

MODERNISING
WINCHESTER
AND THE
ST.
MAXIMILIAN'S
ALMSHOUSE



ABSTRACT

As a studio, we were tasked with creating an urban plan for the city of Winchester, with the brief of creating “Visions of Utopia”.

This was undertaken in different scales of planning; first on Regional & Neighbourhood scales (Volume 1), then on a Block scale (volumes 2 & 3).

The main issue I chose to address for my Urban scheme is the anti-social behaviour and homelessness in the city. I addressed these issues through four main aspects: Historic Preservation, Transport & connection, Environmental Integration, and an increase in leisure facilities.

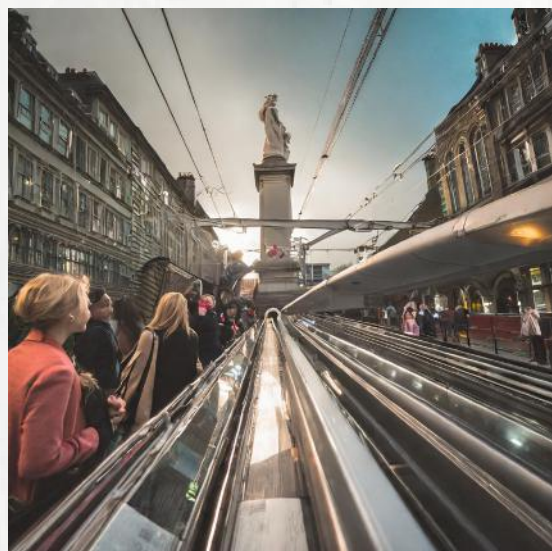
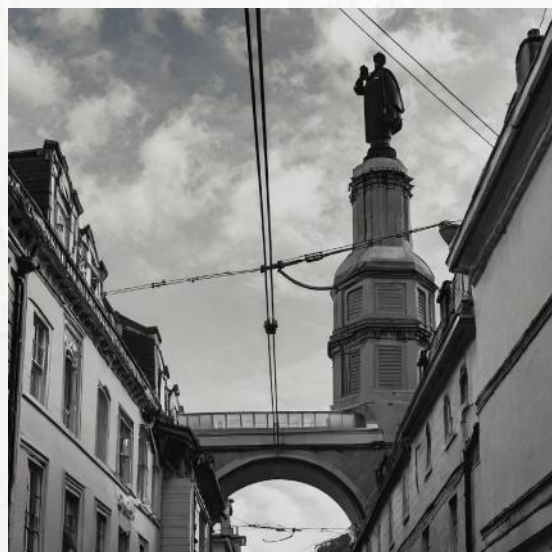
I've also re-purposed the main city bus station site (and surrounding derelict buildings) to house a park & events space, containing a new public watermill and car parking, creating a social area, incorporating the new main monorail station into the space, as well as an extension to the existing Almshouse property; including the river Itchen into their property as well as the addition of a new building where the bus station once stood, the 'st. Maximilian's Almshouse', focused on creating a safe space for those who have been displaced from their homes, or possibly youths with no current residence, as well as those seeking employment.

I believe that through my design interventions, I have created a more thoroughly connected and more pleasurable city to live within, allowing all ages and demographics to co-exist inside the 'walled city'.



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VOLUME 1

g

West gate

f



South gate

e





b

n gate

Water gate

H

Forum

East gate

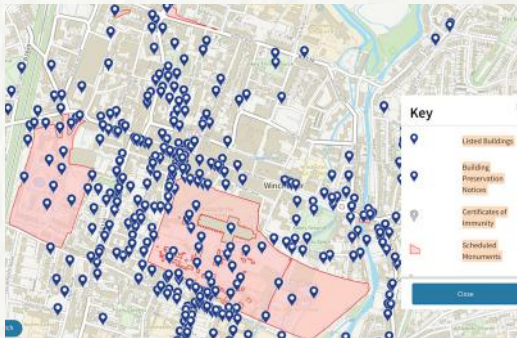
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d

k

WINCHESTER

UNDERSTANDING WINCHESTER



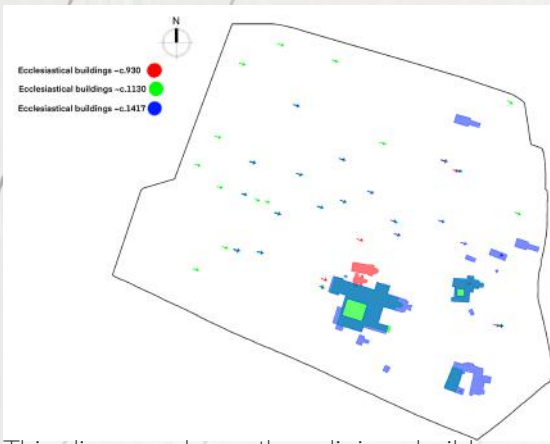
This is a map displaying all of the listed buildings in and around Winchester, which I will be keeping in mind, not to impact with my interventions.

The river Itchen is the most important chalkbed river in the UK partly because of the variety of aquatic species living within, and partly because of the transport options it provided to other towns further up the river. The Itchen reaches from Southampton to New Alresford.

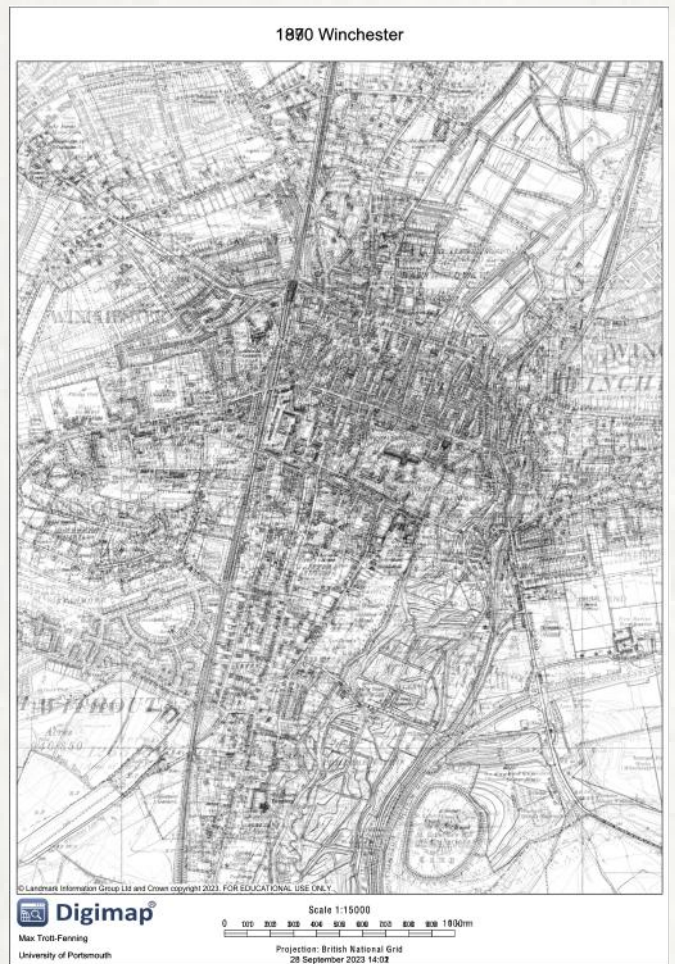
Winchester also holds connections with other Burghs across Wessex, created as heavily defended areas to stand against Viking invasions. Winchester also has a Twin City in Northern France called Laon.

This documents one of many visits to Winchester I made, understanding the local culture, identifying iconic landmarks, and scouting potential sites for development.



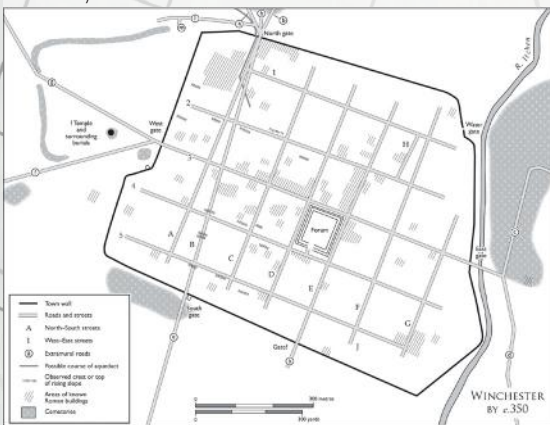


This diagram shows the religious buildings within Winchester's walls as well as the time periods they existed in, showing a clear concentration in the South-East of the walled city



This diagram displays the growth and expansion of Winchester from 1870–1980. The darker the illustration, the older it is.

This depicts the historic wall and city grid laid out ~2000 years ago, which is still used to this day.



WINCHESTER'S

HISTORY & CULTURE



Table 5.9: SWOT Analysis Summary

Strengths	Weaknesses
Affluent catchment area.	Traffic congestion.
Established commercial and business centre.	Continued pressure for parking within the PSA.
Attractive historic centre and high quality environment.	Limited choice of larger footprint units.
Established tourist industry.	Narrow streets in places with 'pinch points' for pedestrians / those with mobility issues.
High quality retailers and food and beverage offer.	Limited commercial leisure offer e.g. multiplex cinemas & Ten-pin bowling.
Good mix of units in historic and modern premises.	Conservation and heritage building limit scope for development.
Good mix of national multiples and independent retailers.	
Established street markets.	
Low vacancy levels.	
Continued demand for space in smaller units.	
Central bus station and availability of park and ride.	
Successful Business Improvement District in place.	
Free parking in the centre on Sundays.	

