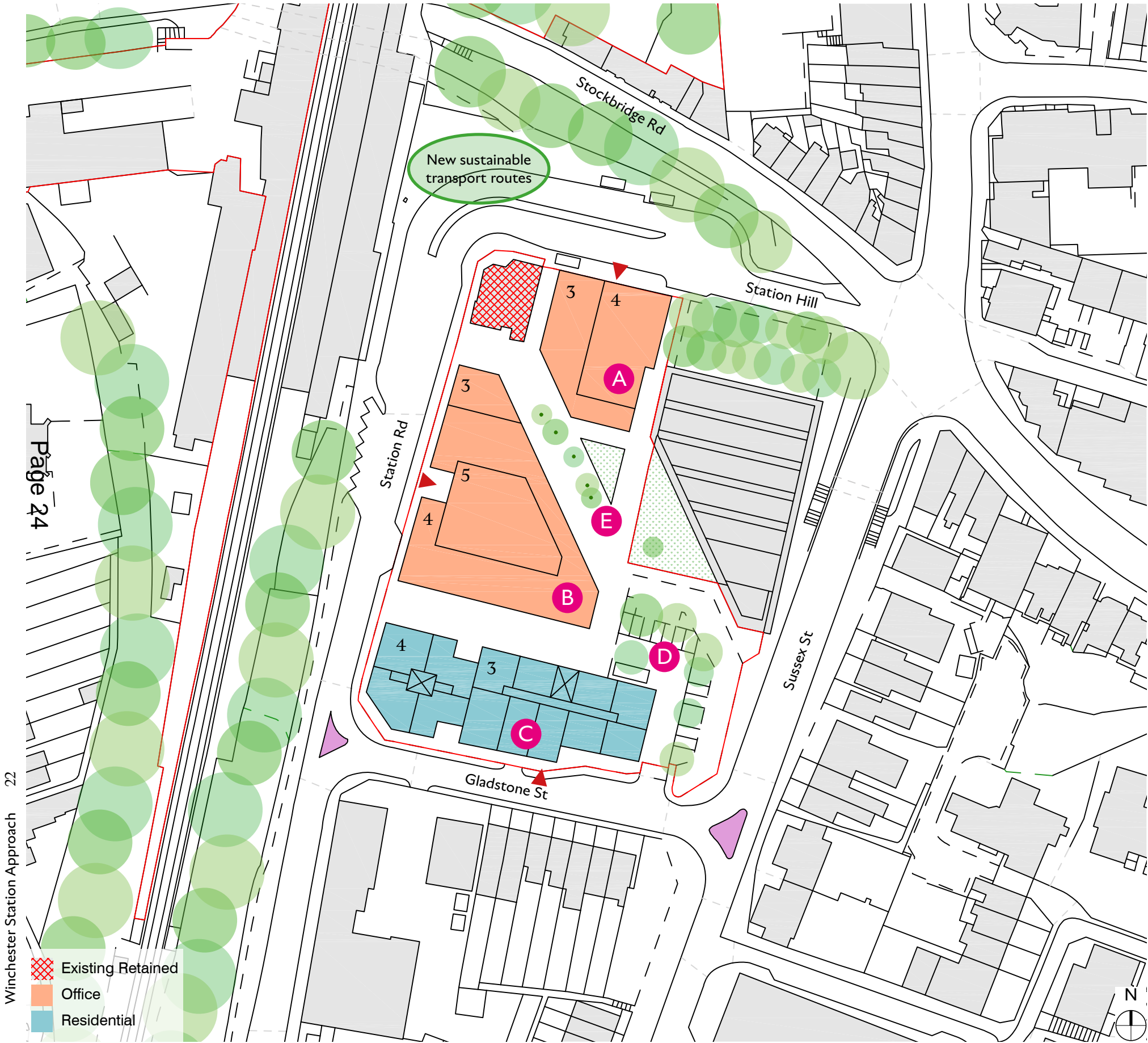
Carfax 03B Commercial

	Retained	Block A	Block B	Block C	Total
Level	F+B	Office	Office	Office	GEA (sqm)
G+0	203	756	1523	1022	3504
G+1	203	756	1523	1022	3504
G+2		756	1523	1022	3301
G+3		407	1395	514	2316
G+4			479		479
Totals	406	2675	6443	3580	13104

- A. Office 3-4 storeys
- B. Office 3-5 storeys, northern tip drops to 3 storeys where facing old registry office, top floor set back
- C. Office block, 3-4 storeys
- D. Some trees and parking to be retained, approx. 30-50 spaces
- E. Row of silver birches to be retained in the center of the site
- HCC proposals for the removal of central islands to allow for bus improved bus turning. Work outside of scope



