

Central Winchester Regeneration



Community engagement June 2026

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 (WCC), the landmark project is being delivered by Jigsaw by Partnerships & Places, the development partnership responsible for the regeneration project. Sustainable developer igloo is leading the project, alongside a team of award-winning architects, designers, and consultants.

About this engagement process

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

What this covers:

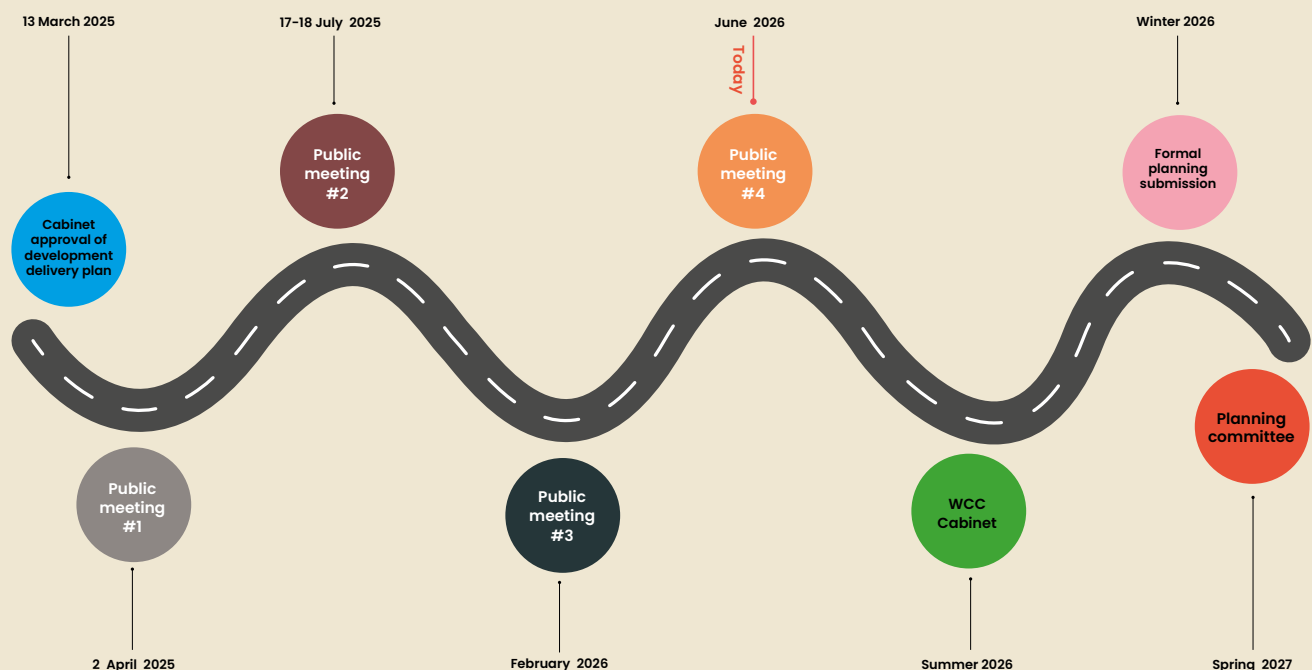
- A focus on Phase One, including design of the buildings and public realm, which will be submitted in detail within the planning application later this year.
- Updated CGIs based on the latest design progress and community feedback.
- Strategies for the entire CWR site, including the latest progress on new bus infrastructure and key walking and cycling routes.

What it does not cover today:

- Phase Two final building or public realm designs – although indicative building shapes are shown.
- Planning application drawings (which will be prepared inclusive of feedback from this engagement).

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

Development timeline



The site and scope

We will be submitting a hybrid Planning Application with Phase 1 in Detail and Phase 2 in Outline.