Table 5.8: Suggested improvements to encourage more shopping visits to Winchester Town

Household Survey Responses (Study Area)	In-Centre Survey Responses
Nothing (38.6%)	Nothing (30.7%)
More national multiple shops / High Street shops (17.2%)	More independent shops (25.3%)
More independent shops (17.1%)	More national shops/ high street shops (14.7%)
Free car parking (6.4%)	More/ better value or affordable shops (8.0%)
More / better non-food shops (4.0%)	Not as many cafes/ coffee shops (8.0%)
	More/ better food shops (4%)

Table 5.7: Perception of town centre facilities

	Very good	Quite good	Neither good nor poor	Quite Poor	Very Poor	Don't know
Availability of parking	0.7%	50.7%	10.7%	15.3%	1.3%	21.3%
Parking charges	0.0%	2.7%	31.3%	29.3%	16.0%	20.7%
Traffic congestion	0.0%	0.7%	13.3%	50.7%	32.7%	2.7%
Public transport services	8.0%	83.3%	12.7%	0.7%	0.0%	15.3%
Personal safety	70.0%	27.3%	2.7%	0.0%	0.0%	0.0%
Range of shops and services	88.0%	30.0%	1.3%	0.7%	0.0%	0.0%
Quality of shops and services	51.3%	46.7%	0.7%	0.0%	0.0%	1.3%
Click & collect services/ pick up points	18.0%	8.7%	2.0%	0.0%	0.0%	71.3%
Daytime entertainment/ leisure facilities	84.0%	34.7%	0.7%	0.0%	0.0%	0.7%
Evening entertainment and leisure facilities	49.3%	29.3%	1.3%	0.0%	0.0%	20.0%
Town centre events	67.3%	31.3%	0.7%	0.0%	0.0%	0.7%
Liveliness/ street life/ character	72.7%	27.3%	0.0%	0.0%	0.0%	0.0%
Quality/ number of places to eat and drink out	78.7%	20.7%	0.0%	0.0%	0.0%	0.7%
General shopping environment	76.0%	22.7%	1.3%	0.0%	0.0%	0.0%
Street markets	8.7%	95.3%	35.3%	10.7%	1.3%	8.7%

The general consensus from the Winchester Council's SWOT Analysis is that there are few pressing issues within Winchester, the only things people complain about are the lack of parking and traffic congestion. From other reports, I have found the citizens of Winchester also feel there is a problem with homelessness and especially anti-social behaviour—likely due to students in the city having no recreational outlets or facilities.

IDENTIFYING WINCHESTER'S OPPORTUNITIES

URBAN STRATEGIES

MAIN DESIGN PRINCIPLES

Space & Function

- Identify community needs & plan them into the space to encourage popularity & self-policing
- Identify particular groups (youths, dog walkers etc) who might carry out 'anti-social' activities. Can they be better accommodated within the design?
- Locate functions & activities appropriately (where to place seating for the elderly, childrens play or bike track)
- How do the functions interact (do the elderly have to walk past the youth centre to reach seating?)
- Design the space to reflect the functions & activities
- Plan in potential fire breaks as well designed, multifunctional, integral spaces

Character & Sense of Place

- Keep the design low-key and natural in appearance to create a friendly, informal environment
- Plant natural barriers which can be as effective as fences
- Establish attractive environments with diversity in spaces & species
- Add winter colours and shelter to encourage use all year round
- Plan spaces to make the most of aspect & shelter to encourage 'sitting', not just 'passing through', which makes for better security

Views & Visibility

- Make sure vulnerable areas are visible, providing passive surveillance
- Design sight lines & inter-visibility between spaces
- Avoid long corridors with 1 exit as well as lengths of narrow, closed in spaces and blind corners
- Create wide welcoming access points with clear sight lines at the entrances
- Avoid open spaces as they're unwelcoming and exposed

Access

- Pre-plan for issues by planting scrub & trees to limit access & free movement of vehicles
- Develop dedicated sites for bikes, working with the local community
- Plan fenced dog-free areas for play or fenced dog walking runs
- Create easily accessible footpaths with lighting if necessary to encourage use by everyone at all times

Strategies for Engaging the Community

- Engage the Community
- Designing spaces & structures
- Managing
- Target Hardening: Trying to make the facilities nearly indestructible
- Place Making: Utilising good design, attractive new facilities and proper maintenance to create places and spaces that people will use



Architecture that Alienates

Park benches and pavements are common residence for the homeless. For many, this is unacceptable, so the practice of hostile architecture is employed in order to make public spaces impossible for one to rest in.

These designs are meant to prevent sleeping in public spaces however, there is little evidence to suggest that this approach is an effective long term measure, it does suggest however, that its in fact more expensive than housing the homeless instead. Hostile architecture hides the homeless issue, rather than addressing it. These hostile structures also limit accessibility for the non-homeless population including elderly & disabled people. Hostile design also alienates the homeless from public spaces & makes the communities less cohesive.

Anti-Hostile Architecture

Companies such as "RainCity Housing" tackle housing issues through various programmes. They gained attention through their bench campaign in which public benches were converted into temporary shelters with extendible roofs to protect sleepers from the weather. These shelters also raise awareness against hostile designing, along with overdose prevention sites, peer-witnessing programmes and supportive housing shelters. A separate company; Ulmer Nest, have launched a pilot project of solar-powered sleeping pods. These are meant as last resort options for homeless people or those without access to shelter.



FOUR PILLARS OF MY MODERNISATION STRATEGY

HISTORIC PRESERVATION:

- Whilst trying to modernise the city, i will be respecting the heritage within, making sure not to disturb any historic buildings
- the monorail I am installing will be in the path of the original Winchester Great Wall, reinstating its previous name of "The Walled City" (without actually preventing entry)

LEISURE

ACTIVITIES:

- I will be introducing leisure centres at multiple points around mostly Northern central Winchester to provide a space for the youth to hang out.
- Some new sites as well as some leisure centres will double as event spaces as well, for both old and new generations to enjoy as well as attract tourism to the city
- The monorail system will also provide an element of tourist interest
- The act of placing most leisure facilities and event spaces in the Northern sector of Central Winchester will act as a soft divide between old and young groups of people so neither are disturbing the other, as most historic attractions and activities enjoyed by older generations are already located in Southern Central Winchester.

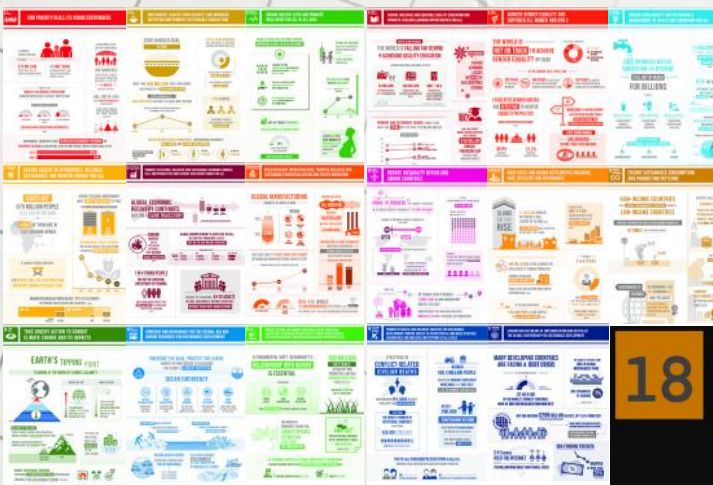
INTRODUCING NATURE INTO THE CITY:

- I will be introducing a nature highway going through North central Winchester, spanning from East to West, connecting the two 'natural' areas either side
- The nature corridor will also be introducing forestry and nature into the centre of the city, hopefully making people more aware of being environmentally conscious in every day life

CIRCULATORY CITY TRANSPORTATION:

- I am installing a monorail system along the entire outskirts of central Winchester, allowing better access from the outside, in, and increasing footfall away from the High Street
- I will be relocating the central bus station further towards the Winchester train station to provide a smoother transition between public transports and an easier travel through Winchester. A monorail platform will also be at this location

SUSTAINABLE DEVELOPMENT GOALS



SDG 18:

My 18th Sustainable Development Goal addresses multiple issues affecting both Winchester and the larger population.

It focuses on inclusivity and respect within communities, fostering co-operation between all ages and demographics, whilst promoting care for the environment through sustainable construction and infrastructure methods.

Modernisation methods will be undertaken with respect to the cultural history of the location and take into account all aspects of what makes each area unique and special.

18

Modernising cities, respecting heritage and encouraging environmental and social sustainability and equality

Reducing anti-social behaviour



Updating Historic context



Reducing traffic and pollution through introducing new public transport



Creating spaces for old and young demographics respectively



Platform 2

Close to Train station
Near Nature Highway
Existing buildings: residential & commercial



Platform 1

Close to The Arc
library and
Theatre Royal
Provides transport for
Nothern half



Nat

The n
device
large
East &
as we
into c
making
Winch
attrac
visit

This p
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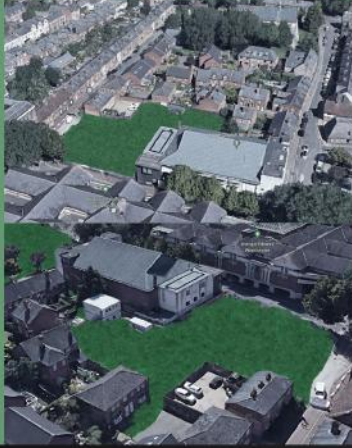


STRATEGY MAP

Nature Highway

Nature highway is a
 used to connect 2
 areas of nature to the
 & West of Winchester
 All as introduce nature
 central Winchester,
 ng the Northern half of
 nchester a more
 ative place to live and

Multiple large fields will also
 be possible event spaces



pathway has been
 fully planned to avoid
 ic buildings and will
 dged over roads

Site 2

This will be a residential block of high rise housing introducing
 new levels into the topography of Winchester.