CARFAX SITE - OPTION 3B v2



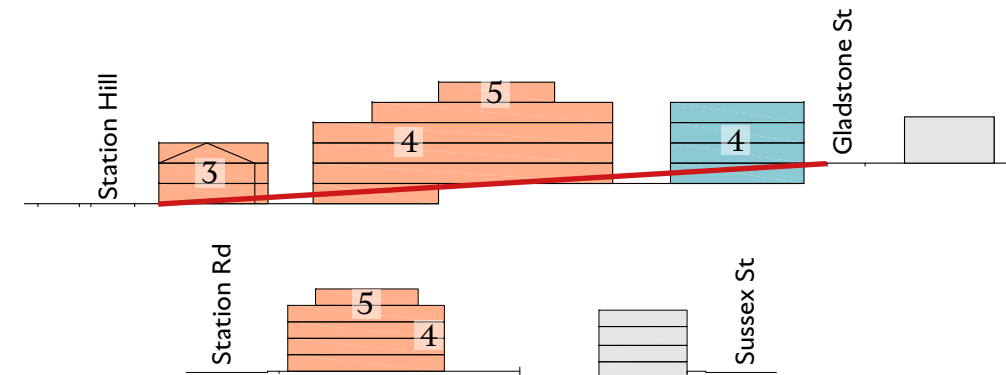
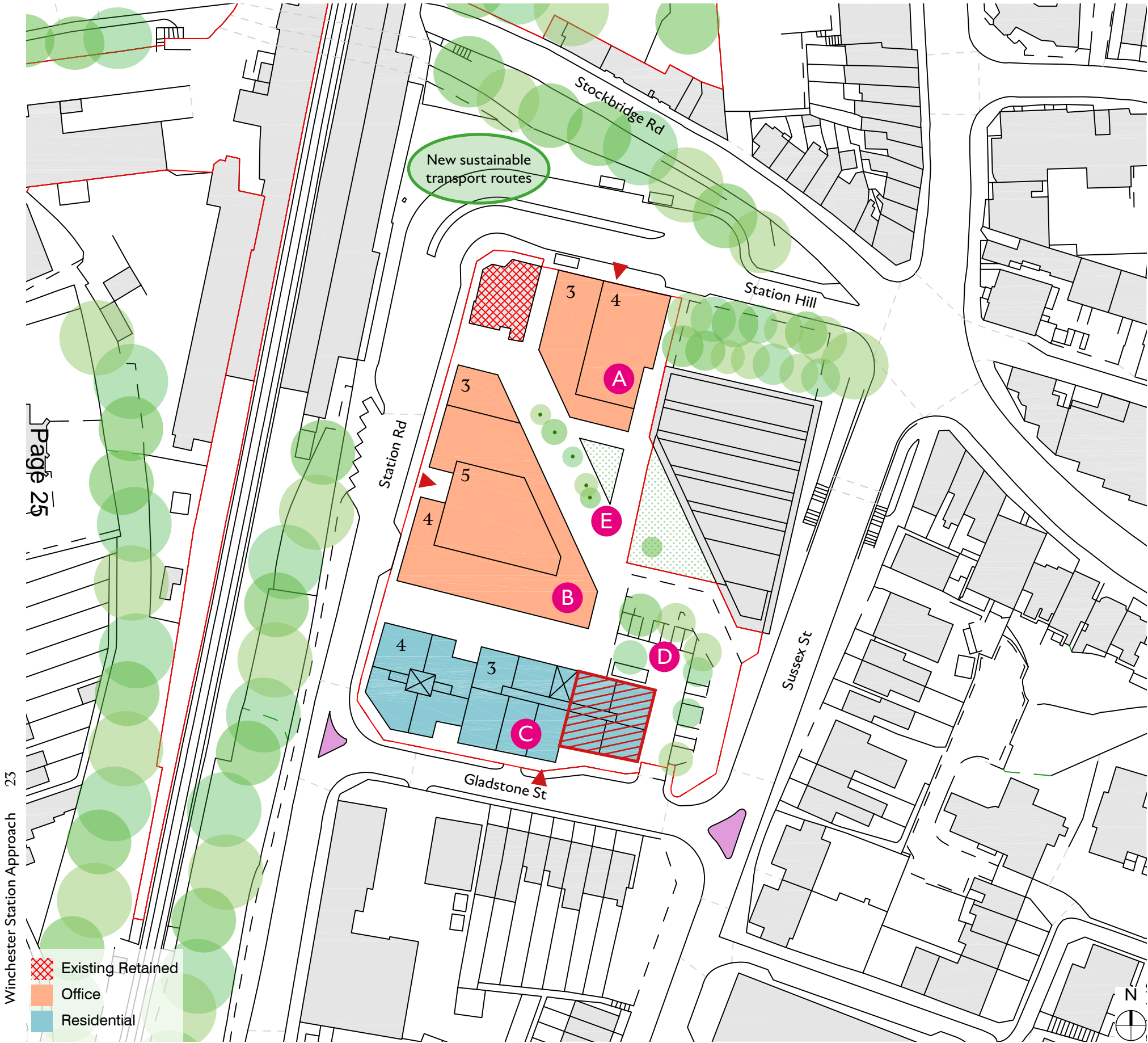
Carfax 03B.2

