

# Appendix Three

## Comments from questionnaires

### **1. Comments on other facilities people would like to see:**

#### **Aged 0-19**

- Cycle route
- Public toilets!
- Public loos
- A kids place like cafes like a burger place and milkshake cafe a leisure centre with tenpin bowling, Ice skating, a large ball pool.
- Entertainment facilities such as an ice rink, bowling or a cinema. A new café would be nice. A vegetarian restaurant. Things for young people to do.

#### **Aged 20-39**

- Performance space. Arcades/covered areas (colonnade)
- More funding and development within city secondary school.
- More cultural uses. Galleries, theatre, clubs etc.
- Cultural Quarter. Offices for cultural organisations. Studios for Artists. Space for outdoor performances (without statues in the middle). Independent catering outlets.
- Recycling point. Bus Depot.
- Late-licensed night-club. Bowling Alley. New Multiplex Cinema.
- Nightclub, Bowling Alley, Bingo Hall.
- Nightclub for students (and I'm not a student!)
- Cinema, Nightclub?
- Recycling facilities, new bus station, pedestrian areas/facilities. Facilities/Access routes for disabled people.
- Sole trader options.
- A mixture/variety of functions which will help keep the area busy at all times of the ay, not 9-5!
- Village Hall type space for hire.
- Educational facilities, affordable shops for students.
- It is important that the new shops are not mobile phone shops as we have a high street full of them. This also applies to Italian/Pizza outlets and restaurants, we have too many. It is very important that the scheme offers a wide variety of shops and eateries to attract people and new business to the area.
- Under cover antiques/craft market. Juice bar (fruit juice & smoothies)

#### **Aged 40-59**

- A budget hotel like Holiday Inn Express, Travelodge or Travel Inn, Winchester does not have one.
- Open-air farm produce, more trees.
- Yes, and a Supermarket to give Sainsbury's some competition as they are using their monopoly to greatly increase prices to our detriment as do the Somerfield supermarket, we also need shops such as Peacocks, Primark, Q.S etc. Debenhams & M & S are too expensive to shop in.
- Space for outdoor performance/Hat fair etc.
- Proper Arts Hub
- Cultural/ Arts Centre, Incubator Units for Cultural Industries, Performance/Visual Arts Venue.
- We badly need a larger Cinema/ facility for meetings and Exhibitions.

- Cinema.
- Art Exhibition Space.
- Trees.
- The creation centre.
- Secure shopping “park” so at Christmas- park and ride shoppers do not have to carry it all around.
- An arts centre or facility for people to do/see crafts. Somewhere for people to congregate and socialise without eating and drinking.
- Winchester would benefit from a central concert hall with good acoustics.
- More Parking.
- I think water is important. Opening up the medieval water courses will and so the relaxing/ holiday ambience/ touristic appeal in the area. In fact more of the water courses should be opened up if possible.
- Skittle alley. Provided it doesn't create loud music.
- Art complex/facility. Good Public Art integral to designs.
- Public toilets.
- A covered food hall, like Oxford and Bristol.
- Seating area – as part of public open space.
- Some shops “sized” to attract individual owners rather than chains. A shop of suitable size for good antique/furniture shop – Winchester (an ideal place surely) has only one small shop currently (plus antiques markets)
- Day centre for elderly/meeting room for evening use with capacity limited to 100/150 seating available for general hire.
- Additional public toilets.
- Night club.
- Somewhere for older people to meet for a chat, refreshments and mind stimulation. Strong litter control
- Bicycle parking
- Re: antiques/craft market - yes in principle but surely not in open air. It needs to be covered.
- Art gallery, fountain, open spaces
- Subsidised retail units to allow shops other than chains to exist in city centre
- Art gallery (with sufficient space for exhibition of sculpture.)
- Why open air? [re: antiques market]
- Youth facilities in the form of activities such as cinema, ice rink, bowling alley, internet café, project work like alcohol free bar. Affordable shops
- Family Activities – Bowling alley, Ice Rink, Cinema, Internet Café. Affordable Shops.
- Open air ice rink - flooded over and frozen in winter - great fun and a tourist attraction - less costly than an indoor rink. In summer space could have fountains and out door cafe/ juice bars. Cycle routes and links in/out of the city, safe cycle parking
- I think we need a new (or different use of existing) swimming pool. Riverpark and Winchester College pools are too busy to encourage people to lane swim regularly for health
- Facilities to include Ice skating in the winter (big Tourist attraction in many historic towns now) (+ Father Christmas?! )and public art to lift the spirit. I would like to see places where people of ALL ages can go for a coffee or non alcoholic drink after 6pm- currently nothing unless you are eighteen plus. I would like to see the river running through the development as the sound and sight of water is also uplifting, perhaps using the natural speed of the river to create a 'surprise' along its journey- perhaps another water wheel or a fountain or waterfall or even a musical water sculpture? With seating alongside to enjoy it of course. This would attract people to shop/stop here for longer hopefully.

#### **Aged 60-79**

- Instead of more shops (completely unnecessary) we need a leisure complex – a new 4 screen cinema plus bowling alley skating rink.
- More ‘green’ spaces provided in this development & possibly a water feature to reflect Winchester’s connection with water.

- The cafés/ restaurants must have outside must have outside space for tables etc. for summer outside eating etc.
- Outdoor cafes, public exhibition space, mini-library, combined surgery/medical centre/pharmacy
- I would like to see it redeveloped but but would prefer to wait until we had a better chance of doing it properly. (Re: new location of markets) As long as it is in a new location. The farmer's market is the most important improvement in Winchester & has done more for the city than any other development of the last few years. (Re: new medical centre) As long as there is a central surgery it doesn't matter whether it's in this development. (Re: car parking) Very important that we remove parking as the city promised John Prescott when it forced through the St Catherine's Hill car park.
- A library with local studies centre attached. A taxi rank.
- Public toilets! Replacement Indoor Antiques Market.
- Public toilets and amenities – modern, clean.
- Modern, clean public amenities.
- Easy 'drop off' for patients to surgery/clinic. I notice a steep flight of stairs = lift/slope for handicapped to go with able bodied nor far away to go up a level.
- Good clean attended public toilet facilities sited perhaps logically close to the bus station.
- Trees and tubs. Library
- Display of Archaeology of the area developed.
- I worry about large scale development- the Brooks development was not satisfactory. Would like to see opportunity for relatively cheap (i.e rents) units to house business in the present antiques market in King's Walk. (Permanent facilities- not an open-air market.
- Open-air craft market sounds rather interesting.
- Toilet facilities.
- Level walking surface – not like Brooks Centre. Trees.
- An undercover antiques/craft market – given our climate.
- More human-scale office space – can cater for markets – the High street is far too constricted. A water feature / fountain, sculptures, seating, CCTV.
- Trees. Open air performance space. Plenty of well-designed seating.
- Where possible the planting of trees and shrubs.
- Day centre or drop in facility for the elderly – attached to shopmobility unit?
- Open green space – for use of public, residents etc. Somewhere for artists to exhibit original works of art.
- Low cost rent shop for Basics.
- More quality shops – no more mobile phone shops or tat.
- Architectural style must be in keeping with this ancient Cathedral city.
- Some exhibition space in with the shops for use for displays of city projects & other things of topical interest, which could be visited without having to leave the shopping area.
- Taxi rank
- Stuff for tourists – W.C's nformation/map boards, picnic facilities and sheltered seating.
- A drop in centre for all age groups, which could be used in the evenings for cultural activities.
- No large nightclubs
- A decent fountain with something decorative in the middle – well looked after
- Two Community Halls (i.e village halls) for hire to clubs & associations in the area at rates they can afford (i.e not Guildhall rates). Public Library.

### **Aged 79 and over**

- No- the proposed buildings create overcrowding, inadequate parking will create a disaster area for the local residents.
- Disabled banking. Parking for the medical centre
- 1)Crèche, 2)Pram care {supervised

### **Did not disclose age**

- Youth/Nightclub for the younger generation.
- Where are the entertainment facilities to draw people into Winchester in the evening that is an alternative to just going drinking If this is really for the benefit of Winchester and the surrounding area as a whole rather than just the developers, you need a multiplex cinema more than you need offices. A bowling alley etc for families is more appropriate than yet another tacky theme pub
- Something for the elderly where they can meet, have a coffee, attend classes, play cards, get tai chi or yoga, something like a drop in centre.