This will act as rehousing those displaced by the other aspects of
 my urban strategy

The green field on the left of the building will also contain an
 underground car park to allow parking for the residents of the high
 rise and people visiting the nearby mall by car



Monorail station

I'm re-designing the Winchester bus station in
 favour of building a monorail station to
 reduce the amount of cars on the road around
 the high street

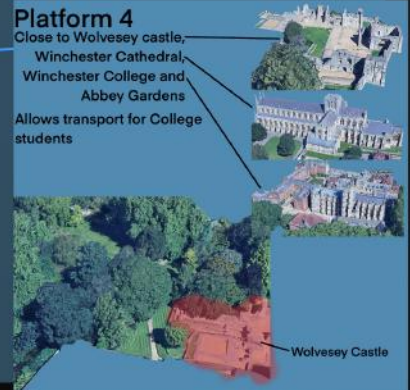
I'm also relocating the winchester bus stop close to the train
 station, next to monorail platform 2 for a smoother transition
 between services, allowing for easier transportation in and
 around winchester



Platform 4

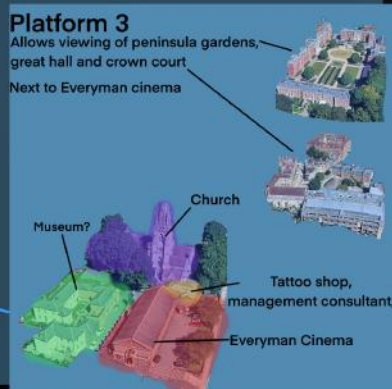
Close to Wolvesey castle,
 Winchester Cathedral,
 Winchester College and
 Abbey Gardens

Allows transport for College
 students



Platform 3

Allows viewing of peninsula gardens,
 great hall and crown court
 Next to Everyman cinema



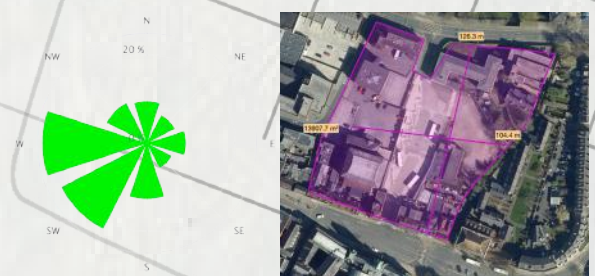
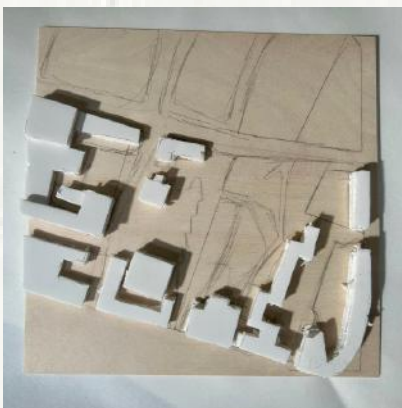
-  Monorail
-  Monorail Platforms
-  Areas of tourist interest
-  Nature Highway
-  Bridge
-  Potential leisure centre/event space



STUDYING THE SITE &

Environmental Analysis:

The most interesting aspects of the site is the access around the site from all angles, creating the opportunity for a hub of the city, encouraging an open space for ever one to enjoy together. The other intriguing aspect of the environmental analysis is the direction and intensity of noise around the site. It is surrounded by 3 very busy roads and is next to the most busy area in the city.



The bus station site is already a hub of activity, being the primary location of public transport, and being located in the very centre of central Winchester as well as having multiple access routes from all angles of the site.

There is already construction taking place on this site, implying that these buildings are already unused and therefore ideal for development.

The river spanning the length of the site also holds much potential and i feel is currently under-utilised. I understand there is an Almshouse immediately East of the site which also shares use of the river.

The housing complex North of the site seems to be in need of revitalisation and has much potential in its surrounding landscaping, containing a riverside path along with large green spaces and foliage.

VERNACULAR MATERIALS



Historic Winchester buildings, including the Winchester Great Hall



Flint House, Catling Skene de la Pea

Flint has historically used in abundance, especially in southern England where no 'good building stone' is found, and before brick-making was widely known. It has also become iconic for Winchester as many landmark buildings utilise Flint.



Slate is a historically common material, used to clad roofs.

Junya Ishigami, Serpentine Pavilion.



Timber is a common, cheap and very reliable material to use in all aspects of building such as cladding and structure.

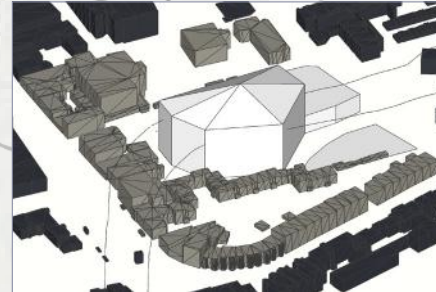
The Chesil Rectory, Winchester

Grotto Studios' Shadow House, Perth.

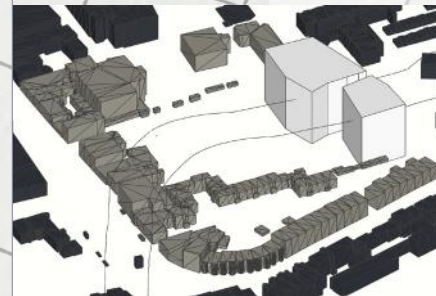




My approach to landscaping my site was to turn the river into a place 'to be'. This includes gentrifying the immediate areas surrounding it and encouraging 'riverside walks' along it, which provides a natural and inviting corridor for people to explore the Northern half of central Winchester. I will also be removing many of the unused buildings, as well as the bus station workers building, as I plan to relocate them.



Design 2



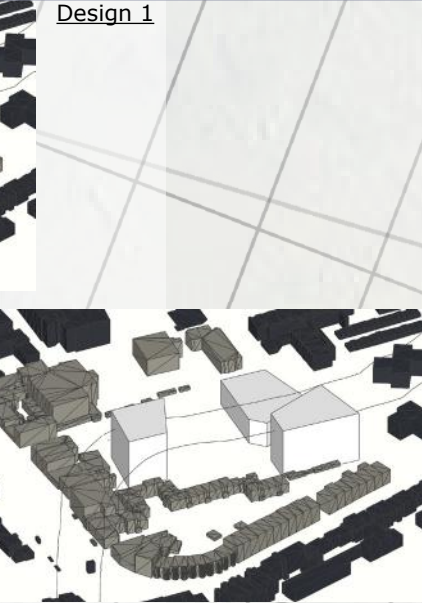
Design 4

INITIAL

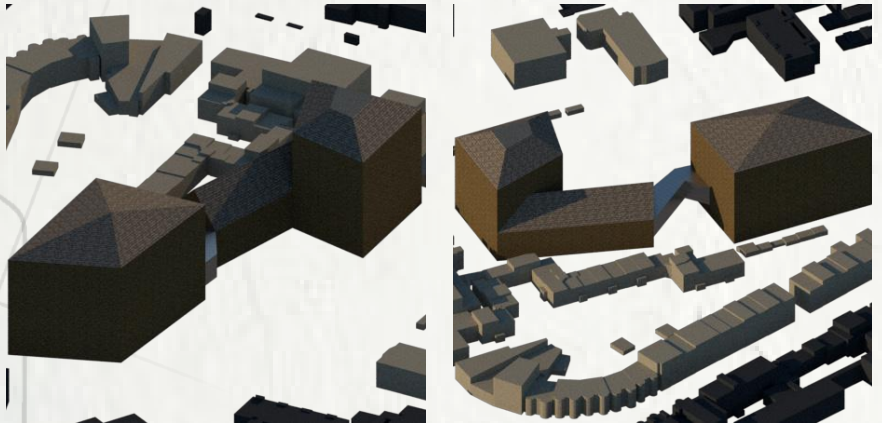
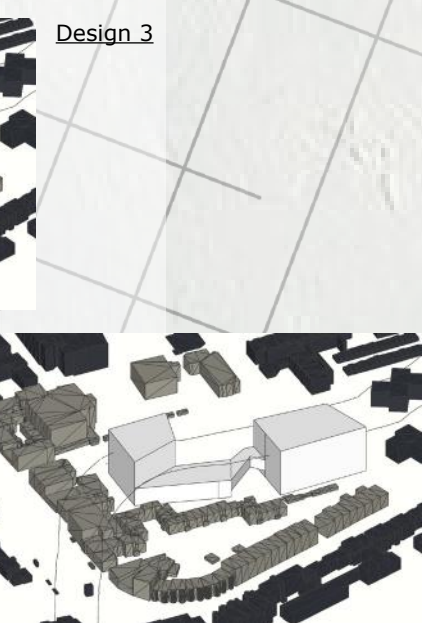
LANDSCAPING

INITIAL CONCEPT

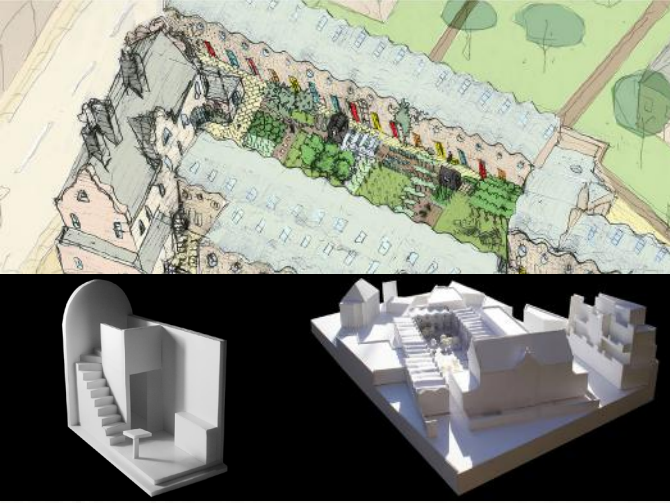
Design 1



Design 3



PRECEDENT



HOLMES
ROAD
STUDIO

A huge aspect of many of Peter Barber's architecture projects is fostering a community within the space provided. He develops creative ways of providing the right environment to encourage people to socialise and create communities.