	Retained	Block A	Block B	Block C	Total
Level	F+B	Workspace	Workspace	Residential	GEA (sqm)
G+0	203	756	1523	1293	3775
G+1	203	756	1523	1293	3775
G+2		756	1523	1293	3572
G+3		407	1395	467	2269
G+4			479		479
Totals	406	2675	6443	4346	13870

Resi units: 46

- A. Office 3-4 storeys
- B. Office 3-5 storeys, northern tip drops to 3 storeys where facing old registry office, a set-back fifth storey has been added
- C. Residential block, 3-4 storeys
- D. Some parking to be retained, approx. 11 spaces
- E. Row of silver birches to be retained in the center of the site
- HCC proposals for the removal of central islands to allow for bus improved bus turning. Work outside of scope

CARFAX SITE - OPTION 3B v2 - RESI REMOVED FROM CARPARK



Carfax 03B.2

	Retained	Block A	Block B	Block C	Total
Level	F+B	Workspace	Workspace	Residential	GEA (sqm)
G+0	203	756	1523	1293	3775
G+1	203	756	1523	1293	3775
G+2		756	1523	1293	3572
G+3		407	1395	467	2269
G+4			479		479
Totals	406	2675	6443	4346	13870

Resi units: 46

Residential removed from carpark approx. -1000sqm GEA

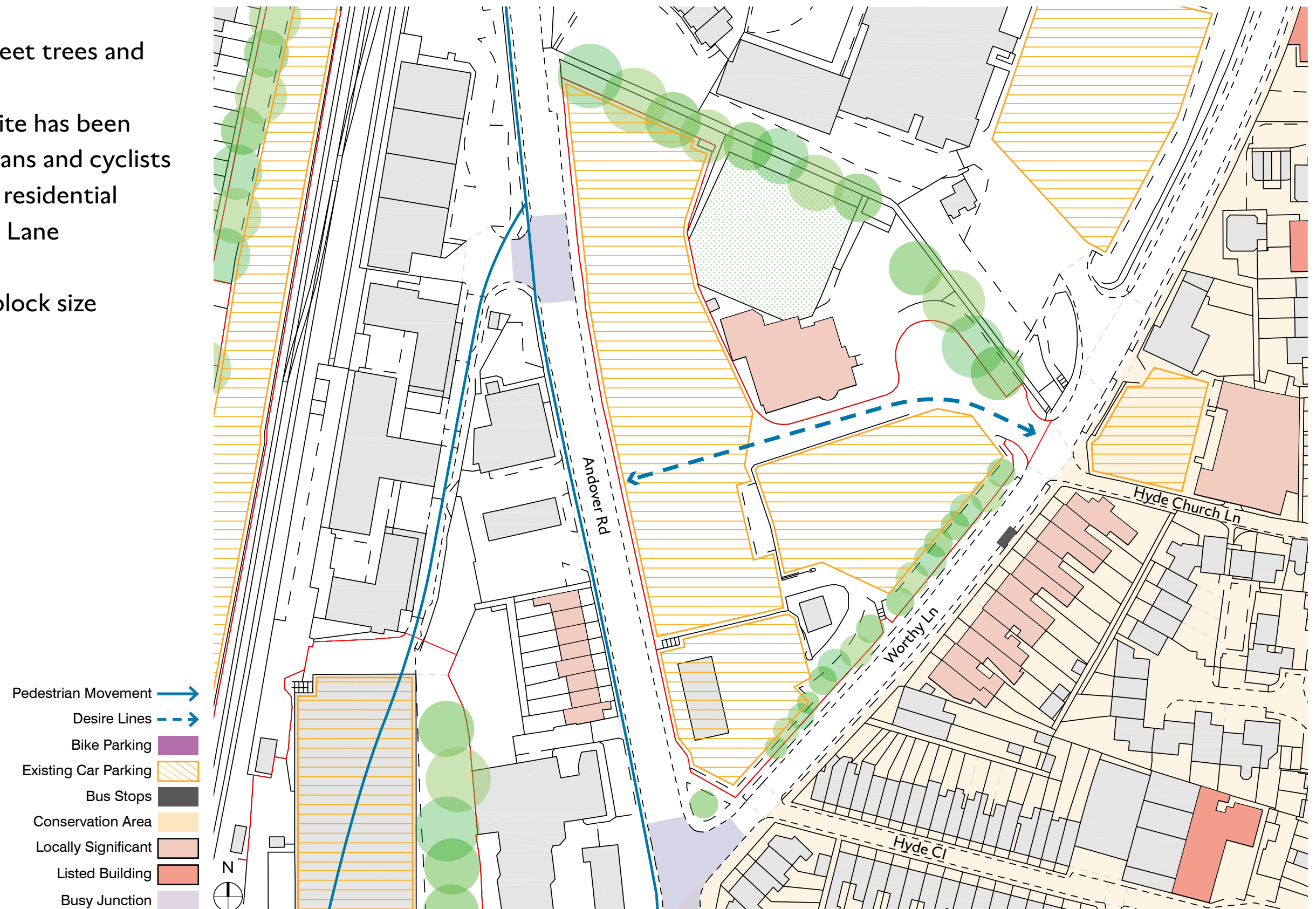
- A. Office 3-4 storeys
- B. Office 3-5 storeys, northern tip drops to 3 storeys where facing old registry office, a set-back fifth storey has been added
- C. Residential block, 3-4 storeys
- D. Some parking to be retained, approx. 11 spaces
- E. Row of silver birches to be retained in the center of the site
- HCC proposals for the removal of central islands to allow for bus improved bus turning. Work outside of scope



