

Introduction

About the project

The **Central Winchester Regeneration** (CWR) area is set to unlock a new wave of potential for Winchester – representing an exciting opportunity to create a vibrant, mixed-use quarter at the heart of the city. Our shared ambition is to deliver new homes, public spaces, and local amenities that reflect Winchester’s unique character and history, while creating a more sustainable and accessible city centre for everyone.

Who we are

In collaboration with Winchester City Council, the landmark project is being delivered by *Jigsaw by Partnerships & Places*, the development partnership responsible for the regeneration project. Sustainable developer igloo Regeneration, a partner in Jigsaw, is leading the project.

About this engagement process

We’re continuing the conversation about the future of Central Winchester.

What this covers:

- Movement and access through the city centre
- Sustainable transport and the future of bus services
- The vision for public spaces and streets

What it does not cover today:

- The detailed appearance or design of individual buildings

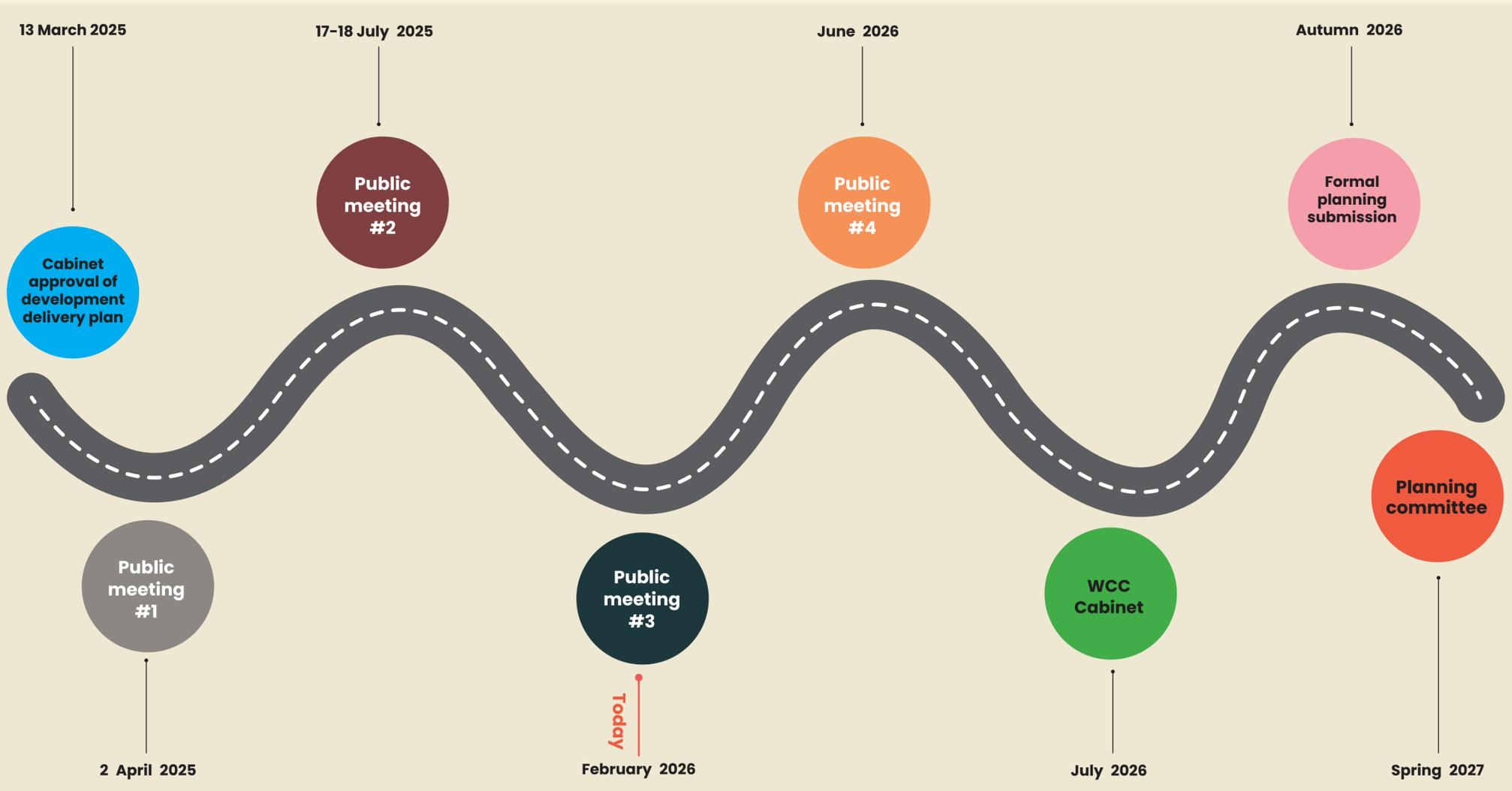


Scan the QR code to provide feedback, or revisit the details shared in our previous engagement events.

