



VIBRANCY

The proposal will add new facilities for Winchester, to enable the station area to make a positive contribution to the city, beyond just a functional transportation purpose.

The Station Approach sites present a unique chance to benefit from a large volume of people flowing through the area. The opportunity to capture this passing trade can lead to the creation of a new vibrant 'Station Quarter', activated by places to eat, meet, drink, work and play. Combined with adding new ownership of the area from on-site businesses and residents, this can lead to a safer, more welcoming and more populated place to be.

ANIMATING STATION APPROACH

The success of external urban spaces is often dependent on the activity within the surrounding buildings. The opportunity for office use at Carfax should draw key employers with diverse workforces to populate the site throughout the day. This supplements the morning and evening travelling footfall of commuters. Community facilities may also be appropriate on the Cattlemarket site to support people living in the new homes and to benefit existing communities.

A cafe or bar located in the old Registry Office opposite the station could be a popular spot for people to gather or wait before continuing their travels; particularly if outdoor seating is available in the newly pedestrian-friendly area. The bar's evening operations, along with a potential mini supermarket next door, would provide active frontages. This activity could enhance the sense of safety around the station forecourt into the evening.

The Hampshire County Record Office building is a significant feature next to the development site. The building's use does not currently attract footfall, or income.

However, improving the diagonal route behind the building and repurposing the existing spaces facing onto the current garden could improve public outdoor space. It could provide a viable public cafe / informal work space use, helping bring to life the new external public space.

The Cattlemarket site presents an opportunity to create a small pocket park across from the existing Tesco supermarket. This park could be enhanced by a coffee shop or cafe on its southern side. Further into the site, a more peaceful area shielded from traffic and surrounded by preserved trees off Worthy Lane could be an ideal location for a children's playground. The existing small building in this area could be renovated to provide a community space.

ACTIVE FRONTAGE OF BUILDINGS TO KEY SPACES

'Active frontage' means buildings where the internal use is visible from the street through doors and windows

COMMUNITY FACILITIES