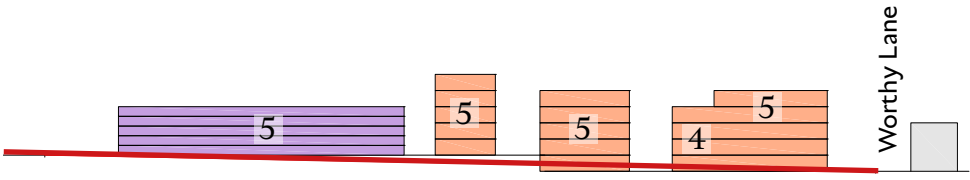
# CATTLEMARKET / WORTHY LANE - SITE ANALYSIS

## Key public responses:

- Provision of new street trees and planting
- A route across the site has been created for pedestrians and cyclists
- Massing sensitive to residential buildings on Worthy Lane
- Mixture of uses
- Sensitive grain and block size



CATTLEMARKET SITE - OPTION 2A v2



Cattlemarket 02A v2

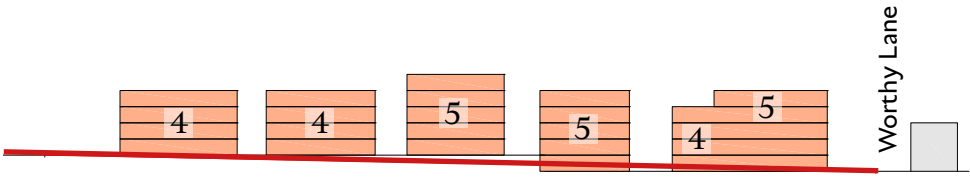
	Block A	Block B	Block C	Block D	Block E	Total
Level	Carpark	Workspace	Workspace	Workspace	Residential	GEA (sqm)
G+0	1284	349	1037	1376	1003	5049
G+1	1284	349	1037	1376	1003	5049
G+2	1284	349	1037	1376	1003	5049
G+3	1284	349	1037	1376	554	4600
G+4	1284	349	628	679		2940
Totals	6420	1745	4776	6183	3563	22687

Resi units: 38

- A. 5 storey, ramped multistorey carpark (2.4m storey height). 50+ spaces per floor, approx 270 spaces total.
- B. 5 storey commercial block
- C. Commercial block, 4 storeys with set back 5th storey
- D. 4 storey commercial block within 5th storey stepping up on the corner
- E. 3 storey residential block
- All blocks set back 4m from redline to create pedestrian area with planting.
- One-way vehicle access across the site with loading bay north of block C
- Potential for carparking along Worthy Lane



# CATTLEMARKET SITE - OPTION 2A v2 COMMERCIAL



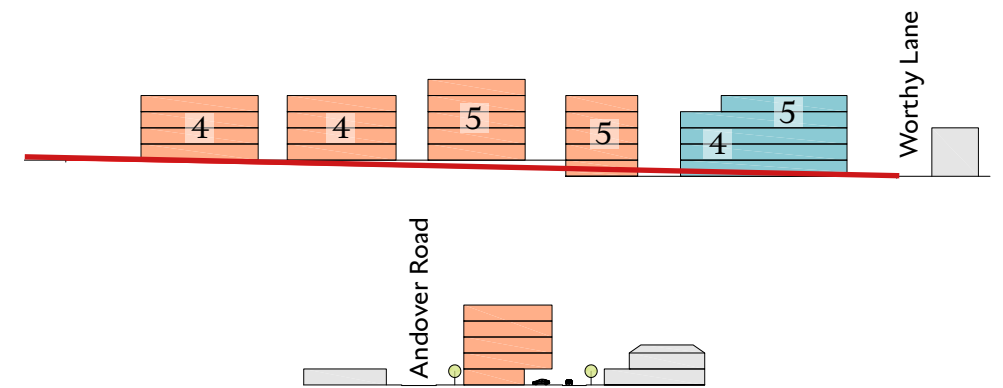
Cattlemarket 02A v2 Commercial

	Block A	Block B	Block C	Block D	Block E	Block F	Total
Level	Workspace	Workspace	Workspace	Workspace	Workspace	Residential	GEA (sqm)
G+0	346	420	585	1037	1376	1003	4767
G+1	346	420	585	1037	1376	1003	4767
G+2	346	420	585	1037	1376	1003	4767
G+3	346	420	585	1037	1376	554	4318
G+4			585	628	679		1892
Totals	1384	1680	2925	4776	6183	3563	20511