We welcome any comments and questions as we work to shape the future of the city.

Meet the team

 Lead developer	 Architect / Public realm	 Architect	 Planning consultant
 Development partnership	 Lead architect	 Townscape / Heritage	 Transport / Movement
 2 April 2025	 17-18 July 2025	 February 2026	 June 2026
 13 March 2025		 July 2026	 Autumn 2026
		 Spring 2027	



The site and scope

Our design thinking looks at the area as a whole; homes, workspaces, public spaces, and routes that make the city centre easier to move through and enjoy.

The emerging masterplan proposes:

Around 250 new homes

Approx. 6,000 sq ft of commercial space for local businesses

Green, accessible public spaces for everyone

Sensitive response to local heritage, enhancing important views

Targeting ambitious sustainability goals

Existing site plan



Improving cycle and pedestrian permeability through the site

With the highest quality design standards

A focus on climate resilience

Facilitating future infrastructure

The site includes the CWR area and the adjoining “yellow land” – the area of joint works being brought forward in collaboration with Winchester City Council and partners.

Public realm and landscape



Our vision:



1. Water play



2. Green routes



3. Topography



4. Ecological public realm



5. Structures for shade and shelter



6. Flexible spaces



7. Good crossings



8. Informal planting



9. Animating edges



10. Urban kiosks

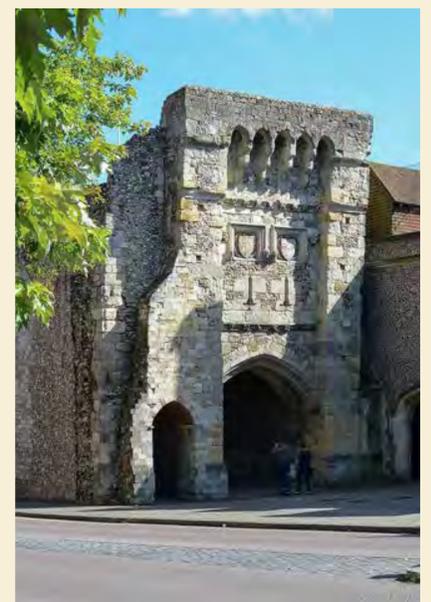
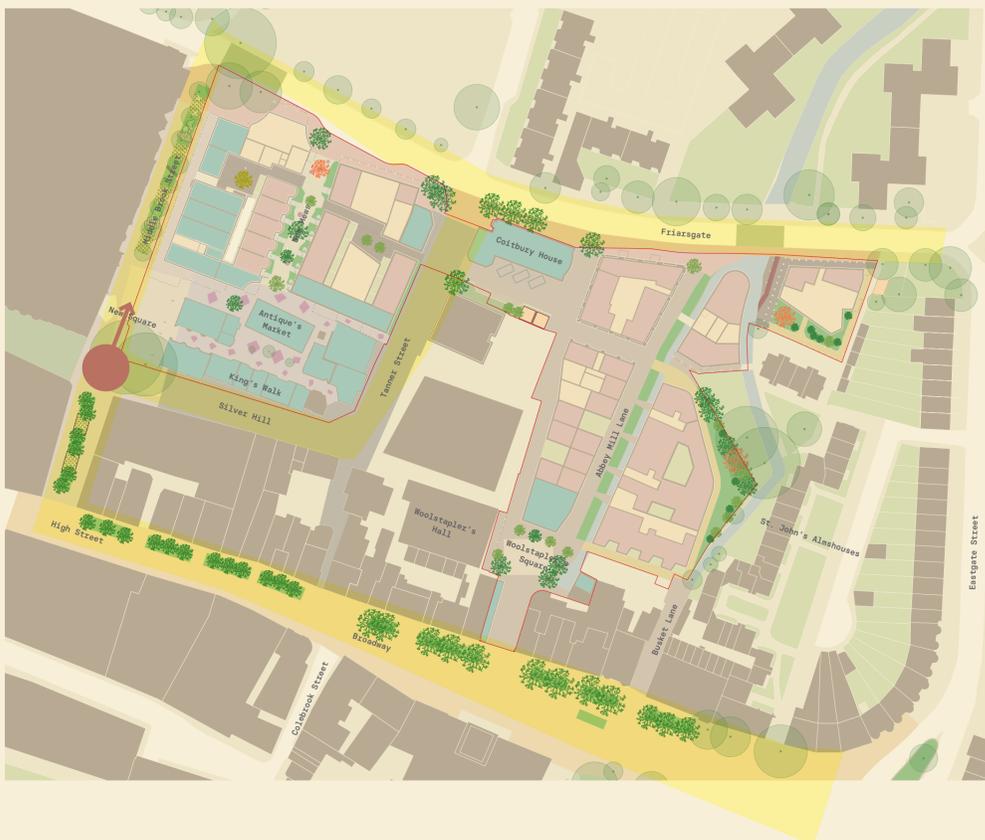
Middle Brook Street (Artist's impression)