Peter Barber often designs maisonette apartments in order to deal with spatially limited sites, providing efficient spatial management, adopting the attitude of building up, not out.

WOODMORE
MEWS



DONNYBROOK
QUARTER



PETER BARBER

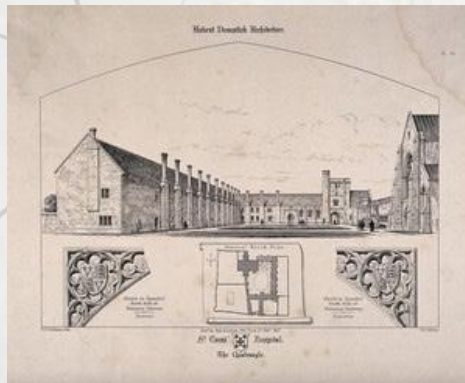
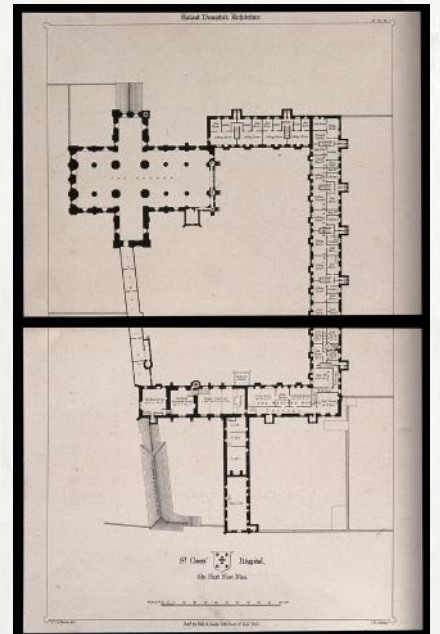
RESEARCH

ST JOHNS ALMSHOUSE



ST CROSS ALMSHOUSE

Next to my bus station site exists the St John's Almshouses, home to elderly residents. These properties around Winchester demonstrate a skill in creating courtyards, reflecting the ones found on the campus of the Winchester College. I will be using these as referencing for my own courtyards.



ALMSHOUSES

DESIGN

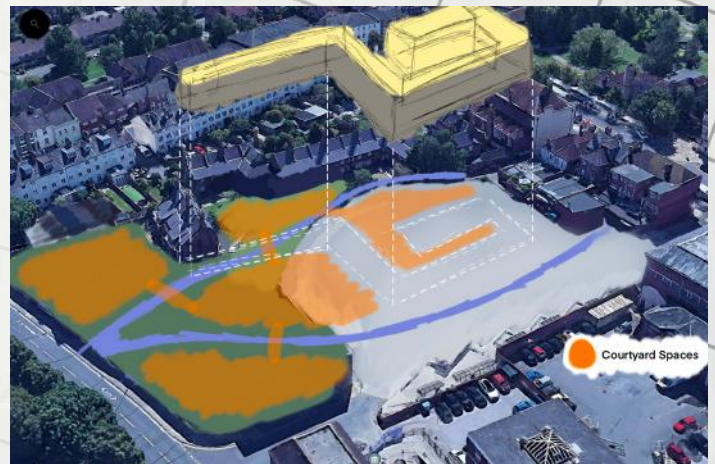
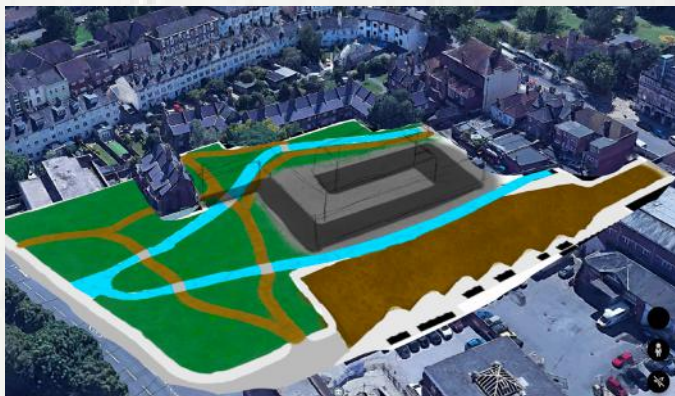
A focus of my landscaping is creating courtyard spaces in homage to the commonly found courtyards across central Winchester, as well as Winchester College. I am also exploring the difference between (and boundaries of) public and private spaces. The East river is technically public, but being a smaller, more intimate space, this mildly discourages excessive footfall across the main entrance of the Almshouse. I have also converted most of the remaining site into various parks and events spaces for communities to meet up together and socialise.



I have introduced a second river stream that was previously covered up, providing another opportunity to follow the river further into the North of Winchester.

The parking remains as it was, but is now a less harsh, more informal gravel material, meant for on-foot traversal as well as car parking.

This change to the parking area also makes it less intimidating to cross over to the small retail park West of my main site, situated underneath the main city monorail station.



The Almshouse sister building's massing will provide a soft divide between the private residence of those living in the Almshouses and the entirely communal event space on the rest of the site.

My sister building also connects to the lone building North in the site to complete the Almshouse courtyard.

LANDSCAPING

ING DEVELOPMENT

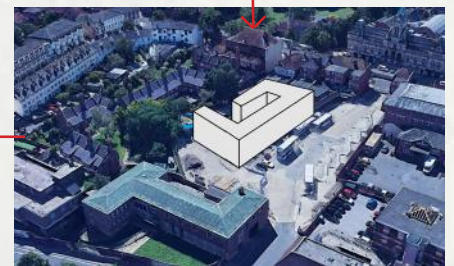
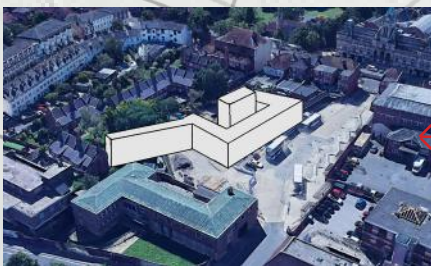
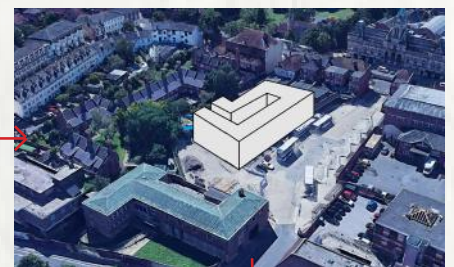
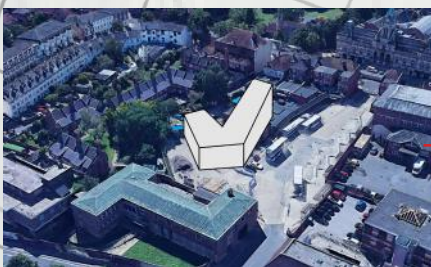
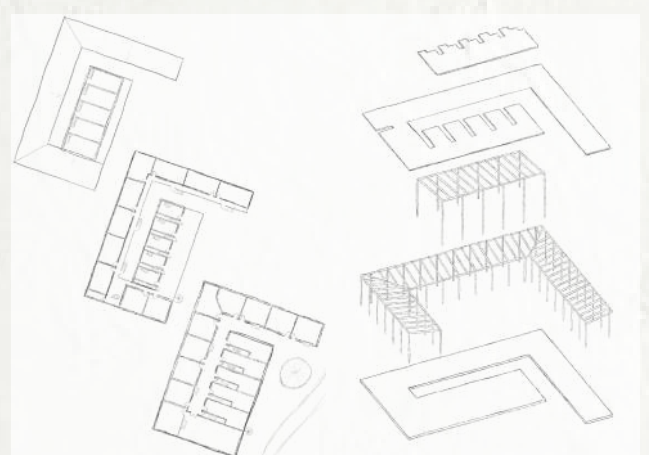
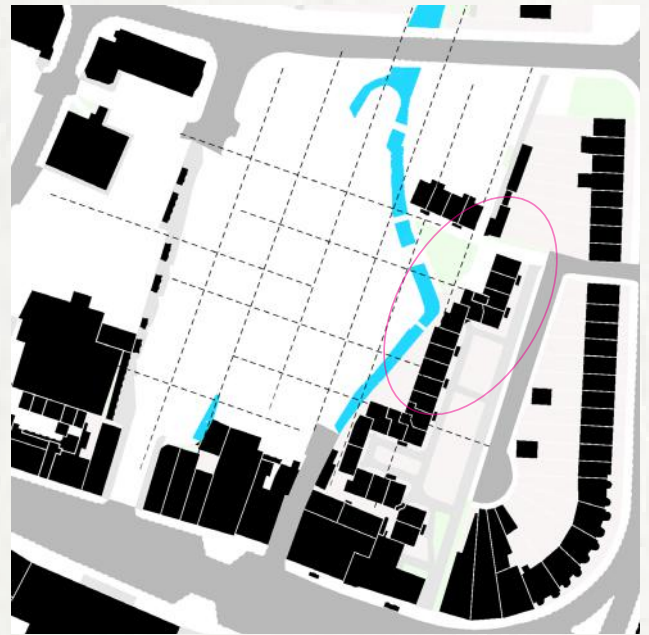
I've decided to adopt the grid of the Almshouses, speaking to the existing architectural language of the site.