Resi units: 38

- A. 4 storey commercial block
- B. 4 storey commercial block
- C. 5 storey commercial block
- D. Commercial block, 4 storeys with set back 5th storey
- E. 4 storey commercial block within 5th storey stepping up on the corner
- F. 3-4 storey residential block
- All blocks set back 4m from redline to create pedestrian area with planting.
- One-way vehicle access across the site
- Potential for carparking along Worthy Lane

3.6 CATTLEMARKET SITE - OPTION 2A v3 COMMERCIAL / STUDENT



Cattlemarket 02A Updated

	Block A	Block B	Block C	Block D	Block E	Block F	Total
Level	Workspace	Workspace	Workspace	Workspace	Student Housing	Student Housing	GEA (sqm)
G+0	255	266	403	890	1321	801	3936
G+1	437	462	582	890	1321	801	4493
G+2	437	462	582	890	1321	801	4493
G+3	437	462	582	890	1321	362	4054
G+4			582	539	526		1647
Totals	1566	1652	2731	4099	5810	2765	18623

Student housing units: 285

- A. 4 storey commercial block with parking at ground
- B. 4 storey commercial block with parking at ground
- C. 5 storey commercial block with parking at ground
- D. Commercial block, 4 storeys with set back 5th storey
- E. 4-5 storey student accomodation block with 5th storey stepping up on the corner and courtyard for daylighting to rooms
- F. 3-4 storey student accomodation block with courtyard for daylighting to rooms
- All blocks set back 4m from redline to create wide pavements with planting.
- One-way vehicle access across the site
- 35-40 parking spaces along service road, underneath overhanging blocks
- Potential for carparking along Worthy Lane



# STATION EAST - SITE ANALYSIS













## Key public responses:

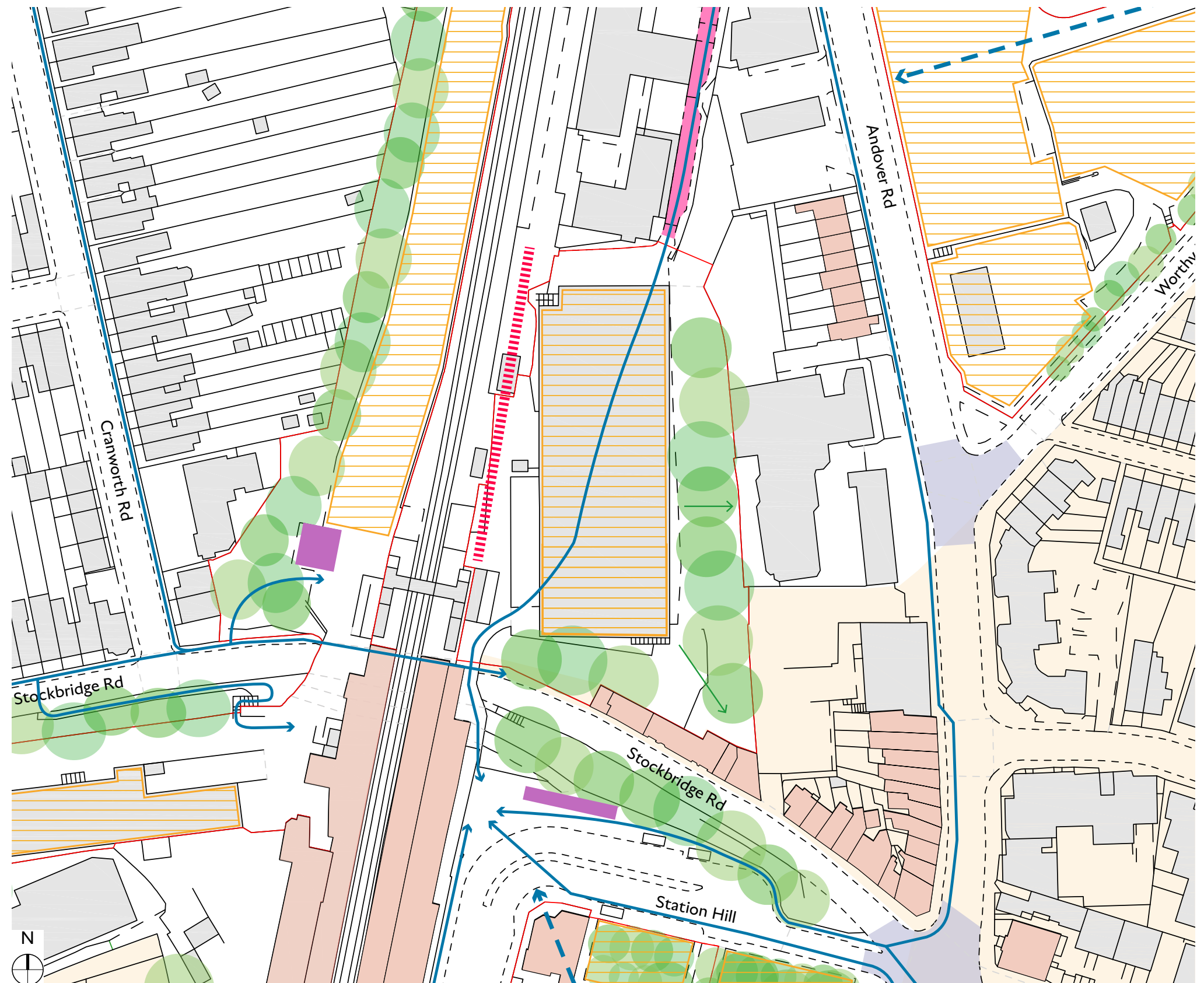
- Provision of new street trees and planting
- Improved public routes and public realm
- Massing sensitive to surrounding context
- Mixture of uses