Reinvigorating Middle Brook Street with shops and cafes

A generous colonnade builds on Winchester's existing character

A mix of uses activate the public realm creating a vibrant quarter



A new, civic frontage and generous colonnade builds on Winchester's strong character of colonnades and landmark masonry figures, enriching Middle Brook Street and the square in front of King's Walk.

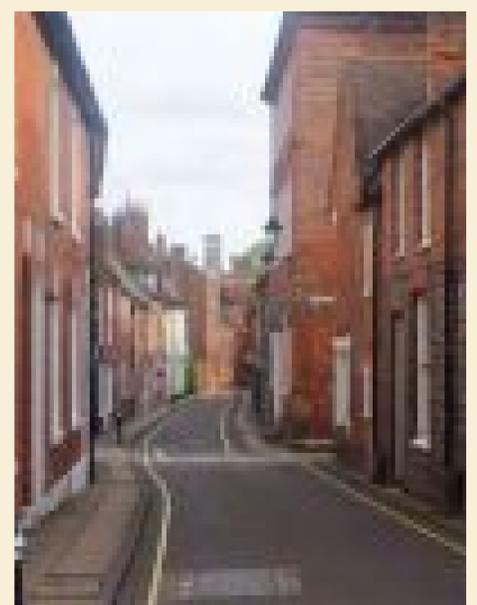
Antique's Market (Artist's impression)



People living in the heart of the city

New entrance makes it a truly public building

New passageways open up a route from Middle Brook St. to Tanner St.



The masterplan builds on the rich and varied character of Winchester's public realm, establishing a range of generous squares and intimate routes which meander through the city centre.

Friarsgate (Artist's impression)



Active frontages, new pedestrian crossings and traffic calming measures re-imagine Friarsgate as a route with cycle and pedestrian friendly connections into the city centre.

Abbey Mill Lane (Artist's impressions)



A new North-South route frames views towards the Guildhall

The new pedestrianised route follows the path of the opened-up waterway

Residential entrances enrich the streetscape with domestic life



Abbey Mill Lane follows the route of the newly-opened waterway, creating a key North-South connection that frames views towards the Guildhall and improves connectivity into the city centre. This lane is distinctly pedestrian friendly and ecologically rich in character and designed for people – lined with residential entrances, vehicle movements kept to a minimum (servicing and emergency only), and the sound of running water as it flows south.

Woolstapler's Square (Artist's impression)



Woolstaplers Hall given a renewed prominence on the public square

Play integrated into everyday public space

A generous south facing public space across from the Guildhall



Woolstapler's Square is envisaged as a vibrant destination which will help to catalyse and reinvigorate the east end of the Broadway. With minimal vehicle movements, this is a child-friendly zone with the potential for integrated play, pop-up markets, and seating spilling out from ground-floor commercial use. On axis with the Guildhall, the architecture has a civic quality that is brought to life by balconies which provide shade and amenity to this south-facing facade.

Uses: Ground and typical upper floors



- Residential
- Retail/commercial
- Ancillary/circulation



Bus movement: Phase A



Phase A (current)

Phase A will be the first stage of delivery – setting the foundations for the wider regeneration.

This phase includes highways and public realm improvements needed to support the interim bus solution and early construction works.

Key improvements include:

- Upgrades to Friarsgate, The Broadway, Tanner Street, and Silver Hill
- Enhanced pedestrian and cycling routes
- Improved bus shelters and real-time information displays

We will work closely with bus operators and Winchester City Council to minimise disruption during construction and maintain smooth transport connections.