My structure will also be laying next to, and complementing the river situated between it and the existing Almshouse.

Due to the private nature of Almshouses, i will be designing it in a way that provides a feeling of security from the more public, large communal area that will be occupying the rest of the site.

This configuration of dwellings is meant to provide the environment conducive to creating a community within the residence.

There is a variety of ground floor, upper floor, 1 storey and maisonette apartments, all of which are wheelchair accessible.

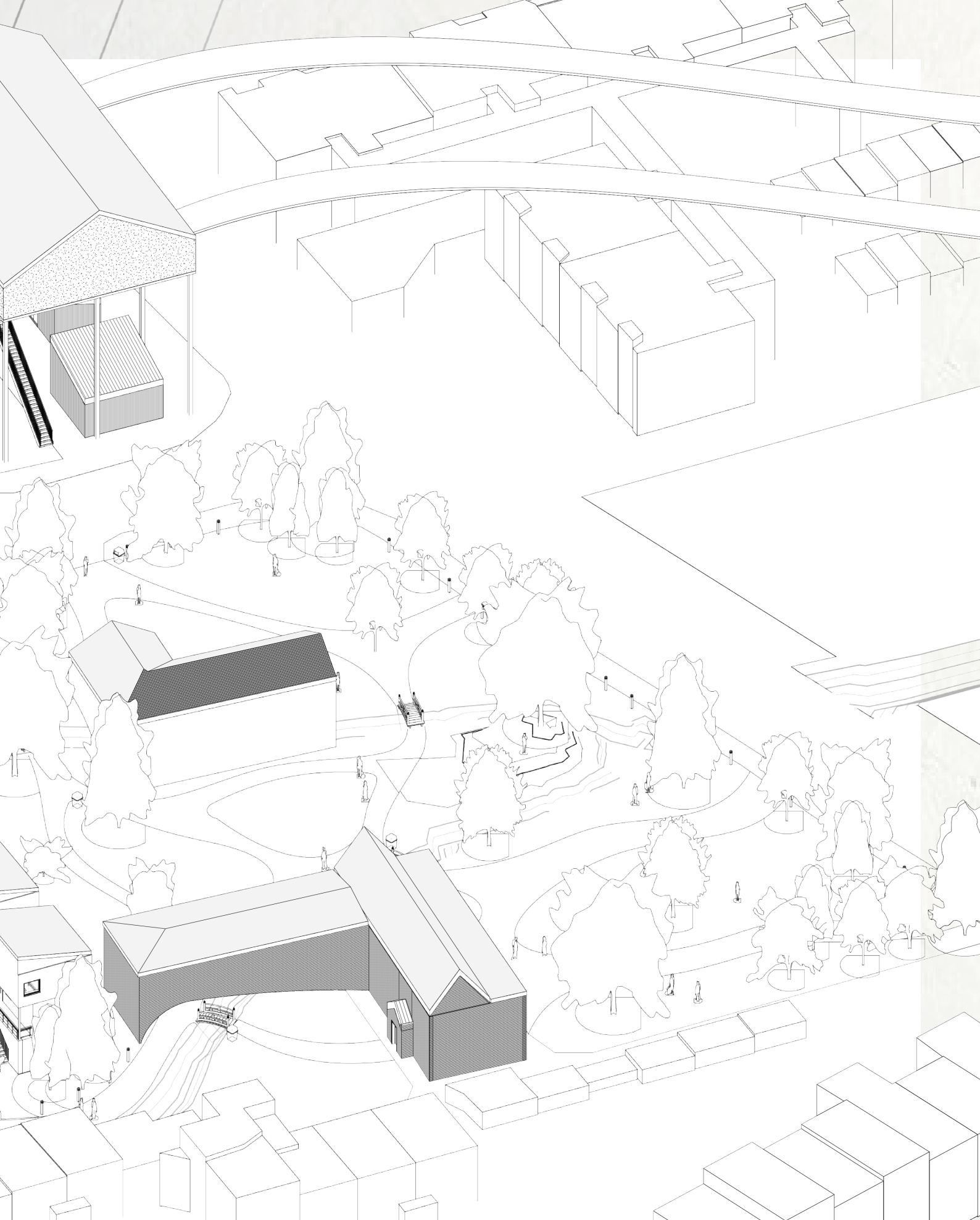


BUILDING & MASSING

VOLUME 3

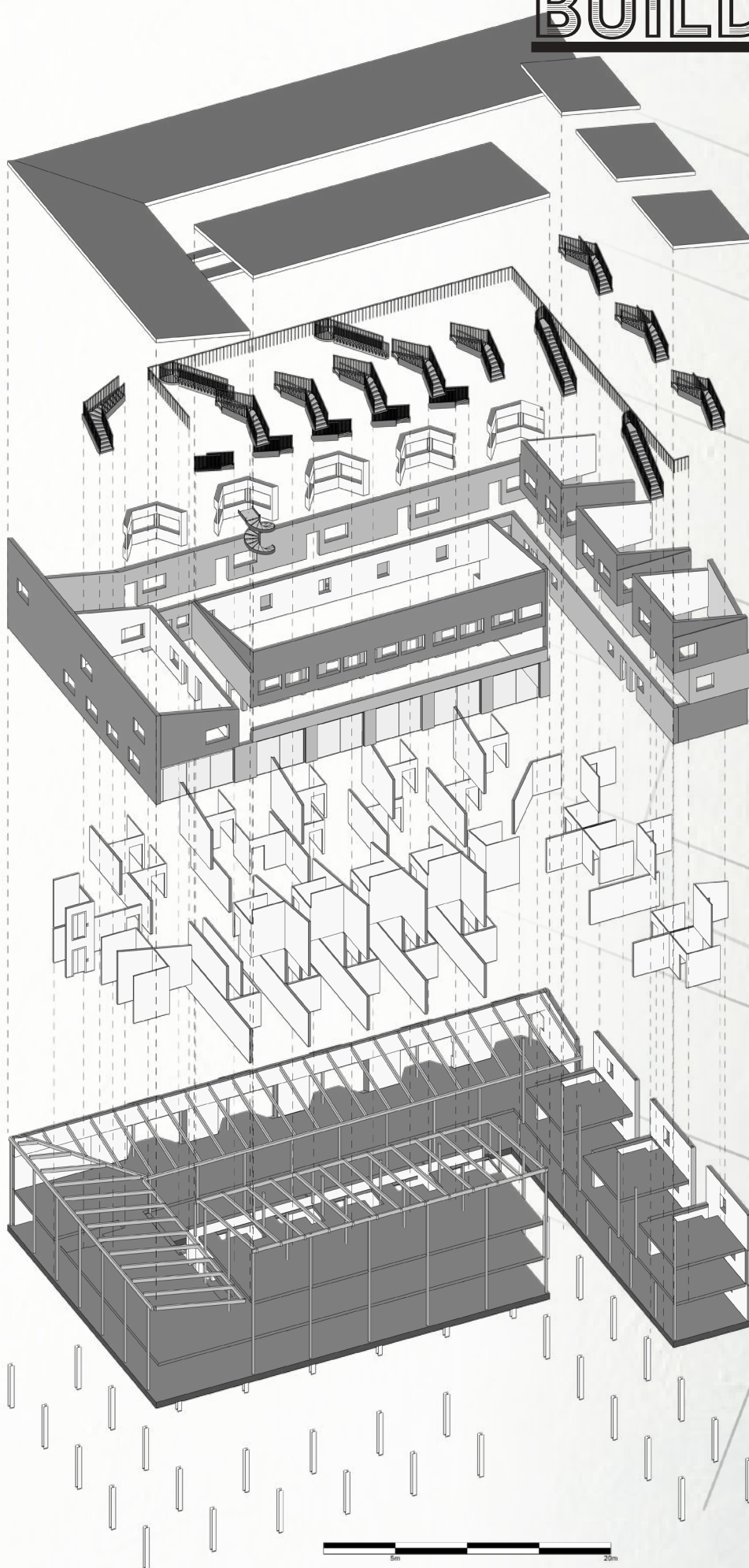


ST. MAXIMILIAN



LIAN'S ALMSHOUSE

BUILDING VISUALIZATION



PROJECT		
Winchester Utopia		
TITLE		
Structural Axonometric		
CLIENT		
Owner		
DRAWN BY	CHECKED BY	DATE
Author	Checker	05/14/24
SCALE (@ A1)	PROJECT NUMBER	
	Project Number	
DRAWING NUMBER		REV
A110		

ALISATION



SITE INTERACTION & INTEGRATION:

There are a number of rivers running through my site which have previously been covered, I will be uncovering these and using one of them as a soft barrier between my dwellings and the public space.