Phase 1 includes:

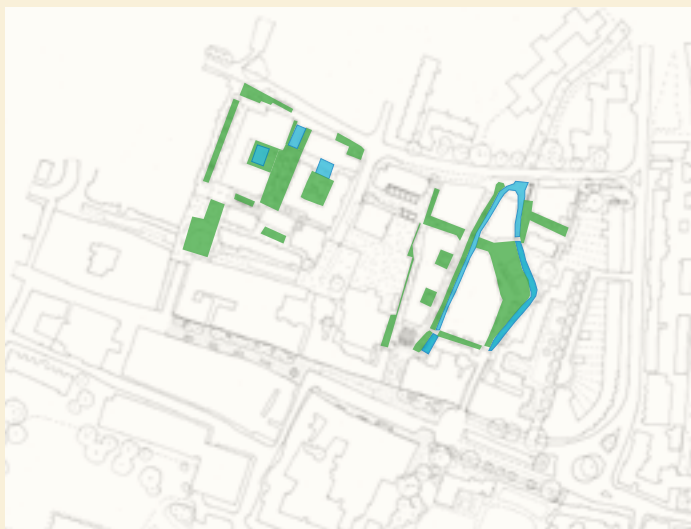
- The considered refurbishment of Kings Walk and the Nutshell to provide commercial space for local businesses and new homes on upper floors.
- The redevelopment of the former multi-storey car park and Middle Brook Street building to provide new shops and new homes.
- New public realm including cycle and pedestrian routes, green space and areas for public enjoyment.
- In total Phase 1 will deliver circa 120 new homes and 25,000 sq ft of commercial space.
- The images you see today are our latest designs for these building. Your feedback will be incorporated into the final designs for the planning application.

Phase 2 includes:

- The redevelopment of the former Friarsgate Medical Centre and the bus station to provide circa 115 new homes and commercial space.
- The delivery of a new public square, and new cycling and pedestrian routes between Friarsgate and the Broadway, along a reopened section of the river.
- Refurbishment of Coitbury House for flexible and temporary uses.
- The detailed design of Phase 2 along with associated images will be available for review and comment at a future engagement event.

Site strategies

- Outdoor play
- Cycling and walking route
- Proposed new bus infrastructure



Our vision:



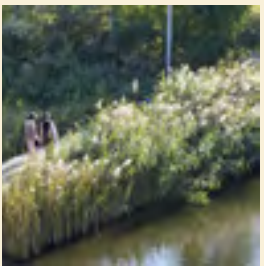
1. Water play



2. Green routes



3. Topography



4. Ecological public realm



5. Structures for shade and shelter



6. Flexible spaces



7. Good crossings



8. Informal planting



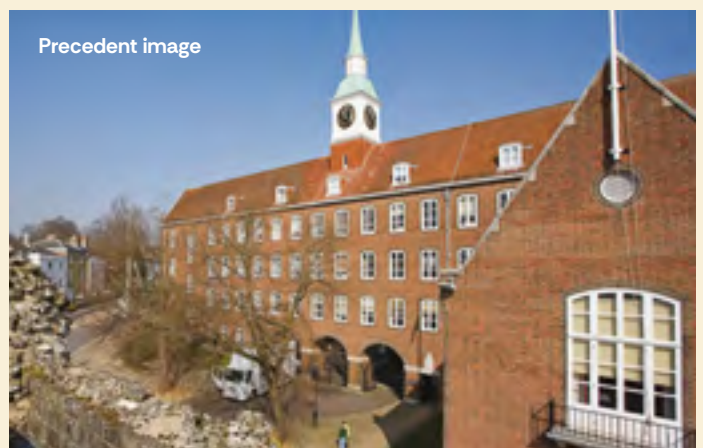
9. Animating edges



10. Urban kiosks

Friarsgate / Middle Brook Street

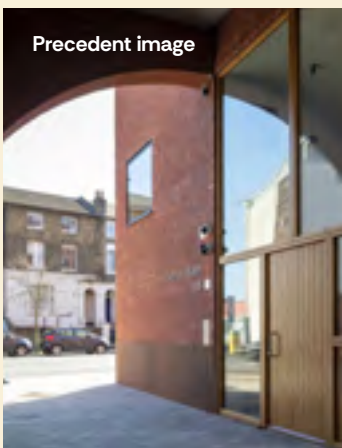
(Artist's impression)



A reimagined connection between Friarsgate and Middle Brook Street, providing protected access to new retail openings and enhancing the setting of existing established trees alongside new homes.