## **2. Comments on youth facilities that should be incorporated in the scheme**

### **Aged 0-19**

- I think they should have a milkshake house, bowling alley, internet café another small just showing under 18 films a studio for events with spring floor for dancing, it could be used for parties, dancing lessons, disco, drama group etc.
- Milkshake house, bowling, another Cinema (showing only under 18 movies), Internet café/Revision help tutors in there. Studio for events such as dancing, birthday parties, discos, Christmas ball( or something like that.)
- Nightclubs, bars. Under 16 music venue.
- Café like a burger place and a fun place for kids
- Places for young people to go like a cinema or bowling alley

### **Aged 20-39**

- Something to encourage cultural aspects, e.g art + music.
- Vandal proof ones.
- This facility would promote groupings of youths and is more suited to a slightly less cultural site.
- Activity centres not clubbing. Youth clubs equivalent to 'Scout Hall' space. Village Hall type space available for hire.
- Not sure –better ask some youths.
- Anything that encourages sporting activities.
- Anything to get the young people from hanging round street corners. (Shared by 2 other respondents.)
- Independent shops, make it quirky + unique compared to other towns.
- Facilities for established groups such as the Scout Association, guides and sports clubs. (Shared by 2 other respondents.)
- Leisure facilities e.g gym?
- Youth nightclub/non-alcohol bar. Under 16s music venue. (Shared by 6 other respondents.)
- Cinema.
- Crèche facilities for shoppers.
- Not a nightclub.
- There are enough facilities and things to do for the youth's in Winchester, however the vast majority do not use them, preferring instead to roam the streets. I would fully support new facilities if they were productive and used appropriately.
- Youth facilities should be provided in areas that can support expansive open space such as River Park. The city centre is not the right location to provide these services.
- Basketball post (not a full court) Wall climb cliff with soft landing & safety ropes & athletic \*\*\* with cushioned floors, supervision for all. Supervised playground for youngest, fenced, cushions, floor.
- A purpose built youth club with music-mixing/ stage etc./ coffee bar/ outdoor balcony & proper accommodation for connexions and the Youth Counselling Service

- Entertainment venues, independent cafes specifically aimed at the youth market (not international chains or franchises)
- This is in need of some sort of more detailed consideration – which age groups (NB Children’s play area very helpful to shopping parents...) are most in need for a start? Has to be appropriate to age – sustainable over long term & not perceived by young people to be patronising. Drop in centre/ café with skills training – e.g expansion of Winnall music school which has proved v. successful.
- Cinema, youth club of some sort

#### **Aged 40-59**

- None – these should relate more to where the Youth live – should be in a residential area. (Shared by 6 other respondents.)
- Alcohol-free bar facility (Shared by 5 other respondents.)
- Ten-pin bowling, ice rink, bigger cinema. (Shared by 2 other respondents.)
- Youth club-supervised (Shared by 8 other respondents.)
- Art café
- Health clinic
- Learning venue (Shared by 1 other respondent.)
- Sports venue. Squash courts/table tennis/snooker and similar (Shared by 4 respondents.)
- Night –club (for under 18s) (Shared by 3 other respondents)
- Drop-in advice
- Not a night club
- Live music venue/theatre/art therapy
- Swimming pool
- Not sure- something that will appeal to teenagers that does not create noise or rubbish pollution if you are going to have housing in the near vicinity Perhaps best to ask teenagers. (Shared by 2 other respondents.)
- Computer workshop, table tennis, café in the youth centre, arts workshop.
- More parks with playgrounds
- Something like the old KABC
- Ask youngsters
- A facility for young people to meet under cover- perhaps a coffee bar, with tables tennis/pool etc supported by local youth groups which could provide a focal point especially at weekends and after six pm, at which time currently, the only place to sit and drink a coffee/non alcoholic drink is Mac Donalds!
- Ice rink, juice bars, - maybe a salsa (or other 'cool' dance) dance club keeping early hours and non alcoholic drinks

#### **Aged 60-79**

- Youth club/centre (Shared by 15 other respondents.)
- Should be located elsewhere. Develop the Carroll centre if needed. Or should be provided by the local colleges (Shared by 4 other respondents.)
- Non alcoholic bar (Shared by 3 other respondents.)
- Ten-pin bowling (Shared by 3 other respondents.)
- Coffee bar/café open late (Shared by 2 other respondents.)
- Advice/drop in centre (Shared by 1 other respondent.)
- Ice rink in winter
- None/ Unnecessary (Shared by 1 other respondent)
- Not a night club (Shared by 1 other respondent)
- Sports Hall (Shared by 1 other respondent.)
- Let the young people tell you (Shared by 1 other respondent)
- Computer games area
- Coffee bar
- Should be a contrast to the alcohol based facilities already available. I am not sufficiently close to this area of life to suggest what.

- To compliment the facilities at River Park Leisure Centre, Billiards, table tennis, darts etc. Tabletop games e.g chess backgammon. Room (for hire) unit seating and kettle/fridge/sink/kitchen units.
- An establishment which provokes group activities \*\*\*<sup>1</sup> in the evenings and weekends. We do not need yet more drinking establishments.
- Internet cafes
- Young people's drop in centre
- Gallery for schools art
- Centre for evening and daytime use, coffee bar, drama room? Rehearsal facilities for bands, advice centre for drugs etc (Shared by 1 other respondent)
- Night club, cinema, bowling alley.
- "Hanging around" areas (as in Cathedral Close). Coffee bars, bars, pavement cafes, clothes shops, record stores help.
- Not alcohol based

#### **Aged 79+**

- Sports (table tennis etc). A Professionally supervised sports centre
- A Youth Club trained leaders. There is a great need for facilities for young people to prevent boredom & distract them from going in to pubs.
- Café
- Provision for Discos
- Computer rooms
- Worried about the lack of space in the re-organisation of the area. Youth facilities should need more space – especially outdoors activities perhaps a pools or billiards centre might be more helpful as in Newmarket.
- Alcohol-free club with indoor sports facilities.
- Not really in the area

#### **No age given**

- Anything where they can do things to work off their energy, use their creativity.

### **3. Comments on the sort of arts and cultural facilities that should be incorporated in the scheme**

#### **Aged 0-19**

- An arts centre to learn pottery/painting (Shared by 2 other respondents.)
- Community space for performance
- Lots

#### **Aged 20-39**

- Art galleries (Shared by 6 other respondents)
- Sculpture Park (Shared by 4 other respondents)
- Performance space (Shared by 2 other respondent)
- Artists' studios (Shared by 1 other respondent)
- Legal graffiti/ Street Art (Shared by 1 other respondent)
- Music facilities
- Youth theatre
- Vernacular Architecture
- Space for busking
- Strong and distinctive presence of art in the design & street scene.
- Live/work space and/or \*\*\* for artists and crafts people which have public access for direct contact.

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<sup>1</sup> Asterisks denote illegible word

### **Aged 40-59**

- Art gallery (Shared by 17 other respondents)
- Unnecessary – better catered for elsewhere. (Shared by 5 other respondents)
- Performance spaces (Shared by 4 other respondents)
- Public sculpture (Shared by 4 other respondents)
- Cinema (Shared by 4 other respondents)
- Music venue/ A bandstand in an open space (Shared by two other respondents)
- Street art/entertainment and good architecture. (Shared by 1 other respondent)
- Mall lecture hall/workshop with space available for local schools to display project work etc. (Shared by 1 other respondent)
- Relocate Library to a more central location. Include a cyber-café.
- Water features
- Discovery centre similar to Gosport
- None – would compete with the guildhall who put on exhibitions and gallery events already.
- Attractive architecture
- An efficient city-run box office dealing with tickets & info about all local events open in the evening until 8 o/c. The tourist office couldn't cope with this & their opening hours are too limited.
- More intimate spaces would be nice
- An arts centre (such as Windsor's arts centre, which is excellent.)
- What is needed is a community space to learn about and participate in the arts e.g salsa classes/children's theatre/ a paint studio/ a pottery kiln
- Nightclub
- A Winchester centre which properly displays the history and development of the city. An educational resource, which could be the envy of the country, (like the museum of London.)
- Adult Education classes
- It would have been better if the library had been incorporated into this development
- Statues, fountains, music - truly upgrade this area in a historical/modern fashion - perhaps an annual art competition?
- I don't know, but whatever is provided should relate to art and culture for health