There is an Almshouse complex next to the site, separated from the site by an existing river. I will be mirroring the Almshouses, extending their property over the river and linking them together, bringing the property into the site boundary.

Due to the nature of Almshouses, the building requires a degree of privacy. The site is located within the centre of the city so footfall will be high in the area, this will serve the monorail station and community centre well, with a high number of visitors and passers-by.



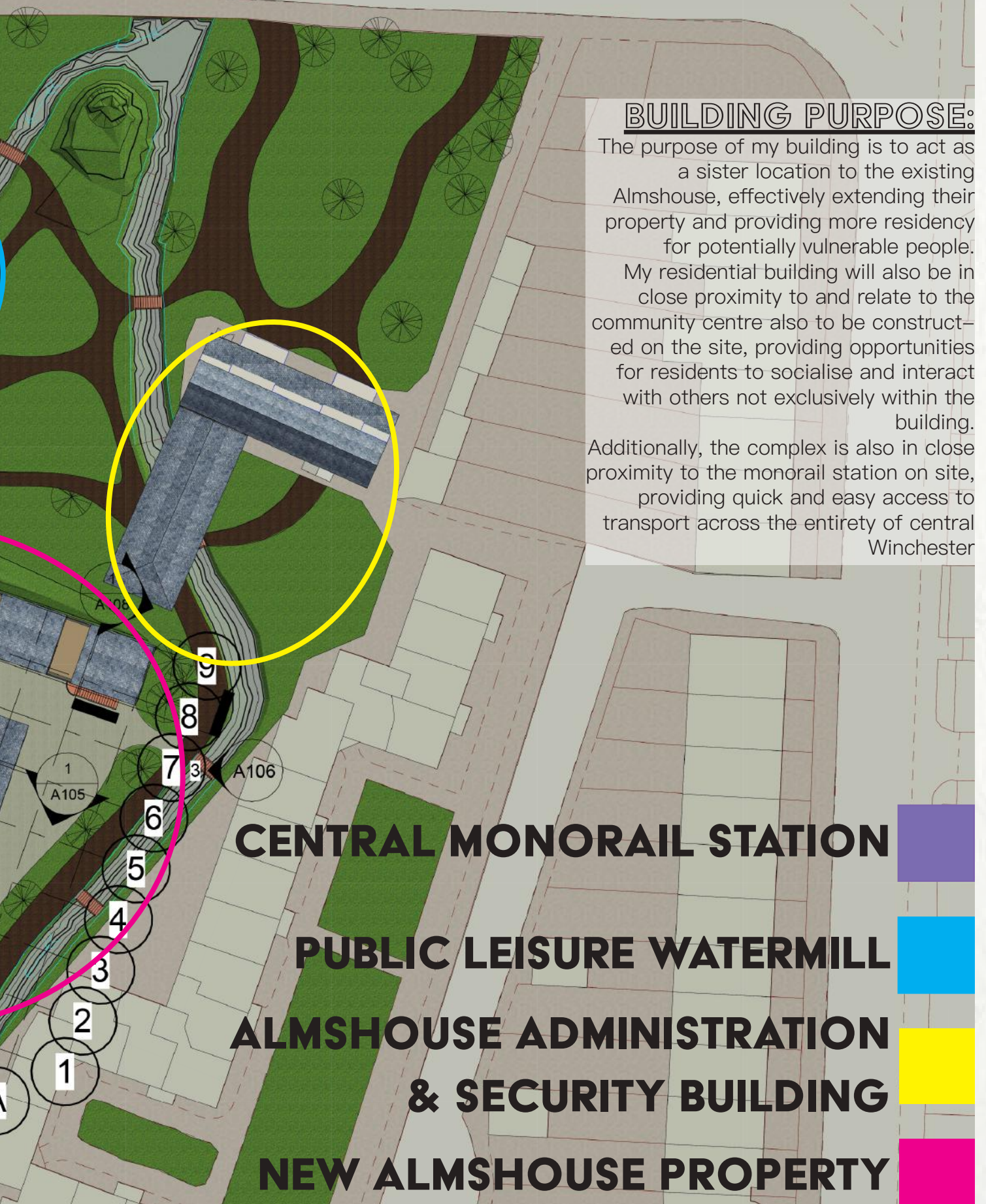
BUILDING USES

BUILDING PURPOSE:

The purpose of my building is to act as a sister location to the existing Almshouse, effectively extending their property and providing more residency for potentially vulnerable people.

My residential building will also be in close proximity to and relate to the community centre also to be constructed on the site, providing opportunities for residents to socialise and interact with others not exclusively within the building.

Additionally, the complex is also in close proximity to the monorail station on site, providing quick and easy access to transport across the entirety of central Winchester



CENTRAL MONORAIL STATION

PUBLIC LEISURE WATERMILL

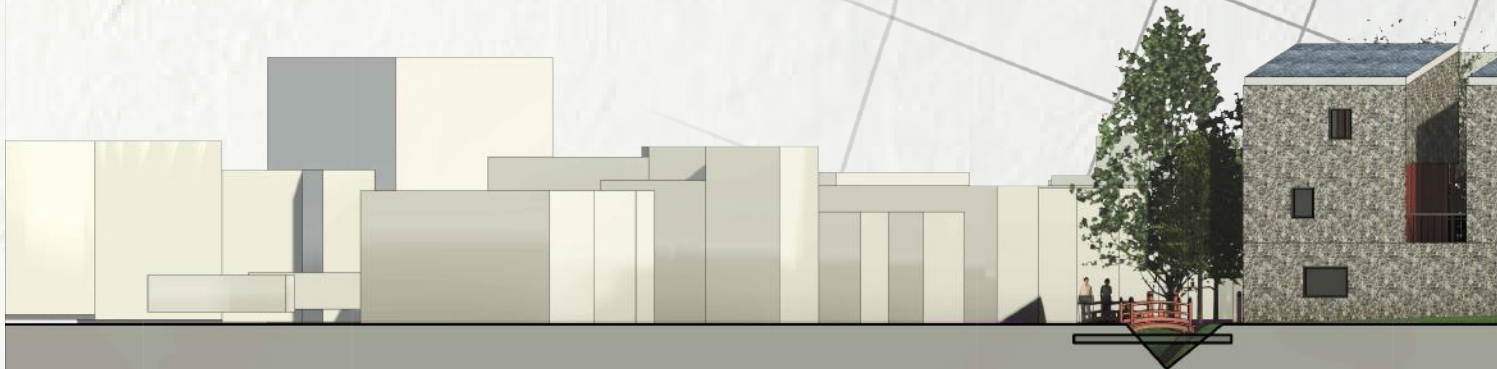
**ALMSHOUSE ADMINISTRATION
& SECURITY BUILDING**

NEW ALMSHOUSE PROPERTY

BUILDING ELEVATIONS



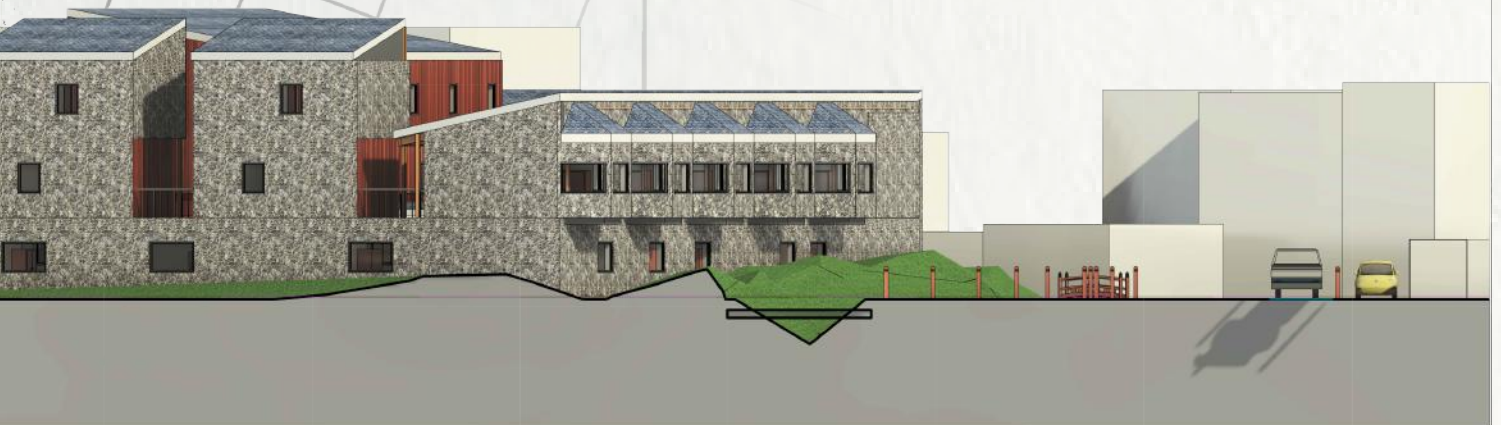
1 West
1 : 200



2 North Elevation
1 : 200



3 East Elevation
1 : 200



PROJECT		
Winchester Utopia		
TITLE		
Elevations		
CLIENT		
Owner		
DRAWN BY Author	CHECKED BY Checker	DATE 06.03.2024
SCALE (@A2) 1 : 200		PROJECT NUMBER Project Number
DRAWING NUMBER A106		REV