## Note:

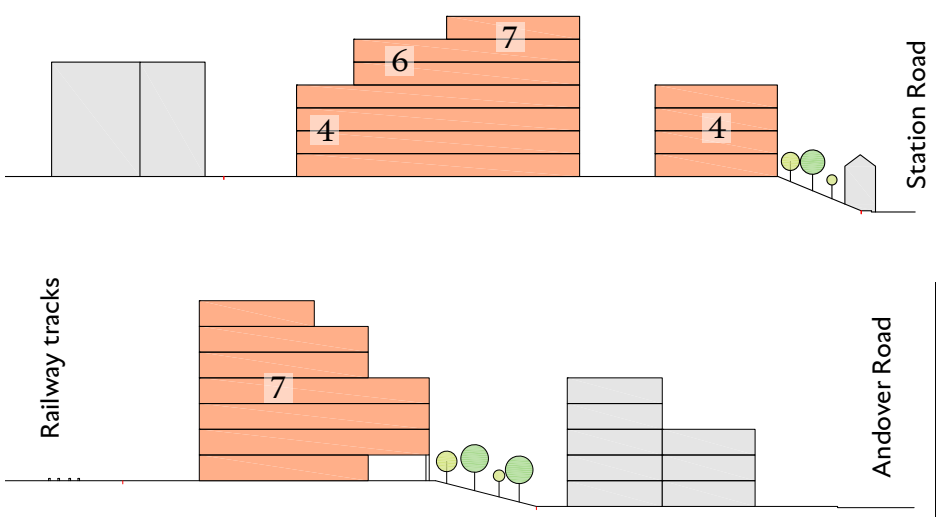
Development of this site requires parking capacity to be provided elsewhere eg:

- Parking reduction post Covid
- New 4 storey carpark on Station West
- Park and Ride

- Railway Noise 
- Pedestrian Movement 
- Desire Lines 
- Steep Slope Down 
- Narrow Access Road 
- Bike Parking 
- Existing Car Parking 
- Bus Stops 
- Conservation Area 
- Locally Significant 
- Listed Building 
- Busy Junction 