### **Aged 60-79**

- Art Gallery (Shared by 12 other respondents)
- Not needed (Shared by 10 other respondents) Guildhall already does this – are they under pressure for more space?
- Concert Hall/ Lecture Hall (Shared by 5 other respondents)
- Cinema complex. (Shared by 4 other respondents)
- Library (Shared by 3 other respondents)
- Open air art gallery (Shared by 1 other respondent)
- Links to emphasise proximity of the guildhall & the school of art. (Shared by 1 other respondent)
- Another 2 studio cinema (Shared by 1 other respondent)
- Supporting local arts/craftsmen (Shared by 1 other respondent)
- Art School
- Street Entertainment/ Provide space for buskers
- Room for public meetings
- Craft display area
- Sculpture
- Music venue/ Provide "bandstand area for outdoor performances
- A beautiful fountain
- Studio spaces for dance and Yoga
- English Heritage
- Drop in centre
- Heritage display

- Roger Brown, the former county planning officer, built a splendid model of Winchester, which needs a home.
- An archaeological display showing the evolution of the town
- A gallery for schools' art
- Dry ski run
- A place where kids could learn could learn to play music/sing etc. i.e participate
- Small arts cinema for non – commercial films Rehearsal room with piano for choirs.
- Community Halls/Exhibition space

#### **Aged 79+**

- Local handicrafts, Photos/Pictures/Books of bygone Winchester
- Practical facilities to encourage groups of people as well as individuals to take up such occupations.
- None in this area – but elsewhere yes

#### **No age given**

- Art galleries and workshops

## **4. Additional Comments**

#### **Aged 0-19**

- Please consider (seriously) our ideas, as these suggestions are very necessary to my friends and I as I'm sure many other people will agree!
- I don't think that car parking is important because there are plenty of new park and ride car parks already. Bus services into town should be improved instead.
- There should be kids things as there isn't any in Winchester.

#### **Aged 20-39**

##### **Height**

- Density of the housing is valuable but the height of the proposal is most worrying.

##### **Sustainability**

- How is sustainability to be integrated? It is shame the sustainability statement wasn't ready for the public consultation phase. Regard needs to be given to sustainable construction, energy efficiency, renewables generation, solar gain etc. etc. This development should be an example of how regeneration can meet the aims of sustainability.

##### **Architecture/Style**

- The most important things are that the architectural design fits in with Winchester.
- The designs seem to provide a good contemporary statement in this sensitive setting.
- I think more should be done on highlighting the historical aspects of this area although I do agree it needs regeneration.
- Should the frontages show more variation above shop level? This would be more in keeping with the rest of Winchester's existing streets.
- Winchester has a dreadful record for decent architecture.
- New buildings however sympathetically designed run this risk of looking the same therefore bland + boring – variety in structure + style is therefore very important.
- Please don't stick modern unsympathetic buildings in the centre of Winchester.
- We don't want to see a monolithic 'block' centre in all one style. I like the use of individual rooftops etc. Must feel 'comfortable' at street level.
- Would like to see enough 'classic style' in the building designer to stand the test of time. A level of detail, texture etc. that fits with older Winchester.

- I don't like the wood clad buildings I think that they will date quickly. Brick/stone will weather better.
- Let us not replace a 60's blight with a 00's blight. Make more use of waterways with promenades.
- The initial proposal appears to offer variety of use, but at this stage it is only space allocation, the key must be the type of business applications approved. Allocation of space for bars or nightclubs is not needed; we already have plenty of venues, which are never all filled to capacity.
- To incorporate all the proposed new homes only increases the size of the development, which seems too high for the area in comparison to the surrounding areas of Winchester. The new homes will also bring with them more cars to an area where private parking is already a huge issue for local residents. An increase in traffic will also add to the misery of local residents trying to access their homes in the area during the normal rush hour gridlock. I also feel that there is already adequate public parking and instead of creating more spaces, the park and ride scheme should be maximised to its full potential. I would also like to see more face-to-face consultation with smaller groups of the immediate local residents, as these are the people that are directly affected by the development being on their doorstep. With many of the residents in the immediate local area being pensioners, I feel they would be intimidated by the large events held at the town hall and so would not attend, leaving them isolated and unable to voice their opinions and ideas. There will also be very few if any that have Internet access allowing them to keep updated on progress and information or even to fill out this questionnaire.
- I am VERY concerned about the overall HEIGHT of the proposals. I think it is very important that when standing outside the Guildhall, the apex of the old buildings opposite should be seen against sky not brick. This means that the Southern side of the redevelopment should not be more than 3 storeys high & on the North side 5 storeys max.
- I think it is an excellent idea to uncover the existing waterways as far as possible. Moving water brings life to a city.
- I think it is commendable that the development has opened up the vista of the Guildhall tower from the North.
- Of the proposed housing format, I like the gable-roofed model, with its echoes of Dutch 17<sup>th</sup> C architecture, but dislike the other two the one with the \*\*\* windows and the one with the triangular roof as unsympathetically modern.
- Include more benches in sunny places & more trees (or stone seats)
- It's refreshing to see a sensitive choice of architecture design and building materials in a project like this. I would still ask the architects to consider how the area will look 10 years after completion. Decorative ground level water features, for example, rarely improve with age and are often prone to vandalism.

### **Transport/Access**

- Both car and pedestrian access are improved
- No more Car Parking spaces. Winchester is ruined by the traffic!
- Suggest yellow crosshatch zones to stop cars blocking road to turn and wait for car park – make it a non stop zone and ensure that it is policed.
- How is the development going to ensure residents are able to park near their homes?
- I think the scheme should leave space for the development of a city tram – even if these are left as foot paths – at some indeterminate time in the next century. The future of the car is a bit uncertain in this time frame.

### **Price**

- Affordable housing is provided

### **Environmental**

- Please note that the end of Eastgate Street is prone to subsidence! The plan shows development on the small car park at the end of the terrace. This land has four large mature pine trees on it. Removal of those trees would not only be a tragedy for the visual environment, but is also likely to cause significant 'heave' to the adjacent terrace.

- I think it is a mistake to have the bus depot on this site. It should be located in an individual area outside of the city.
- Concerns over the development at end of Eastgate Street & removal of trees – property in this row has already suffered subsidence.
- As much greenery as may be sustained within the streets. If the brooks are to de-culverted, then can they be made less hard-edged and canalised? On street recycling facilities not just 'rubbish' bins As much recycled materials/aggregates used in the construction both of the buildings and the roads plentiful benches for sitting good street lighting to ensure night time security provision for businesses to recycle their rubbish suds compliant road/foot path surfacing - not just tarmac and paving

### **Medical centre**

- Currently work in Friarsgate Medical Centre, feel that situation of space on ground floor would be ideal, enabling better access for patients.
- I think it is very disappointing that the medical centre is moving from its existing location on the banks of the river. Water is symbolically therapeutic. Try going into the meeting room of the child & family clinic on a sunny morning and see the patterns of the water reflected on the ceiling. I think it wonderful & imaginative medical centre could be developed on the current site.
- We have St Paul's surgery so why need for another in town – its good where it is-is it not?

### **Facilities**

- As a member of the cultural consortium, I would support proposals for the Woolstoppers Hall to be used as a combined commercial café & arts venue...formal outline to follow
- Cafes and restaurants are in abundance in Winchester.

### **Miscellaneous**

- The best thing for Winchester would be to relocate the university to Silver Hill & swap sites.

### **Aged 40-59**

#### **Transport/Access**

- The bus station should be sited on HCC land next to the station so that Winchester takes a proper step towards an integrated transport policy.
- More attention needs to be paid to traffic flow issues. The arrangements for bus shops, especially at St. George's Street/ Upper Brook St. are over optimistic. This is a pollution/ air quality problem area so there should not be an increase in stop/start traffic. The contra-flow bus lane in Friarsgate will need very careful management.
- I have real concerns about the likely routing proposed for buses – creating a 'bus lane' as a contra flow in Friarsgate will be fraught with traffic management problems – so will proposed bus stop at Junction of Upper Brook Street/ St. Georges Street.
- The bus station must be relegated to the back corner of the site, but should be much more prominent as now. The buses must continue to have access through the high street to get past the traffic queues that build up for the brooks car park. Esp. P & R buses.
- A 3-lane Friarsgate is a hideous solution- more tarmac and new traffic lights, creating more queues. The popular bus stops at Marks and Spencer must be retained. There isn't sufficient room outside the Brooks, without adding to the queues.
- I strongly object to the loss of priority of buses, over queuing cars. Especially the worsening of the route through the pedestrian precinct for the park and ride bus.
- Pity there has to be so much public car parking. WCC should be braver.
- There appears to be too little car parking for residents/visitors/new businesses.
- I feel more use should be made of Park and Ride Scheme. We have 3 car parks in one area only. The rest of the city is not covered. We need car parks/ Park and Ride facilities North, South, East and West. Not too many car parks in the city itself, although I agree we need some.