SECOND FLOOR

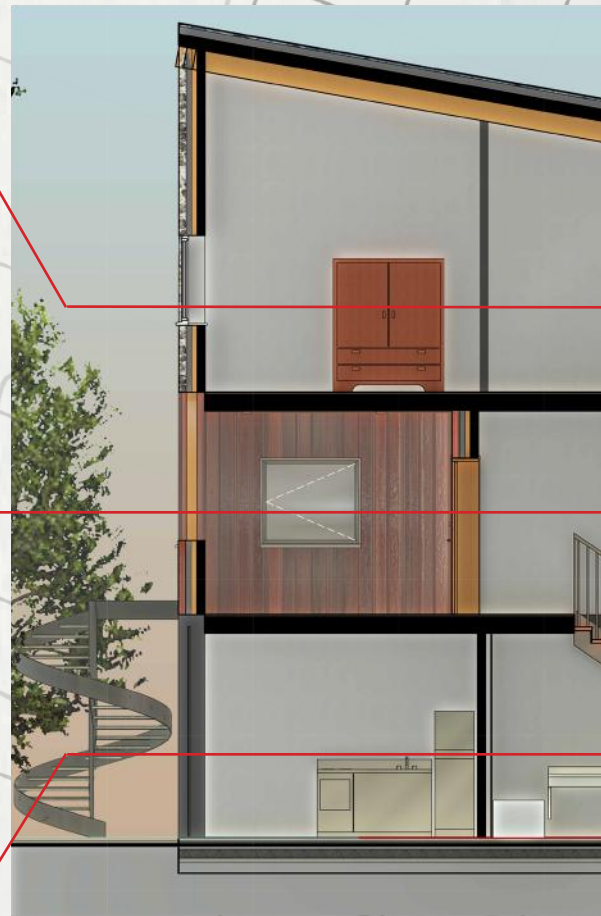


FIRST FLOOR



GROUND FLOOR

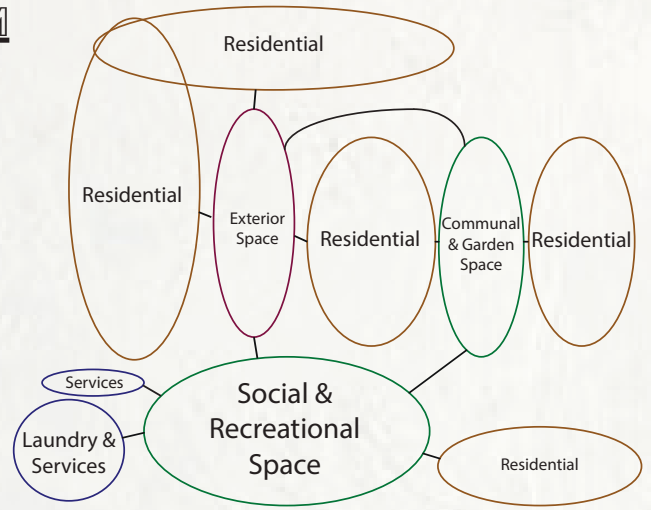
KEY SECTION



Section Reference



ADJACENCY DIAGRAM



ON



Unit Allocation	Type	Area	Floors	Furnishings	No. Users
A	Dwelling	37m ²	1	Bed, Wardrobe, Drawers, Kitchen Unit, Table, Bathroom	1
B	Dwelling	37m ²	1	Bed, Wardrobe, Drawers, Kitchen Unit, Table, Bathroom	1
C	Recreational Space	114m ²	1	Chairs, Lounge Chairs, TV, Table	Any
D	Laundry/ Services	46m ²	1	Washing Machines, Dryers, etc	Any
E	Dwelling	>37m ²	1	Bay Window, Bed, Wardrobe, Drawers, Kitchen Unit & Table, Bathroom	1
F	Dwelling	58m ²	2	Bed, Wardrobe, Drawers, Kitchen Unit, Table, Bathroom	1-2
G	Dwelling	37m ²	1	Bed, Wardrobe, Drawers, Kitchen Unit, Table, Bathroom	1
H	Dwelling	58m ²	2	Bed, Wardrobe, Drawers, Kitchen Unit, Table, Bathroom	1-2

SCHEDULE OF ACCOMODATION

SECTIONS



2

Row 2 West Facing

1 : 100

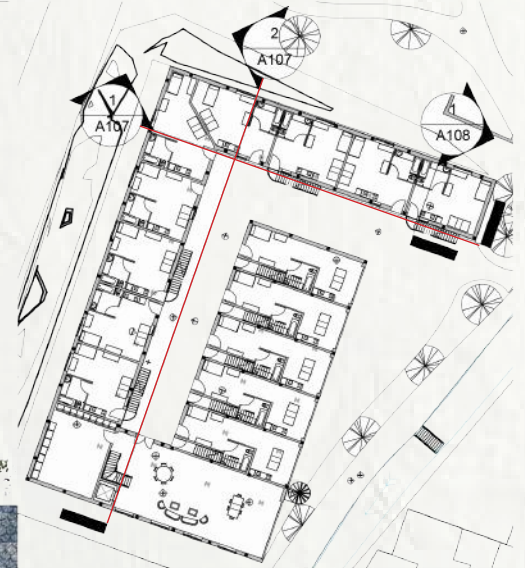


1

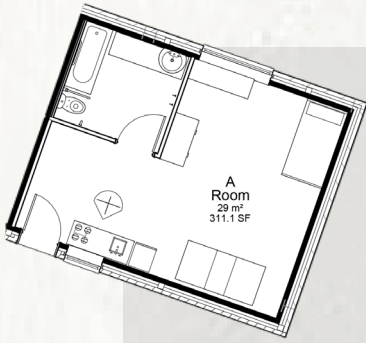
Row 1 North Facing

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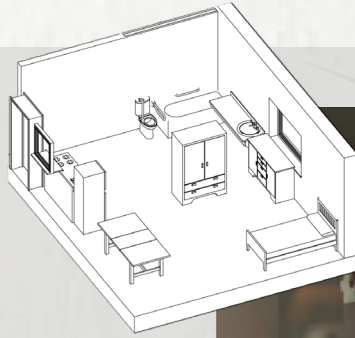




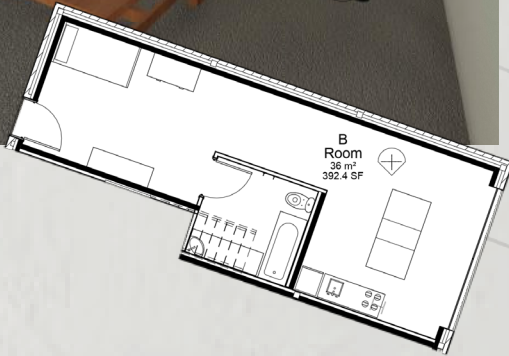
PROJECT		
Winchester Utopia		
TITLE		
Row Sections		
CLIENT		
Owner		
DRAWN BY Author	CHECKED BY Checker	DATE 06.03.2024
SCALE (@A2) As indicated		PROJECT NUMBER Project Number
DRAWING NUMBER A107		REV