Middle Brook Street

(Artist's impression)



Prominent opening of a key new route and sightline between Middle Brook Street and Tanner Street, taking in the Antiques Market. Considered relationship with the retention of Kings Walk and building design with breaks in the roof line to provide character and variety.

Middle Brook Street

(Artist's impression)



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 Kings Walk.

Mews Street

(Artist's impression)

Breaking buildings down to allow light into public and private spaces



Terraces of houses with their own front doors

A softer space for the city and its residents



Precedent image

New green space woven into the core of the city with light filled spaces for both public and private enjoyment. New housing provided in terrace arrangement with their own front doors.



Antiques Market

(Artist's impression)

Quality
outdoor space
for residents



Clear
connection
between Tanner
Street and Middle
Brook Street

Creating active
ground-floor use
to animate the
public realm



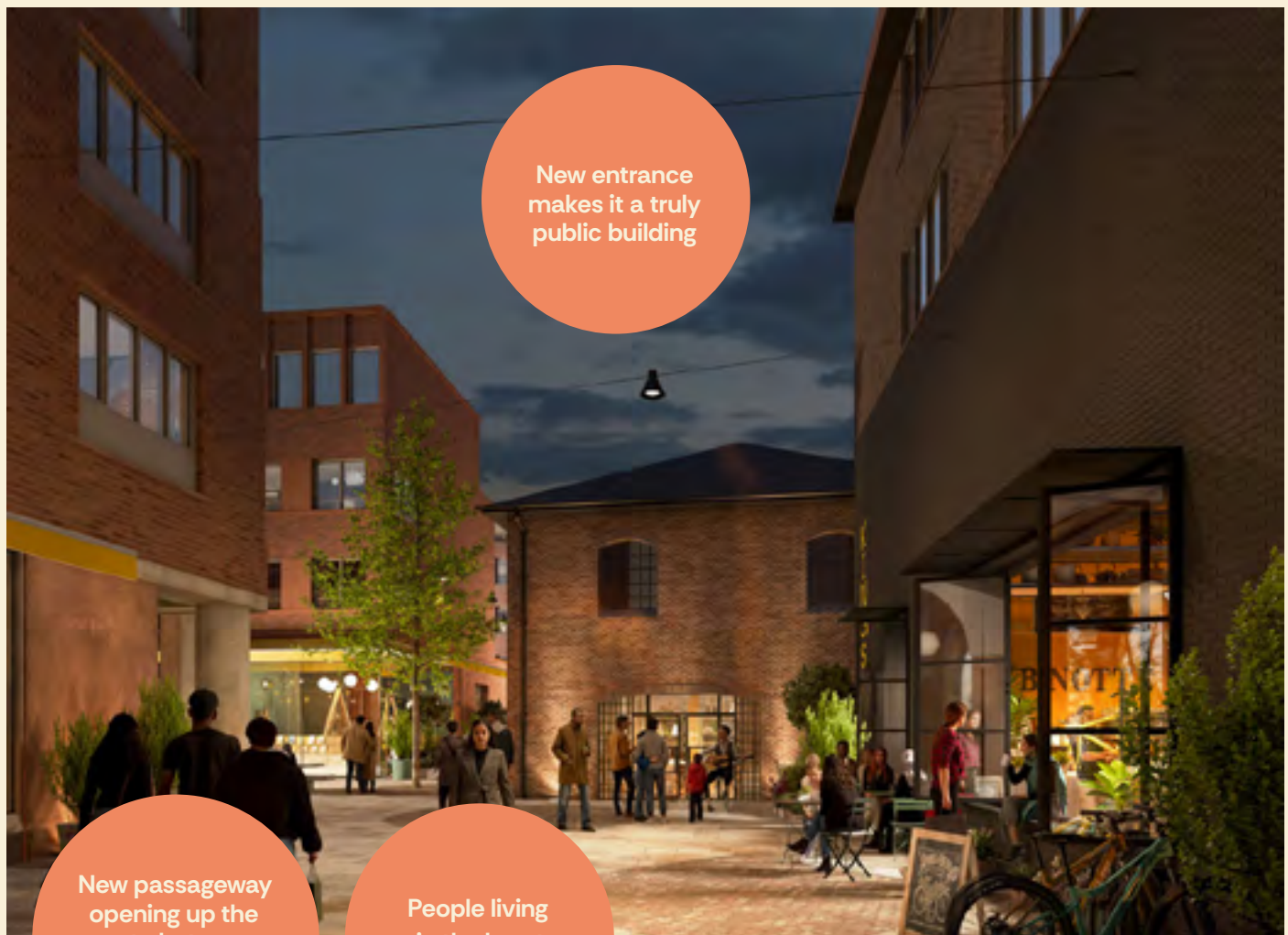
Precedent image

New public space in the city centre providing areas
for both public enjoyment and key connecting routes.



Antiques Market and Kings Walk

(Artist's impression)



New entrance
makes it a truly
public building

New passageway
opening up the
route between
Middle Brook Street
and Tanner Street

People living
in the heart
of the city



Previous artist's impression



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.

Tanner Street

(Artist's impression)

Creative
re-use of Kings
Walk for housing

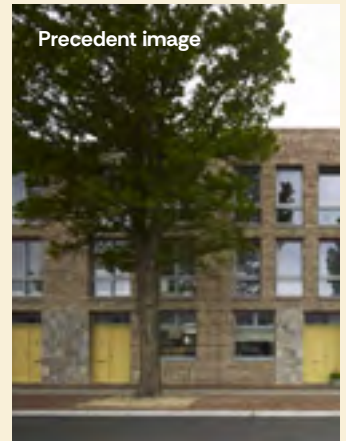
Terraces of
housing with their
own front doors

Strong
connection to
Tanner Street

Precedent image



Precedent image



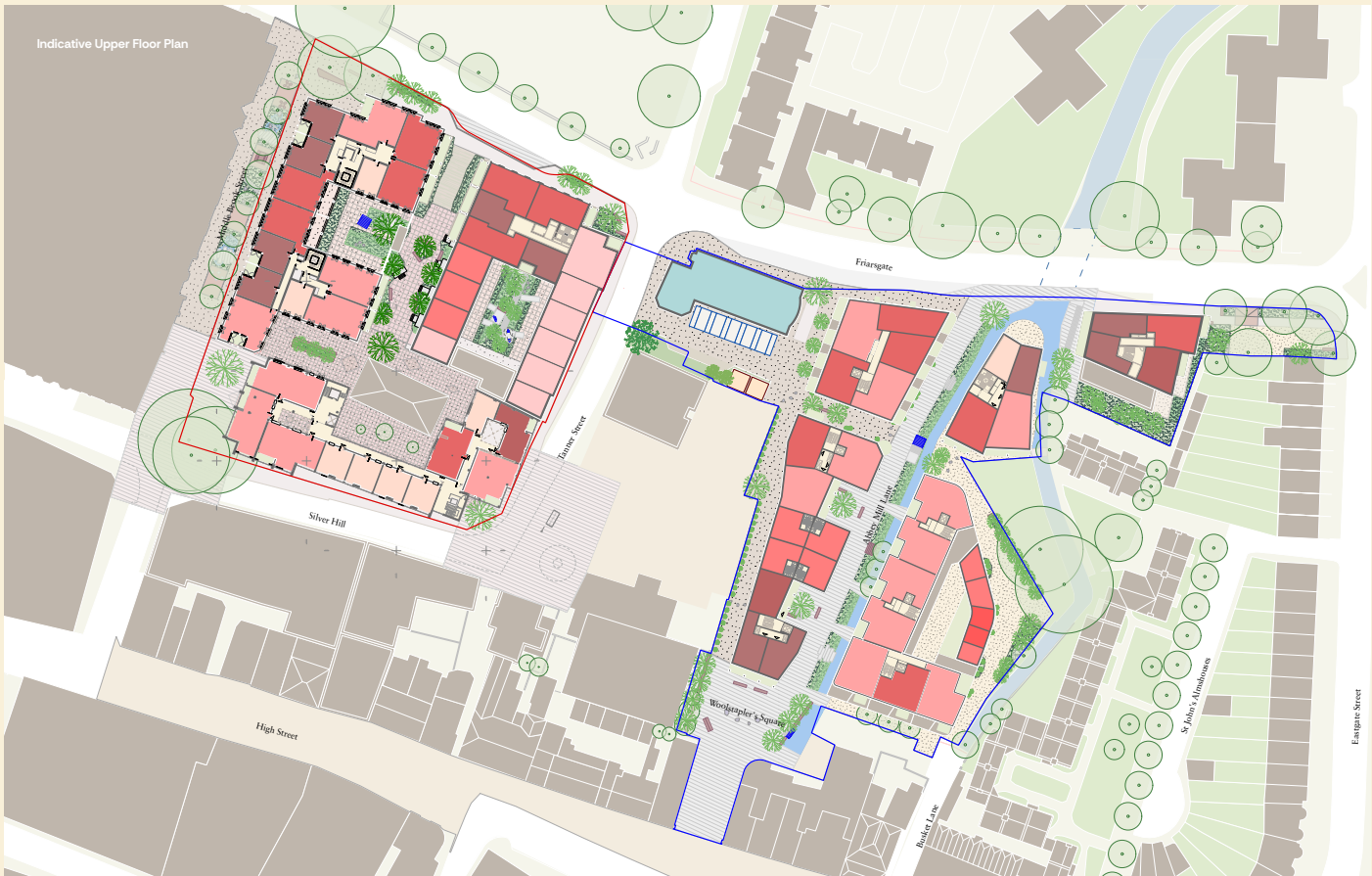
Terraced housing with private front doors will activate and connect with Tanner Street, with building design reflecting traditional characteristics seen and felt elsewhere in the historic core. Clear visibility between Tanner Street and Middle Brook Street will enhance the connection between the two routes.