- Do not encourage more cars to come in/through the city. Provide fringe park and ride.
- Winchester has needed a new bus station for decades.
- As a disabled driver I say it would have been better to put the disabled parking on the town side of the car park.
- I am disappointed to see the parking facilities for the new residential properties are designed for 1 space per two flats. This is grossly insufficient. At least 1 to 2 spaces per flat would be more acceptable.
- Adequate car parking for residents is essential
- I run shopmobility. It is important that the shopmobility office is v. the shopmo. car parking spaces (which must be reserved for shopmo. not just disabled spaced. It is also very important that we can see we can see the shopmo. parking spaces from the office as some of our users need help to transfer from car to chairs/scooter.
- Longer hours for park and ride.
- Could there be more pay and display car parking or a scheme for blue badge holders to get in & out of car parks without having to pay.
- Strongly disagree with the City Council's aim to replace buses in the pedestrian precinct with market stalls. This has two disadvantages - a) it creates a dead area when the market stalls are closed/unmanned and b) it imposes longer journey times for buses, with added congestion and pollution, extra cost for the bus company and reduced visibility/loss of income.
- Keep the archway over the present bus station exit - it holds the established building line together and would present a landmark entry to the development opposite the Guildhall.
- Winchester City Centre is grid locked for much of the time as it is, especially during rush hour. Additional homes and facilities will only make this matter worse, especially at peak times. Alternative forms of transport must be encouraged as part of the development. Locating the market on the High Street is positive in theory but will not work practically: The High Street is too narrow. There also does not appear to be the support facilities that the currently enjoy such as toilets, storage etc. Access around the market for emergency vehicles and / or deliveries is non-existent. The Broadway would be a better site as it is wider, would encourage more pedestrians to that part of town, would double up with the farmers market and upgrade the terrible car park feel that currently exists. There is also better opportunity for the support services to be built. The main concern architecturally is that the whole development will betray the fact that it has been devised by the same hand at the same time. Although A&M are good architects, they do have an identifiable house style that will make the development appear too campus like. It would be very beneficial to use local architects for some of the elements to give variety which is lacking in the proposals but abundant in the existing buildings. A&M could masterplan and continue with the major elements, but a number of local practices could undertake infill to break up the overall sameness that will be inevitable with a single architect.
- Traffic congestion in the town must not be increased. Similarly air pollution.
- Cycle routes a) in and out b) through connecting east west north south c) segregated and clearly marked for pedestrians.
- Please allow for contra-flows for cyclists – these are much more important than cycle lanes. To reduce conflict between cyclist and pedestrians, it is a good idea to make a legal route for cyclists to go through pedestrian areas. Because they will go through legal or illegal, so make it safe & reduce tension rather than banning it.
- Lack of awareness for the 'true pedestrian' and their dependence upon accessible public transport
- We don't need car parks in the centre of town, they encourage cars into town. We have park and ride.
- Will bus passengers be consulted about the new bus station & re-routed bus routes? Why is a new large car being built when we have park and ride and the centre of town has air pollution problems?
- The proposed building line narrows Middle Brook Street too much, making it rather threatening for pedestrians. It would be far better if the width of Middle Brook Street could be retained (or even increased slightly) to accommodate the market, especially with new buildings of that height opposite the Brooks; this would enable the existing trees to be retained too. The Farmers' Market could then be accommodated in Middle Brook Street

and the High Street without the need to spill over into the Broadway. Affordable housing should take priority over private apartments.

- Again, I think cycle routes should be developed and maintained as well as marketing and publicised with links to access to free or cheap cycle helmets, reduced cost bikes, opportunities for adults to learn about cycling and cycle maintenance as well as support for cycle rental schemes such as Bike About. We've got to do far more to encourage people to leave their cars at home. I'm about to move out of the city to Andover Road North and am very disappointed to find a) there is only a bus once an hour; b) the path beside the Andover Road is not well maintained and c) the path does not continue straight into the city or link with other clearly-marked cycle paths so that I can cycle to work in Romsey Road.

### **Architecture/Style**

- I welcome the urban feel- narrower streets, taller buildings – much more medieval in character than 1960's current architecture.
- Modernist designs will not work, buildings should blend with what makes Winchester popular in the first place.
- I worry about the prospect of regular setting up/ dismantling of stalls spoiling the important street scene of Broadway for tourists (and resident.)
- Get rid of the modernist designs that fit in better with the existing buildings.
- Like the mix of heights. Would like to see greater variety in materials to reflect the hotch potch which is Winchester.
- Keep the bus station archway in whatever form the new development takes.
- Don't demolish the 70 year old archway to the bus station.
- Re: shopping – Parchment St. on the Square (or Brighton Laines should be the model, not the high street. Woolstaplers for the arts is excellent, but the buildings mustn't be over restored – rough-edged, bohemian is more affordable & more exciting.
- Whilst acknowledging that these are 'provisional designs, aspects are disappointing eg. 'new' view of Guildhall – buildings on LHS are flat, detail of dormers is angular and quite out of sympathy with the lines of the Guildhall. Whilst we don't want (or do we?) Gothic/ Italianate towers, gabled roofs/ dormers would be far more in sympathy. Quality details, rather than the kind of cheap metal balconies that have proliferated of late. Would add enormously to the overall design. Also – lack of kille-hung designs – local feature in Win. Architecture.
- Please try to avoid monolithic architecture and ensure that there is a tight design guidance and a multitude of different but consistent designs. The designs appear not to build on the presence of water – a real pleasure in cities.
- Five stories in the centre of Winchester are completely inappropriate. The models show these two governing over the Woolstaplers' Hall & at the Brooks centre, in the latter case creating a 'canyon' effect in Middle Brook Street.
- I applaud the initial scheme by Allies & Morrison and like the way Street Vernacular opens out and gives vistas that at present cannot be enjoyed...The selection of traditional materials will be important.
- The height of the proposed buildings is concerning. Tower Street will be narrow and gloomy – not encouraging to potential residents or employees in businesses and shops.
- This is an opportunity to improve a dreary part of the town. I hope the dull 1960's buildings aren't replaced with ugly contemporary ones. The samples of the architects' practice, for example in Cambridge, were hideous and did not inspire any confidence. Take inspiration from the new buildings at Pilgrims' School. They are excellent and modern.
- Round table Winchester No.63 would welcome a fountain to serve both as an attractive feature in the urban townscape and as a point where people can donate money for charitable giving for local needy organisations. Also try and create a more 'free open area/s' for people to sit on grass and relax.
- Maintain the strengths of the varied roof heights that exist throughout the city. These plans do not do this. It looks like the maximum accommodation in the minimum area & this is to the detriment of the city.
- I like the idea of more pedestrianised areas and a public square.
- Make the design of the new buildings fit in with the historic city, not like two blocks.