Bus movement: Phase B



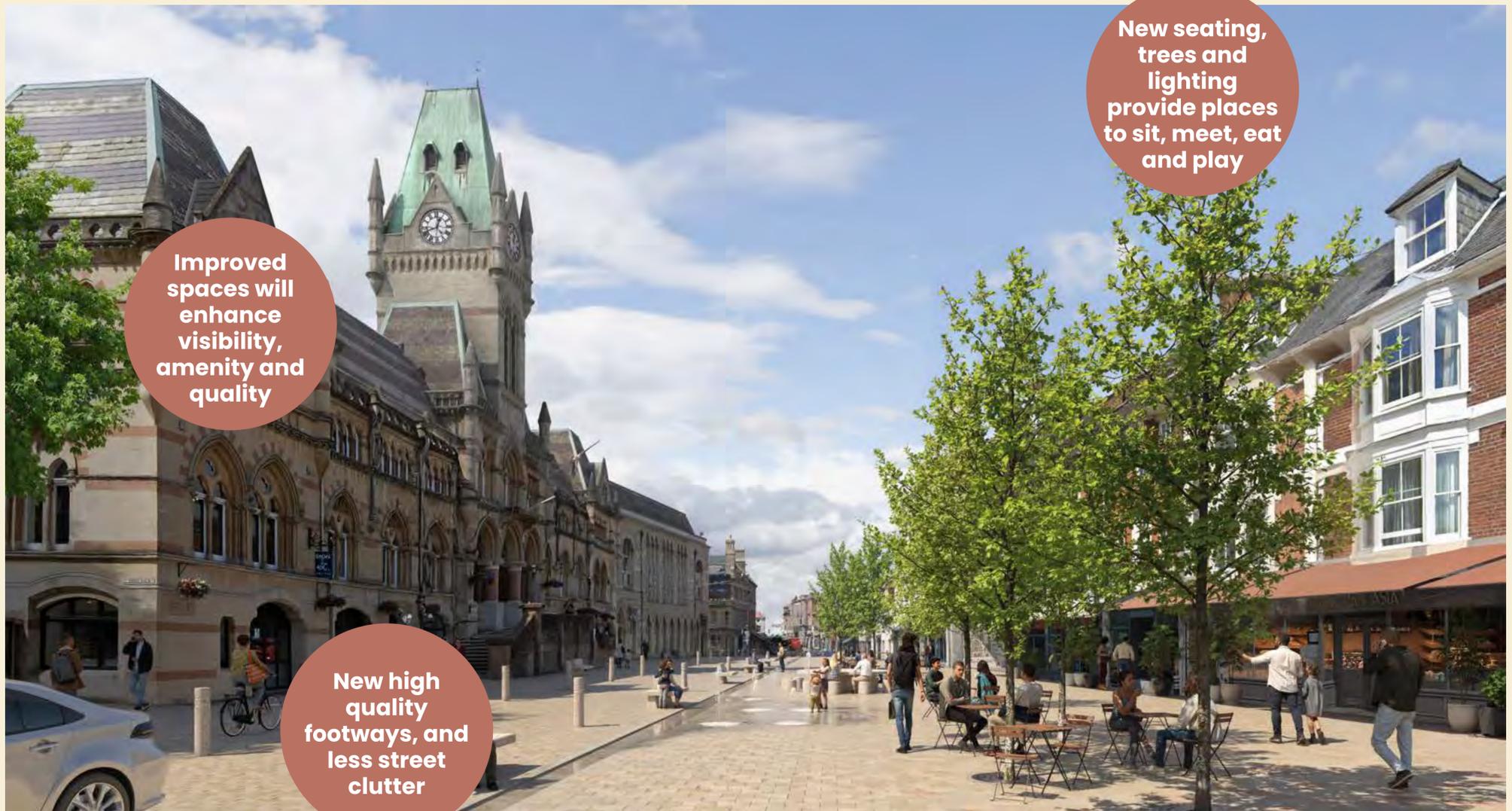
Phase B (estimated 2029)

Once buses are operating on their proposed new interim routes, work will begin on redeveloping the existing bus station site.

This will open up the area to create new public spaces, homes, and access to the River Itchen, transforming a currently hard-surfaced area into a lively, green, and accessible destination in the city centre.

This phase will form the heart of the regeneration, bringing together sustainable living, local enterprise, and great public spaces.

The Broadway (Artist's impression)



Improved spaces will enhance visibility, amenity and quality

New high quality footways, and less street clutter

New seating, trees and lighting provide places to sit, meet, eat and play



The Broadway is a core part of Winchester and will be key to improving access for the new development and public spaces. In a substantially improved state, The Broadway would fulfill its potential as a world-class public space for pedestrian use; a place of arrival and a spine that connects the heritage assets of the Guildhall and the Cathedral grounds and green spaces.

The Broadway (Artist's impression)



New pedestrian-friendly spaces provide a world-class environment

Safer design for service vehicle and cycle routes

Decluttered to reveal King Alfred statue, improving connectivity to surrounding spaces



In a substantially improved state, the Broadway would change its status from a road dominated by cars and buses (with some pedestrian and retail uses) to a world-class public realm providing long views, legible, safe access throughout, new tree planting, high-quality footway materials and civic street furniture. Whilst some vehicular access may still be accommodated, the whole street would become safer, inviting, useful and accessible to all users.