CWR Site Layout

Detailed vs Outline

- Commercial
- Residential



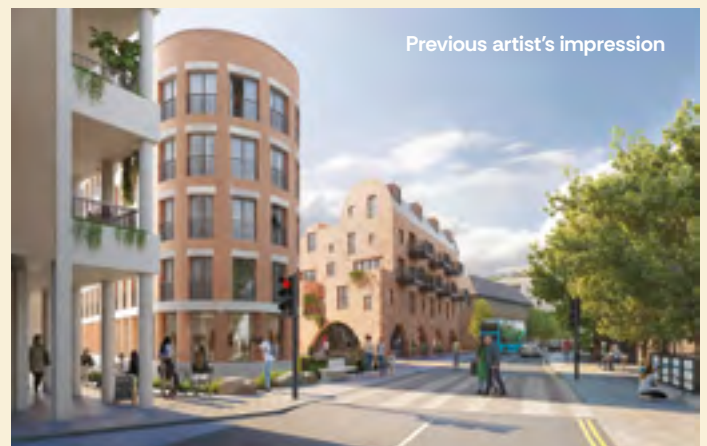
Outline Phase | Friarsgate

(Artist's impression)



Loggias and balconies shade outside life

Setting back buildings to allow the street and waterway to breathe



Previous 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.



Outline Phase | Abbey Mill Lane

(Artist's impression)



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

Residential entrances enrich the streetscape with domestic life

A new North - South route frames views towards the Guildhall



Outline Phase | Woolstaplers Square

(Artist's impression)



Previous artist's impression

Woolstaplers 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.



Meet the team:

Jigsaw

by

Partnerships  Places

Development partnership

igloo

Lead developer

PETER BARBER
ARCHITECTS

Architect

Henley Halebrown

Lead architect

**MONTAGU
EVANS**

Townscape / Heritage


expedition

Engineering

 **Stantec**

Planning consultant

**East
architecture
landscape
urban design
east.uk.com**

Architect / Public realm

momentum
transport consulting

Transport / Movement

How to give feedback:

If you'd like to give feedback or
share any future questions,
we'd be delighted to hear
from you at

info@partnershipsandplaces.co.uk

Or via the below QR code

Contact:



Extended timeline

**Planning
Submission**
Winter 2026

**Planning
Committee**
Spring 2027

**Phase 1
Enabling
Works**
Summer 2027

**Phase 1
Construction
Starts**
Spring 2028

**First new
homes
available
to reserve**
2029