- Important to have a range rather than uniform flat facades of current design.
- More pedestrianism
- Ensure the buildings provide a good environment for people on foot, which means the scale, materials, variety and detail of finishes are important. I share concerns expressed about the risk of uniformity of design and materials and hope this will be avoided. I support the reduction in the height of the buildings.
- The scheme is very mechanistic and does not reflect the material character of the city, not enough information is given to really measure the effect of the scale of the new buildings in the city.
- My prime concern is that the proposed development will not threaten any building of period character. In terms of architecture and layout of buildings recommend we produce Victorian/Georgian/ early with traditional materials used.
- Concern over the height of some buildings – will cause loss of sunlight in some streets
- Please ensure that the wonderful space in The Broadway is not encroached upon. It is a wonderful setting for parades, street theatre and annual activities. The last thing residents want is that space eroded by buildings and sculptures etc – leave as is to generate a feeling of space.
- At present the architects seem to have done a good job & the buildings should blend in provided they do as they say. I am delighted the market have a place & there is space for a post office. Also that it is not as high as expected
- Winchester promotes itself as 'creative Winchester' – let's see the evidence for this proudly in the design/use/ open spaces
- The built environment is all. You need lots of flint and Portland stone. Long' n' short \*\*\* on the corners and window reveals.
- The plans are good. Built form is what we're now waiting for.
- Do not be persuaded by the architects to go for modern designs. The pictures of the buildings to be replaced were all designed by modern thinking architects in their day. They didn't withstand the test of time and nor would today's equivalent. Use stone, flint, brick, timber not concrete.
- A good scheme. I personally would like to see special attention given to the style of buildings and the materials used so that they would be sympathetic to the old buildings in and around our beautiful city. If some brick and flint combinations could be incorporated, I feel this would fit well.
- The scheme is fairly dense and high. Open spaces are important in city centre regeneration and these should be given light and air. There are water courses which are in culverts passing under the development site. Opening these would create a wonderful focal point within the pedestrian areas. The Broadway should be brought into the scheme and pedestrianised. Again the watercourse should be opened and bridged where necessary. The removal of all but absolutely essential traffic here would provide the opportunity of creating a beautiful square. Similar to those in many European cities.
- My main concerns are: Unnecessary height of the buildings. These are too tall for Winchester, but not only will they impinge on the skyline, tall buildings in confined spaces create wind tunnels. No use having sit-outside cafes and bars in a howling gale! Inclusion of the waterways. Lovely idea in theory, but in practice who will maintain them? The existing water features outside King's Walk and in St. George's Street look anything but a sordid mess.
- I do not think the exhibition was detailed enough. I am not convinced that the designs are appropriate for Winchester's city-scape. In particular I am concerned about the height of some buildings.
- Proposed frontages look drab and uninteresting – extremely boxy –“little boxes made out of ticky tacky”
- Why are you knocking down what is there and replacing it with the same thing? - lack of imagination?
- I like the idea of an overall plan but using a variety of architects to create different looks to sections under the umbrella of a cohesive whole. I think the quality of materials is most important as high quality detailing and materials add gravitas to the architecture. Interesting features and old features which link back to the history give it a sense of place. Explanations around the site of why things are called: Silver Hill for example

Features replicated such as gargoyles at the cathedral could give visitors a sense of inquiry in the whole city and link the old and new.

### **Shop units**

- Will the landlords adopt a policy of preventing amalgamation of shop units and not necessarily let to the highest bidder? We need to have a policy of positively promoting small and local shopkeepers.
- This area should be primarily retail with associated cafes and restaurants.
- I doubt whether there is demand from retailers for the proposed 35 new shops and restaurants. The Brooks centre –which is in a better location, has a poor footfall compared with the high street. It would be interesting to know what kind of retail is proposed. There will need to be strong “anchor” tenants. Empty shops or a low footfall will ‘kill’ the area.
- We do not want any more café type shops as there are quite enough of them already.
- I do not feel that Winchester needs a lot more shops.
- I wouldn’t want this development to empty the city of business
- It would be great if smaller local independent traders could be attracted back into the City instead of the same old High Street chains as Winchester has at present. There is no point in having new retail outlets only for them to be taken by existing stores in Winchester and leaving a lot of vacant spaces the High Street
- There are already many empty shops and office units in the town. The inclusion of new shops will inevitably contribute to the death of the high street/precinct which is already becoming mortified with too many banks, building societies etc. Remember how long many units in The Brooks stood empty. And many office buildings in town are now being re-converted into private dwellings.
- My fear is that a quantity of shops are built in the area, many of them will remain empty due to high costs in central Winchester & if you are going to build 364 residential units, this will only serve to increase the amount of traffic in central Winchester – many homes have to cars, so potentially there could be 728 extra cars in the town centre.

### **Environment**

- I would like to see tree planting in the open spaces and plenty of seating and litter bins...People need outside private space , it helps also with attracting wildlife and enables compost facilities. Too much food waste goes into bins, not compost, with department living.
- Would like to see cycle stands scattered around the site & lots of places to sit. Is any of this solar or wind powered?
- In terms of environment - are the trees to be planted appropriate to area and native? Will roofing allow access for nesting swifts? Please ensure ample space for farmer’s market.
- It would be great if the homes could produce their own energy
- Try and incorporate tree planting as much as possible. The current Silver Hill site looks bleak and barren.
- Is renewable energy being incorporated into the scheme e.g solar powered street lighting

### **Housing**

- I would prefer to see more homes – both private and affordable – than flats.
- I think increases in small affordable flats/ maisonettes are vital especially for key workers.

### **Medical centre**

- Opportunity to move G.P practice to the ground floor and improve access for many people in Winchester.
- Very noisy location for health centre next to bus station.
- Medical centre on ground floor level

### **Facilities**

- I like the idea of markets being relocated and given more space. It is not clear whether stalls will be temporary/ semi-permanent/ permanent.

- I would like to see the Kings walk Antique market preserved.
- Removal of the markets to the Broadway. This marginalises them, taking them away from their current success. Also, what effect will this have on parking for tourist coaches? There appear to be fewer parking places for them at present. I would like to see a new, purpose built, undercover market building for the existing stall holders, particularly fresh produce, rather than a tacky “antiques” market.
- Applaud the idea of relocating a Farmer’s market. But proposed locations are not owned by Thornfield
- Lack of commitment to providing purposeful and entertaining facilities for young people.
- A variety of small restaurants should be encouraged to make the city centre a more attractive place to be in the evenings.
- We have a lot of cafes & restaurants already. How many can this City sustain?
- Youth opportunities are crucial, not only to this run-down area, but for the rest of Winchester City. Aside from theatre Royal, Cinema and Leisure Centre, there are only pubs or nothing for young people to be involve in. Many previous opportunities have been lost and not replaced, such as King Alfred’s Boys Club and the North Pole
- Disappointed is no clear youth facilities
- NB As Chair of Winchseter Mencap may I say we are looking to develop a drop in centre - maybe a juice bar with good music run by our young adult members, but open to all members of the public - especially and preferably young people. This would achieve many good things - work experience and fun for our members, integration and mutual respect and a safe place for younger teenagers etc. Please let us know if a suitable space becomes available esp if we could help you achieve your policies for young people. It would be great to have something like this at the edge of the ice rink - serving hot drinks in winter and spilling out onto the pavement in the summer with says juices. We may be able to share space with an activity that say took place in the mornings and we could run our enterprise in the afternoons/ early evenings. This might reduce the rental cost.

### **Offices**

- I would prefer more office space – maybe the council could buy that building some undesirable wants to make into a night club to provide more offices or homes. I feel it is important to provide more locations so that the people don’t travel-daytime ones so the whole town can benefit.

### **Miscellaneous**

- Question 6 is a little premature, I feel. Let’s see larger scale & many more designs I am pleased to see that since the last public meeting the plans have been amended to take into account public views on youth provision and the location of the market. Please continue to seek public ownership of the development. I hope the proposed scheme is up and running before the end of the decade.
- Fully manned 24 hrs. police station.
- The rents of the new antiques /crafts market should be affordable for current stallholders.

### **Aged 60-79**

#### **Architecture/Style**

- The outline for the development is excellent. Materials will be a most important factor. It will be (easy?) to be conventional about this with a preponderance of brick and clay tiles with, with insets of lint and vender, with some boarding in selected places but this should not be overdone. Any modernist design with too much glass should be avoided. Residents’ parking appears to be a problem. We must assume that there will be a minimum of 3 Park and Rides around Winchester. There was a scheme for some residents parking to be made available in the upper floors of the Chisel Street car park.
- The streets as shown in the pictures look like canyons, i.e too high sided for such narrow widths. Gives you the ‘closed in’ feeling that the area is dangerous and unsafe.