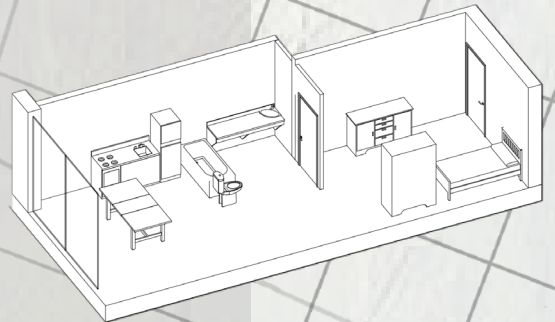
1 Room type A
1 : 100



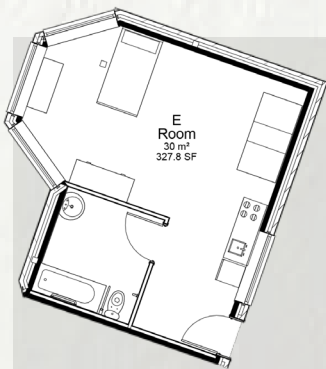
2 Room Type A Axo



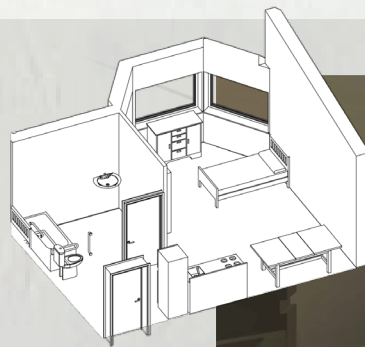
3 Room Type B
1 : 100



4 Room Type B Axo



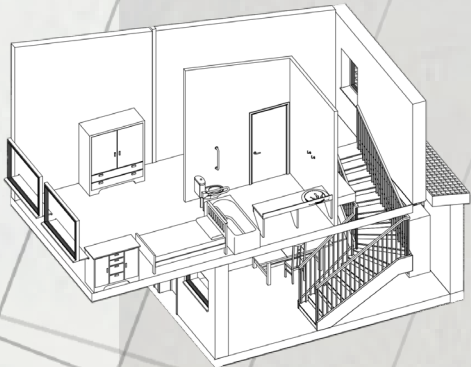
5 Room Type E
1 : 100



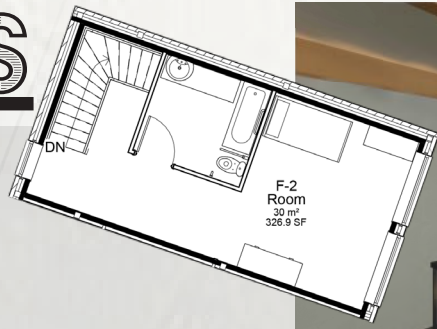
6 Room Type E Axo



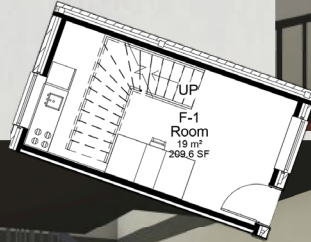
TYOLOGIES



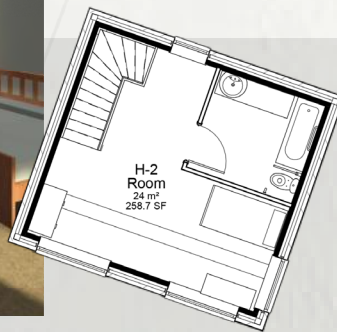
8 Room Type F Axo



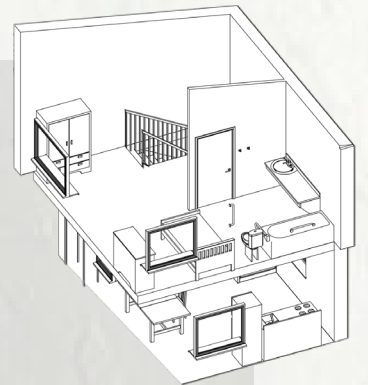
10 Room Type F-2
1 : 100



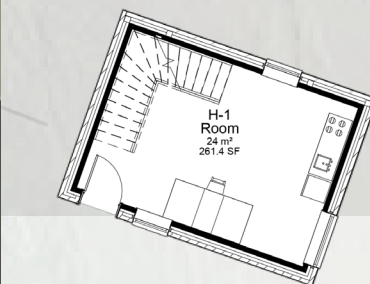
7 Room Type F-1
1 : 100



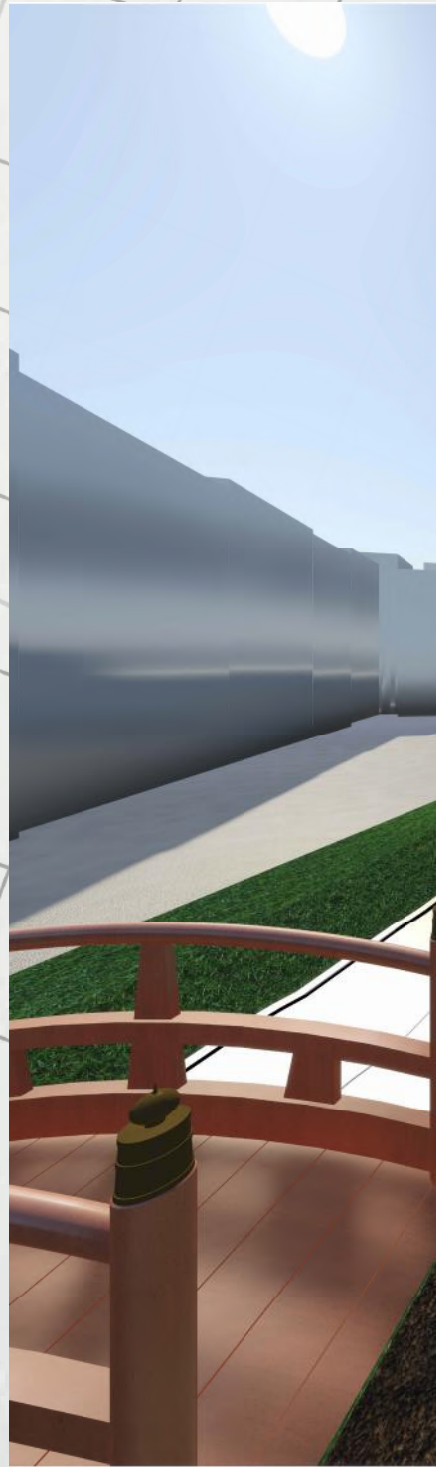
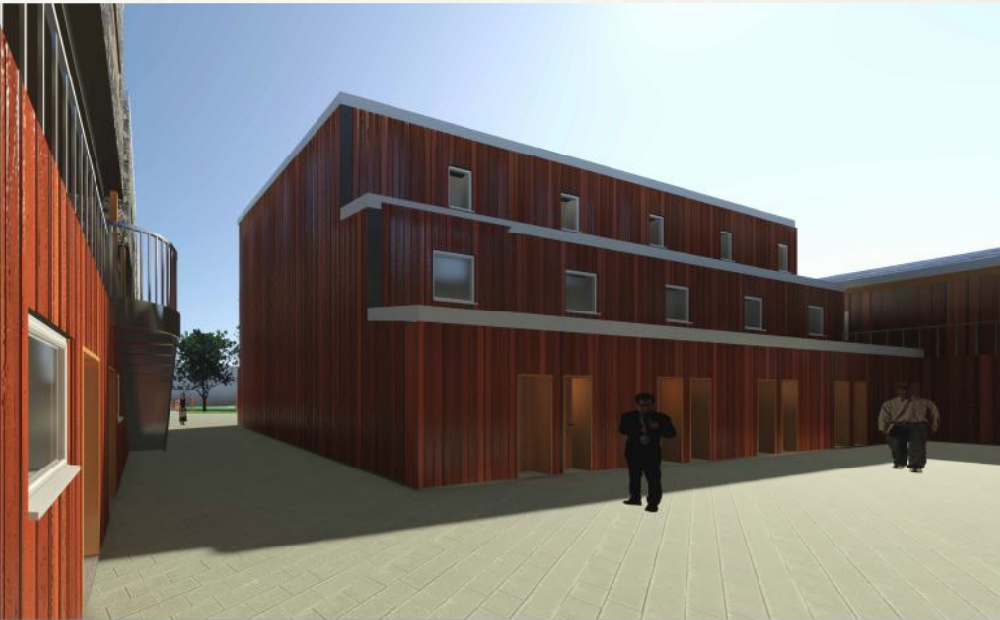
12 Room Type H-2
1 : 100

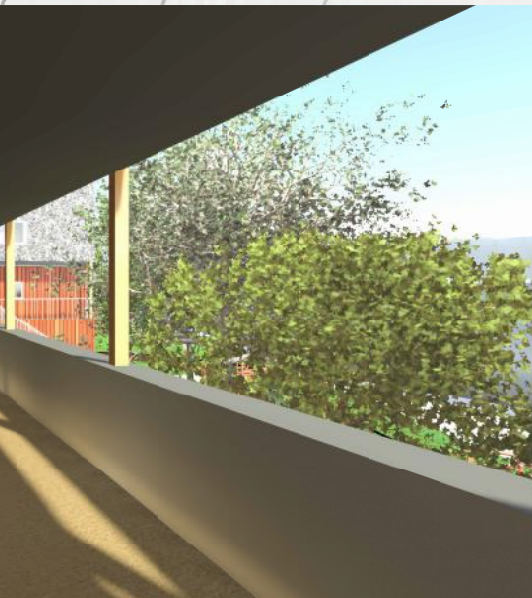


9 Room Type H Axo

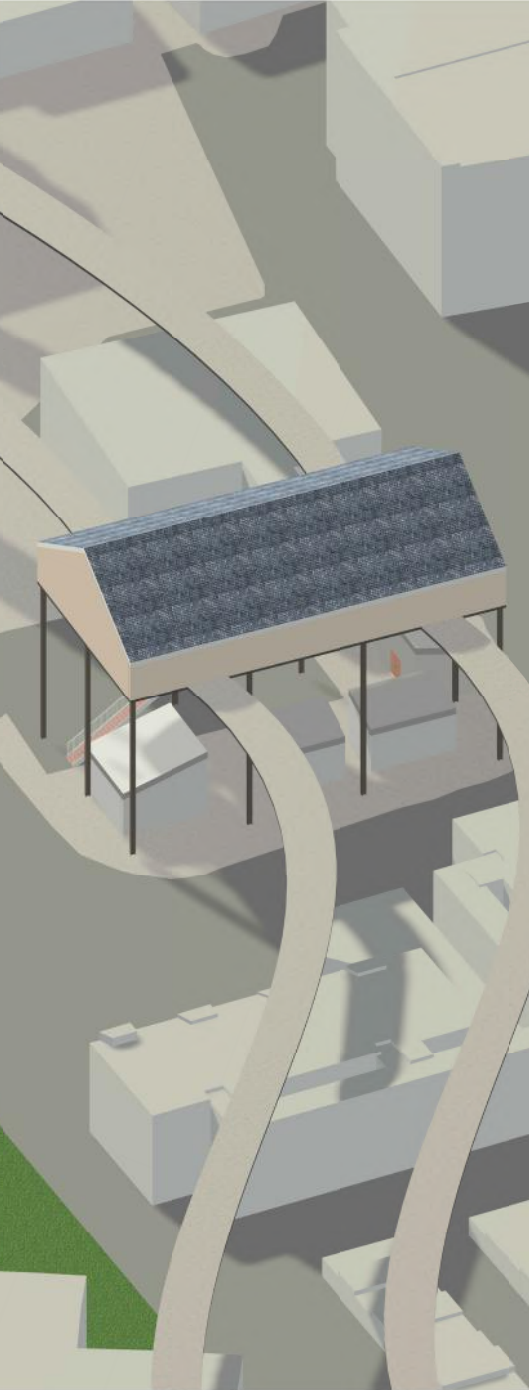


11 Room Type H-1
1 : 100









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