STATION EAST SITE - OPTION 02B v2



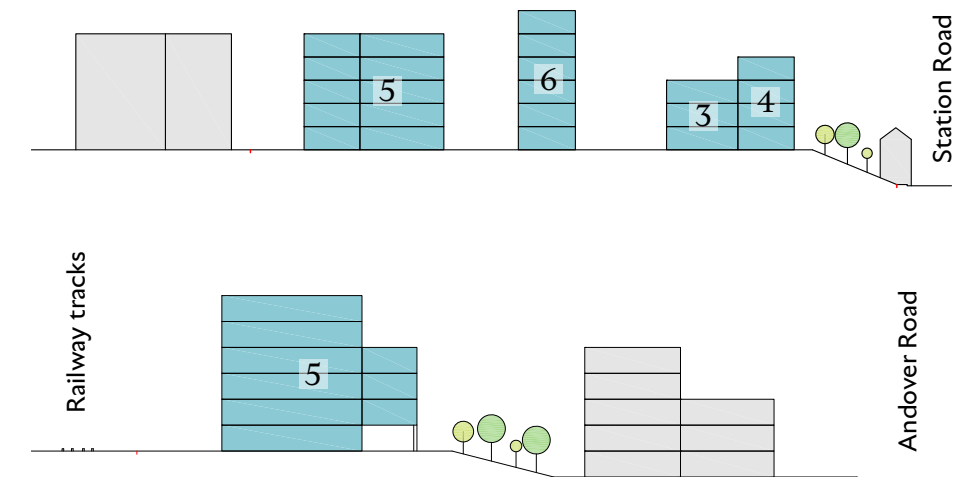
Station East 02B v2

Level	Block A	Block B	Total
	Workspace	Workspace	GEA (sqm)
G+0	992	867	1859
G+1	1341	867	2208
G+2	1341	867	2208
G+3	1341	625	1966
G+4	928		928
G+5	928		928
G+5	382		382
Totals	7253	3226	10479

- A. 3-7 storey office / commercial with ground floor parking, approx 18 spaces
  - A 3 storey section extends over and covers the pedestrian route
- B. 3-4 storey office / commercial
- C. Shared landscape area



# STATION EAST SITE - OPTION 01 v2



Station East 01 v2

	Block A	Block B	Block C	Total
Level	Student Accomodation			GEA (sqm)
G+0	341	516	483	1340
G+1	341	599	483	1423
G+2	341	599	483	1423
G+3	341	599	228	1168
G+4	341	516		857
G+5		516		516
Totals	1705	3345	1677	6727

Student accomodation units: 224

## Student Housing

## Adaptation of existing typology to the north

- A. 5 storey student housing
- B. 3 - 6 storey student housing, with the 3 storey section raised a storey to accomodate a route underneath
- C. 3 - 4 storey student housing
  - Small amount of parking provided at north edge of site, including a van loading bay, approx. 5 spaces



# STATION WEST SITE ANALYSIS / CONSTRAINTS













## Key public responses:

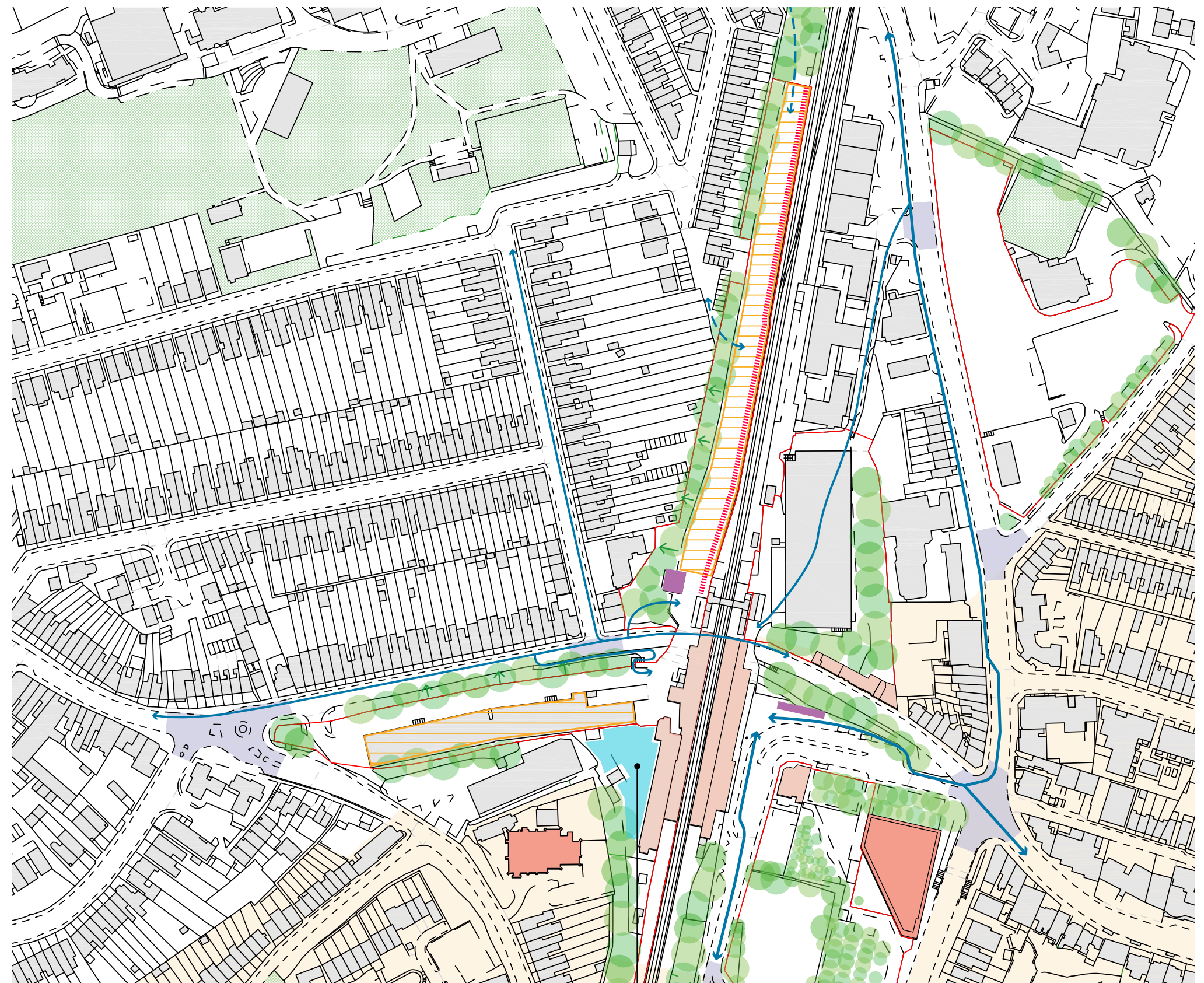
- Provision of new street trees and planting
- Improved public routes and public realm
- Massing sensitive to surrounding context
- Mixture of uses