- Whilst still appreciating the wonderful ancient buildings in the city please let us leave something worthwhile for future generations to admire.
- The architectural questions are still not answered and as on the Brooks development ignored until too late. The sameness and repetitive street elevations. Visitors and the public will use the city in preference to what is offered by other towns because of differences in shops offered, street, ambience and culture. Vistas must be planned – views of cathedral and St.Catherines Hill kept at all costs. Accept six stories not fudge the issue trying to ignore the sixth story on the roof. Defend what open space we have and open the Brooks maybe even re-circulate water for features. Please good street furniture and paving combined with consideration for security for the public.
- The city has lost its heart with the destruction of lower, middle and upper Brook St. We need to restore 'living space' to the centre. Not noisy discos, night clubs, art centres etc. People matter and its about time the city council recognised this. As one who lived most of their life in the centre of town I want to see it restored not destroyed.
- This area is in need of regeneration and it looks quite promising so far, Winchester needs to have properties this end of the city that will look inviting and cause people to stay longer in this city. The bus station for many people can invite you to stay longer or put you off staying longer, so I hope this will be handled with care. As Winchester has much to offer, this could just add the finishing touches.
- Would like to see sooner than later. Will do Winchester Proud and is required in 2005
- I have not studied the proposals in great detail but am impressed by the quality and sympathy of the design attributes.
- Generally impressive reassuring presentation and display. As the model indicates, the development tends too much to a single uniform height with token breaks in the skyline. The breaks should be more emphasized.
- Having worked in Silver Hill offices for many years it is nice to see that some consideration is now being given to what it used to look like, rather than the awful 60's architecture now existing. This is important for all the tourists that flock to Winchester each year.
- The proposed buildings look too high and massive. Compare with the disaster of the Minstral's site – which is one floor too high and dominates.
- I consider this to be another example of commercial considerations and returns driving the concept at the expense of good sympathetic design. There is no real validation of the materials/ finish that would be used. Probably there will be a mish mash of different styles presented as sympathetic but in practice more "legoland" architecture. 5 storeys are too much – commercially driven. The street will be dingy as they may have been in the past. The council will allow the mistakes of the Brookes Development to be repeated.
- Please allow the cathedral to be seen it is our greatest asset for Tourism. Please use older type design not like the Brooks which were echoing Iceland Building.#
- You are trying to cram too much into a very small area. Too many housing units/insufficient parking places/will become like inner city areas were in medieval times.
- The overall plan seems broadly agreeable. However, the building height of five storeys plus roofing is too high. This should be reduced by one story. Consider the effect of the viewpoint through middle Brook St. to the Cathedral which would be obscured by the new Silver Hill section of the development. The Silver Hill development section has a roof (reminiscent of a factory roof) that is not in harmony with the remainder.
- The "Brooks has not proved to be of any value and hopefully this scheme will be some improvement- built on Pal with European Architecture, Design and not the type provided by developed purely with huge profits in mind.
- Some buildings appear to be too high. I would want the façade to be in keeping with the old world charm of Winchester and mixed in cladding of colours.
- Height of buildings should be lowered towards the high st. Broadway area. Windows in buildings are too square – some curved frames needed above windows, doors.
- Please make sure the architecture is in keeping with the historical aspects of the city.
- I am critical of the heights of the buildings fronting out middle Brooks St. They exceed that of the existing frontages and appear to make a narrow passageway for pedestrians through what is a major route into the high street.

- Could consideration be given to the use of quality materials throughout and those in keeping with Winchester's character. Could there be a uniformity in the use of road/paving materials.
- The scheme needs to pay more attention to the existing movement – well established – and to how that can be complemented and extended rather than shutting it off. Try to preserve more of the existing fabric in some ways – both for sustainability and for familiarity. Also please give us some more vistas that open up, not just windy corners & crossings. Put the market somewhere sheltered.
- The proposals attempt to cram too much into the available space – resulting in too narrow streets and too tall buildings. I would like to see a more spacious street layout with a significant reduction in the dominance of the buildings.
- Insufficient attention has been given to make this an attractive pedestrian environment that will provide a lasting and loved legacy, and an attractive place to visit. This does not improve Winchester. More thought should also be given to make the exposed river more of a feature
- Roads in Saxon times weren't in straight lines on each side of High St. – see Hyde Historic Resources centre for info.
- The changes since the last public meeting seem to answer most of the criticisms or fears voiced. At the public presentations we need to see the before and after mockups to a large size, so they can be assessed with confidence.
- Re: Architecture: I think it is essential – a duty of the architects and those who formally oppose the plans – to ensure that the architecture represents and reflects the best of 21<sup>st</sup> century architecture. The joy of the High Street, for example is the wonderfully eclectic range of buildings of different centuries; of different heights, styles etc. We must not have cloned architecture that fits and reproduces the past. This is a golden opportunity for today's architecture to take its place in the rich mix of Winchester.
- Now is the chance – are we going to pull down rubbish only to replace it or are you going to use this incredible opportunity to make Winchester a top place to live & visit. It's your choice.
- Very sorry to hear that another piece of old Winchester the antique market cannot be incorporated. This will be regretted in years to come.
- Some cobbled streets were suggested in the exhibition – they look good but are hell to walk on – as for prams and bikes! The more uncovered waterways the better, and trees. But someone will have to be responsible for keeping the former free of rubbish. Even five-storeys seems too high + gives the streets a canyon-like look. Please not too much glass at street level. It always looks bleak.
- Buildings should be no more than 3 storeys high to fit in with the city. I think the markets should be left where they are, otherwise there will be a lot of rubbish in the Broadway & the markets might with other events like parades etc. I hope there won't be pubs as parts of the city are already no-go area at night because of drunkenness.
- Architectural design of the new buildings – I think this looks very promising & I fully support it
- Overall plan of the development concept looks promising except that a) medical centre/ doctor's surgery should be at ground level & light and airy b) too much residential is proposed.
- All the water features, renewed brooks etc. should be in the public realm
- I would like to see this new development go ahead quite quickly, but I also hope that it is better designed than the existing Brooks Centre which in my opinion is very poor
- 5 stories is out of proportion to the area – too high.
- Sad indictment of present sight, that no residential within it, and no listed buildings. This central city in the former capital of England is desperately in need of urgent development. As an architect, I have confidence that Allies and Morrison will give Winchester an architectural solution to be proud of, if they get the full, positive backing of the W.C.C & the developers. It must be a team scheme, and not a compromise, and certainly not another Brooks centre.
- Lots of well-designed high quality spaces with no CCTV control.
- I think it is a pity that Middle Brook Street has been reduced in width. The trees already planted there with the Cathedral tower behind are an attractive existing feature that should be retained. I know the Cathedral will still be visible through the reduced

space but the view is significant for a Cathedral City which has one of the lowest towers of the 27 Historic Cathedrals. The city is to be congratulated on its decision to give much of the Broadway over to Market Stalls which should prove a popular facility.

- Some of the buildings are too high. The streets are dark and narrow, potential wind tunnels. The development should not be built all at once with a single style. It should be allowed to be developed over a number of years.
- The buildings are still too tall. They should be one storey lower, so as to allow the Guildhall and Cathedral to be noticeably higher than competing structures. The roof lines are ugly, with what appears to be after-thoughts as some top storeys. The elevations are too flat. There should be more 'advance and recession' to the main elevations to reduce a dull, featureless monolithic appearance. Good local materials are vital – Not too much stucco please. Flint is desirable but should not be presented in flat pre\*\*\* panels as at the Wessex hotel.
- I welcome the opportunity to extend Winchester's Saxon street pattern. A landmark building should \*\*\* the view at the E. end of Silverhill – see attached photo. This is a large development for Winchester. The challenge will be for it to appear as an \*\*\* scheme that has evolved over time and not a comprehensive, uniform project without resorting to contrived complexity.
- Architecture to be in keeping with the rest of the city – please do not make the same mistakes as 1959 – must have individual identity not a copy of other towns.
- In general, I approve the idea of restoring the medieval street plan. Two main worries – 1) Height of the buildings, 2) Use of only one architectural firm could lend to lack of variety in designs and finishes.
- Poor, bland design for one of Britain's ancient cities. Little imagination used. Developments like this can be found in cities and towns across the country - should keep us at the top of the "clone city" table! Surely we can do better than this. Why not an architectural competition to let us see a range of alternatives.
- This is a small city – it will never be a large one therefore why such heights on buildings? – it will create street canyons in such narrow roads. More concentration on making this a pleasant living area.
- The plans and drawings showed wonderful research into the variety of housing materials – why then did the sketches look like a row of dog kennels. Keep it green. Lots of trees.
- Could the street-level design incorporate the overhanging arcade concept (as with the Pentice in High Street)? This works well in cities like La Rochelle, providing a good transition from indoor to outdoor space and shelter from rain and (sometimes!)sun.

## Housing

- Housing must be affordable, for rent or shared ownership – not £300, £400,000 houses that Wintonians cannot afford.
- Accommodation (Residential) should be for city centre workers thereby making it unnecessary for car movements.
- There are far too many homes in the plan. New houses without car parking do not sell. These houses will rapidly degenerate into slums. The plan should also include a total removal of the Brooks development.
- Housing is important
- Winchester's great need seems to be for affordable housing and flats for key workers (Teachers, Nurses and others working locally.) More shops are hardly a great need (unless the Brooks centre is removed.)
- When considering housing for private ownership and affordable homes – economic situation of over inflated house prices should be an important ingredient of cost of building and selling such properties. I commend the idea of 'office suites' which might or might not be made available for private housing. A firm decision on commencing this project is important and the sooner the better. Good luck!
- Plenty of housing – important that that a mix of people live in the city centre.

## Shops

- If the emphasis is to be on shopping consideration needs to be given to creating an ambience which attracts those living in the nearby villages, who will (in the absence of a

good bus service) arrive by car & need to park. At present most of these people go to Arnesford or Stockbridge because the shops are more individual (i.e not national chains) and the parking is easier and cheaper or free.

- Supermarket – but no bigger than the present Sainsbury's – there are plenty of big ones on the outskirts. What about Waitrose?
- What will be done to encourage small independent retailers and prevent this development becoming Brooks 2.
- This is an old city have small individual shops, keep rent low, don't be greedy. There are plenty of outside eating etc. we do not need too many more. Visitors want to eat and shop at different shops.
- I would like to see more independent shops but they must have affordable rent and rates.
- Shops need to be different from those already in High St. – small and interesting for all ages.
- As already stated no more shops are required – we have enough in High St.
- Winchester needs small individual retail outlets. We are already cloned enough. The large retail areas are unhelpful.
- Another concern must be the retail future of the west end of the high St. How does the new development interlock commercially with the Brooks The impression is of 2 isolated retail developments.
- I have long felt that there are too many 'chain' shops in our city. Where is there a butcher, greengrocers, fish shop? Why all these boring phone shops, do we really need them? Our city is a tourist trap, they don't want the same shops as every other place they visit. Surely the planners have some small say s to the balance of categories of shops. Please of economic access to small traders.
- Some of the shops should be 'low-rent' to encourage 'specialist shops'
- Reasonably sized supermarket yes but major units for department stores no. Winchester cannot and should not attempt to compete with the shopping malls of So'ton, Basingstoke & Portsmouth but seek to establish a centre of excellence by way of small/medium sized specialist outlets. Try to be different!
- "New Location for markets" is a complete withdrawal from the present site at Middle Brook St. intended? One could have too much space for markets maybe?
- I am not convinced there is a need for so many shops – if it's a huge success the present high street will drain away – think of Southampton!
- People come here to a small city and expect to find charming small shops – it will all depend on affordable rents.

### **Transport/Access**

- Not enough allowance has been made for cars to park. An assumption appears to have been made that future occupiers will not own cars (based on current situation.) The planned houses will attract more affluent people who will own their own cars- where will they park?
- Strategic planning to try to minimize private car parking
- Transport concerns – Buses on Cheshil St. Bridge. Bus contra flow at junction of Friarsgate and Eastgate St. Access to services to the square when Market in use . Improved drop off facilities for tourist coaches. Does residential dev. Have suitable bicycle storage. There is a lack of car-parking spaces.
- I don't understand why the bus station has to be in the area (other than that they own the land). It should be moved to have an integrated transport system with the railway station.
- Pleased with the new bus routing
- City council need to get a park & Ride around city not one end only. Park and ride need to go to the hospital.
- Car parking should not be a high priority as "Park and Ride" facilities should be encouraged. "Dropping off" or collection areas for purchases or passengers in cars could be incorporated.
- City transport should allow "mini-buses" or short wheel base buses to access the main centre shops/attractions, which would be otherwise traffic free. Bus station should be a very pleasant area for tourists (+residents) to wait for connections.

- Keeping buses round the back of the Brooks is excellent. The more that can be done to stop a) goods vehicles stopping on St. George's Street and b) the poor phasing of lights at the top of St. George's St. the better. Could not the two sets of lights be replaced by one?
- One major issue is accessibility, specifically for disabled people. So all the development should ensure the greatest possibility accessibility for wheelchair users and people with mobility impairments.
- Concerned that transport SNDY needs to be 'in sync' with the new development, especially public transport. The heaviest used bus stops in Winchester are outside M & S and the Brooks. A lot of people cannot walk with their shopping any distance- the proposed new bus station is too far away and the proposed bus stop at the end of the Brooks appears to recipe for a traffic jam.
- Bus Station – who will operate it? Will Solent Blue/ Nat Ex countywide be allowed to use it?
- Bus station passenger space should be bright and airy.
- Poor questionnaire. TRAFFIC. A golden opportunity has been lost to divert at least a proportion of traffic from circulating system. If the car park (which is a fundamental requirement) could have an exit for traffic going south (say with the Broadway) then traffic going south would not have time to circumnavigate the whole town centre.
- I am concerned that the few disabled car spaces will be removed if the markets are to be down the present main High street. Being a blue badge holder disabled spaces are very important to me & many others, so where will they be put & how many? There are not enough as it is.
- Increasing numbers of elderly – easy access bus stops when carrying shopping – i.e not far to walk- also to surgeries. More park & ride on other side of city.
- Put cyclists and pedestrians first when planning transport.
- Car Park access points are all off to Friarsgate (Brooks centre underground, middle Brook Street and Upper Brooks Street) plus replacement Friarsgate.
- Keep the bus routes where they are, even if you have a new bus station.
- Car Parking/easy access for cars – particularly for surgeries – adequate car parking, after the assessing real need of those living in the centre and of other city residents who are not living in parts convenient for park and ride services
- No use having the buses so far from the shops. Taxis and coach services not properly provided. Traffic flow not clear.
- Ordinarily there is a need for some Car Parking but even residents could park at night in the park and ride. There is not too much parking in the plan, which is at odds with the rest of the space & architecture.
- 140 resident parking spaces for 280 is unrealistic.
- 1) Resident car parking allocation – too low fine in an ideal world but not practical in this day and age.
- 2) Roads surrounding this area already at a standstill. Ideas at the moment would make matters worse – if possible.
- We do not want any more café type shops as there are quite enough of them already, with there mess and rubbish around, also all alcoholic type people should be totally banned from the city centre and surrounding areas such as the Cathedral and the river and the gardens and the rear of the magical (?) residence they are thorough pests with people passing very close by on a very crowded high st. and we have seen some very near misses, there is going to be a very bad accident caused by him one day with someone getting badly burned (?) also he sprays the fuel all over the place and it stinks and he plays very loud music to accompany this act, he is usually \*\*\* near the Prentice near Barts, or just by the end of Debenhams where it leads to the Cathedral, we just don't need him in the city centre. The accordion player is alright though as he is a pleasant person to talk to and he does not harm anyone at all.
- Winchester is already suffering car problems – why bring in so many more?
- Any new development should remove the need for buses/taxis to run along part of St George's St. between the Brooks & the back of M & S. The present system of traffic flow is dangerous.
- New bus station should be where Greyfriars flats are now – corner of friarsgate & Eastgate. This would enable buses to exit into Eastgate.

## Demolition

- Concern about demolition – how controlled lorry routes etc. Concern for St. Swithens (mill) bridge...What considerations to be given to residents close to his project during the time of its demolition & building?