## Note:

Development of this site requires parking capacity to be provided elsewhere eg:

- Parking reduction post Covid
- New 4 storey carpark on Station West
- Park and Ride

- Railway Noise 
- Pedestrian Movement 
- Desire Lines 
- Steep Slope Down 
- Narrow Access Road 
- Bike Parking 
- Existing Car Parking 
- Bus Stops 
- Conservation Area 
- Locally Significant 
- Listed Building 
- Busy Junction 



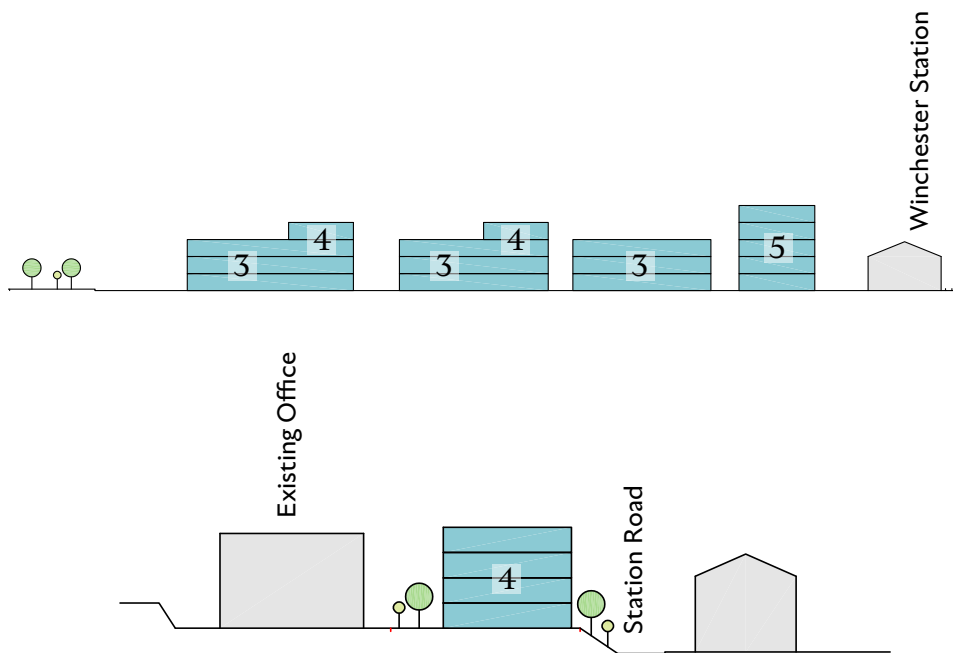
Workshops with  
yard space requiring  
constant access



STATION WEST - NORTH - COMMERCIAL / WORKSHOPS OPTION 01



STATION WEST - SOUTH - OPTION 2



Station West 02

Level	Block A	Block B	Block C	Block D	Total
	Residential	Residential	Residential	Residential	GEA (sqm)
0	515	580	365	341	1801
1	682	580	365	341	1968
2	682	580	365	341	1968
3	682	287		341	1310
4				341	341
Totals	2561	2027	1095	1705	7388

Resi units: 79

- A. 3-4 storey resi or student accomodation with some parking at ground floor, approx 10 spaces
- B. 3-4 storey resi or student accomodation
- C. 3 storey resi or student accomodation
- D. 5 storey resi or student accomodation
- Vehicle access is maintained across the site
- Potential to be a car free development



## CONCLUSIONS / NEXT STEPS

- Positive design potential and opportunities in all 4 sites
- Viability is challenging - current economic climate and high build costs
- Several options demonstrate commercial viability
- Mix of uses within and across sites make stronger proposals
- Carfax likely to come forward first - simpler parking constraints
- Presentations to Regeneration Cabinet Committee and Open Forum - June 23

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