## Facilities

- I like the existing arrangements for the market stalls. According to the Hampshire Chronicle Section 3, June 17<sup>th</sup> 2005, the Winchester Farmers' market (2 Sundays per month) has 95 stalls and a turnover of £50,000 per market and 11,000 people attend every month – the largest Farmers' Market in the UK! It will be excellent if loading/unloading for the new shops can be separated from through traffic – we don't want additional obstacles as we have too many in St George's ST. already.
- Although not immediately affected, the farmer's market, (2 weekly) is the most innovative and prestigious thing to happen to Winchester in 25 years. Nothing should be done to reduce its size or accessibility.
- Apart from the cathedral and the college there is no public central small hall for chamber music/recitals etc. in Winchester.
- So many tourists from Europe, Asia and U.S.A visit Winchester it should have many more facilities such as restaurants, bars and cafes for them to spend their money & increase the wealth of Winchester. Open top bus tours of Winchester operating from the new bus station would be an excellent tourist attraction.
- I was very pleased to see that the wool staplers Hall is to remain as part of the scheme but very disappointed that the Antique centre was not likewise included. I consider it to be one of the nicest buildings in the Town centre + should be retained. I understand that there is a possible scheme to relocate the building and I would fully support such a proposal. Winchester simply cannot afford to lose anymore of its architecture heritage.
- What is required is a new 4 screen cinema to take the place of the existing "made up" one from a Church plus a bowling alley etc. Go to other towns who have these facilities
- Essential to provide more youth facilities and plenty of sunlight.
- CCTV should be relocated to meet development area and include a police station openable at all times.
- I have heard that it is not definite that we will get a new Post Office. I was told at the Guildhall that an area is available but the P.O are being un-co-operative. I consider that a G.P.D is essential for Winchester.
- Locating the farmers' market in the Broadway is an attractive proposition but will the space allocated be adequate bearing in mind that our F. Market is the largest in the U.K + is still developing. Traders' vans, customer car parking etc...where?
- If someone has invented design for public toilets (Gents, anyway!) that could be clean not smelly, with pornographic graffiti removed every day he or she will have done mankind a real favour. If such a design exists, then maybe there's a case for having one in the new development (though middle Brook st. and Abbey gardens may suffice.)
- Improve most of the town centre toilets
- We most certainly do NOT require more establishments serving until 2 or even 4 am & which would attract late night revellers in from surrounding towns & areas at the unsocial hours.
- Control long term of how Youth centre used

## Environment

- We need trees planted to take up the fumes and provide shade. Seating is important especially near the taxi rank. Flowers in moderation to make the area more attractive – get Winchester in bloom team involved.
- In consideration of future tree planting. Be careful, do not plant limes, sycamore etc. where honeydew from aphids mess up the pavement and surroundings with a slippery black mess. Please use sympathetic harmonious materials i.e. traditional brick, flint, wood. No more steel glass or concrete. One Carbuble in the form of the Brooks store centre in enough! Please remember you only have one opportunity to get this right first time! Remember the legacy that will remain for the future of this city. It is to be hoped that

Winchester City Council will heed these and others' comments and not use this public consultation as a sop to intelligent people who have elected some of the decision makers.

- Attention paid to affect of weather on new buildings – i.e no black smears on pale rendering
- Small gardens/flowers – with seats –well maintained
- A quality environment – properly monitored and enforced by the local authority
- 2) The present area outside the Post office & Brooks centre is a disgrace and a source of shame in front of visitors. Dirt, litter, over fountaining fountain basins poor quality pouring prevent an awful \*\*\*

### **Medical centre**

- Medical centres – ground or 1<sup>st</sup> floor lifts break down, some people find them phobic.
- The medical centre should be at ground floor level – lifts break down!
- Please put the new medical centre/ doctor's surgery on the GROUND FLOOR. This is what the patients need. It is what the Doctor's want. The present proposal above the bus station is NOT ACCEPTABLE. Because of fumes the windows on the first floor will not be able to be opened. Therefore Air Conditioning will have to be provided with all the medical difficulties this involves. Also many patients will not, or strongly dislike, using lifts – including mothers with pushchairs & handicapped people in wheelchairs. All new and modern surgeries are at STREET LEVEL. The new one in Silverhill must be to.
- The new medical centre MUST be at street level.

### **Consultation**

- I would urge you to consult those working with young people now to find out what their interests are and what the young people would like to see – people of my age group may well be out of date
- It would be appreciated if public comments are taken into account. i.e not like the public participation in the Brooks' Development which has ignored.

### **Miscellaneous**

- I find this all very depressing. The city council has learned nothing from the Brooks disaster. I had rather we left the area alone until we had a council more sympathetic to the urban quality of historic Winchester. Why on earth are we talking about increasing traffic in the centre. The city is boasting about miracles etc. is profoundly hypocritical.
- I don't think this development is necessary at all – apart from the up-grading of the bus station and more modern medical centres. The rest of the area should be left as it is. Winchester's roads are already over-congested from the hundreds of homes that have recently been built. Houses on the scales projected will simply create a slum for the future and the town will be divided into two.
- I would question the necessity of having a bus station in the development, just a bus stop with several bays, the bus station to be sited elsewhere.

### **Aged over 79**

#### **Architecture/Style**

- The architecture – Please! Please! Consider the type of town you want to change. No unnecessary flights of steps. Please do not build anything like the shopping centre.
- 5 storeys are too many.
- The height of the new buildings should not be any taller than at present
- The architecture should be in keeping with traditional Winchester buildings & the bricks & roofing materials suitably chosen. The height of the buildings should be restricted so that views of the Cathedral and Guildhall are not obstructed.
- Judging from the present plans the building appears to be quite high density – even squashed! Must agree with opening up of the Brooks as a pleasant feature. Would it be possible to have a place outside the city for large ? to unload into smaller vans. Winchester was a Roman city + cannot cope with present day traffic. As a history I feel we must remember that the city was the one time capital of Wessex – important from the Tourist point of view.

- Care to strictly limit the height of any new building developments in any part of Winchester and bear in mind particularly existing properties and the effect any further development has on them.
- Suitable seating in the current pedestrian areas.
- As there are a fair number who have to access by bus to do shopping the bus stops should give close access for the elderly and disabled. PLEASE no architecture like the Brooks Centre, which is an eye sore and feels quite unfriendly and does not fit in with a historic town - please keep it in keeping with the age and historical nature of the area. I am not against modern but inside please not on the outer facade. Unfortunately I have been unable to see the artist's rendition of the proposal. I hope you have given thought to sunshine and light reaching the street and squares and not blocked it with high buildings.

### **Shops**

- The shops should provide what the community needs and requires – not mobile phone shops, estate agents & building societies. More fresh food shops & traditional Woolworth's.

### **Housing**

- 280 habitations (along with all the other things you want to squash in) seems far too dense and you may well end up with a slum

### **Transport/Access**

- Car Parking: It will be impossible to sell units without adequate parking for residents and visitors. Developers have no idea of the manner in which people want to live.
- There should be car parking space for each housing unit – otherwise residents will just park in surrounding streets. Public Car Parking not so important within the life of the project non-resident cars will have to be excluded from the city.
- The coaches from abroad need to unload on the Guildhall side & although our buses are using the Broadway coaches using our facilities should make it known to drivers 20 minute limit
- Your commonsense and mathematical ability is poor, given that 280 new houses, of which 100 are affordable – are to have 140 car parking spaces when at least 280 will be needed is obviously nonsense. All need to work to afford the mortgages & very few will work in the city – people allowed to visit out of town shopping facilities. Public spaces will be increased from 279 to 330 – a generous increase of 51 for numerous shops and entertainment units. I note that in your brochure you state that 364 Residential Units are to be built which only compounds the issue. Finally, you are trying to fit a giant into a pint pot which has never worked.
- If the town centre is to proposal, it must have 24-hour high-rise public car parking & frequent day & evening radial bus services, supplemented by circular am night service, to compete for shopping & entertainment use.

### **Facilities**

- Toilet facilities not up staircase

### **Miscellaneous**

- We must be told what contribution/loss will be incurred by council tax payouts. This council is extremely vulnerable if it promotes one developer only.
- The people of Winchester should be given a choice of schemes from rival developers. The site is important enough for a nation-wide tendering process, if not international.
- The models on display were too small and were unlabelled and so not a great deal of help. Architects plans are fine for architects but not always totally helpful to the general public. I do not expect the public's comments to have any more effect than with the Brooks centre.

## **No age given**

### **Architecture/Style**

- The buildings are too large and blocky for the area. Smaller buildings and more open spaces would be better.

### **Transport/Access**

- There should be no bus station but friendly, sheltered bus stops for the P & R system. Interchange with country and national coach services, crew facilities etc at the P & R car parks. KEEP CARS OUT OF THE CITY CENTRE and give free access for P & R. At least one more P & R car park needed.
- As a bus driver, I would say the bus station is far too small in the new development. It should provide more space for vehicles, or will become very congested.
- New offices, (if any) should be out of town (transport problems.)

### **Miscellaneous**

- The whole development seems to be designed for developer profit
- There should be no space for council offices 1) It smacks of collusion with the developers 2) The Council should rein in its growth. Council tax is already too high
- If you are going to combine all of your offices into one area fine! Any released office space like Avalon House should be knocked down and combined with the multi story car park and the surface car park to make a proper entertainment area