

# The Proposal

## Refurbishment of the Old Goods Shed



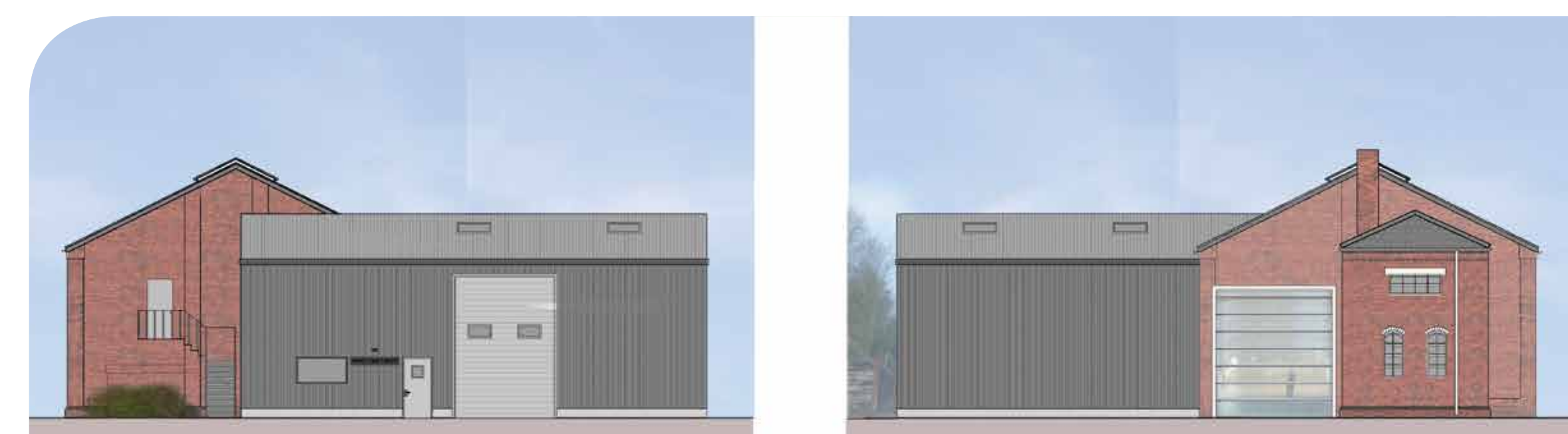
## Performing Arts Block



## Matley's Yard



## Drainage and Streetcare Team



©Image:Rev David Littlefair/K Robertson collection

## Refurbishment of the Old Goods Shed

To house a variety of visual artists and other, office-based creative businesses.

It is envisaged that there would be up to 55 workstations in the building.



## Matley's Yard

It is proposed that the existing buildings be demolished. In their place, three modern units will be constructed.

Two of these will provide corporate storage for the Council and the third will be available to rent for a local business.



## Construction of a New Performing Arts Block

To accommodate performing arts organisations needing to rehearse, create new work or run workshops.

This will consist of separate areas for dance, theatre and music.



## Drainage & Streetcare

Adjoining the old Goods Shed is an existing industrial building. This will be refurbished to house the City Council's Drainage and Streetcare Team, currently based on the old Serco depot site at Bar End



## Architects

Architects Designers Visualisers

Award-winning architects Chaplin, Farrant & Wiltshire secured the contract to design the new facilities and have provided the drawings you see on these panels.

The same practice was responsible for River Cottage Canteen, the Black Hole and the Bapsy Hall at Guildhall Winchester – all character buildings that make a positive contribution to the city.

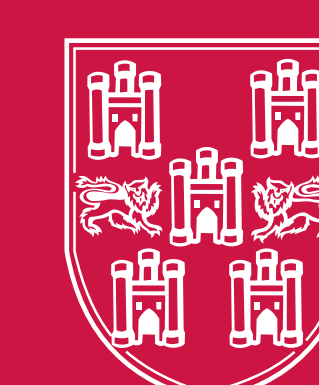


**What Do You Think?**  
Please complete our survey

Consultation closes Monday 21st March

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[www.winchester.gov.uk](http://www.winchester.gov.uk)

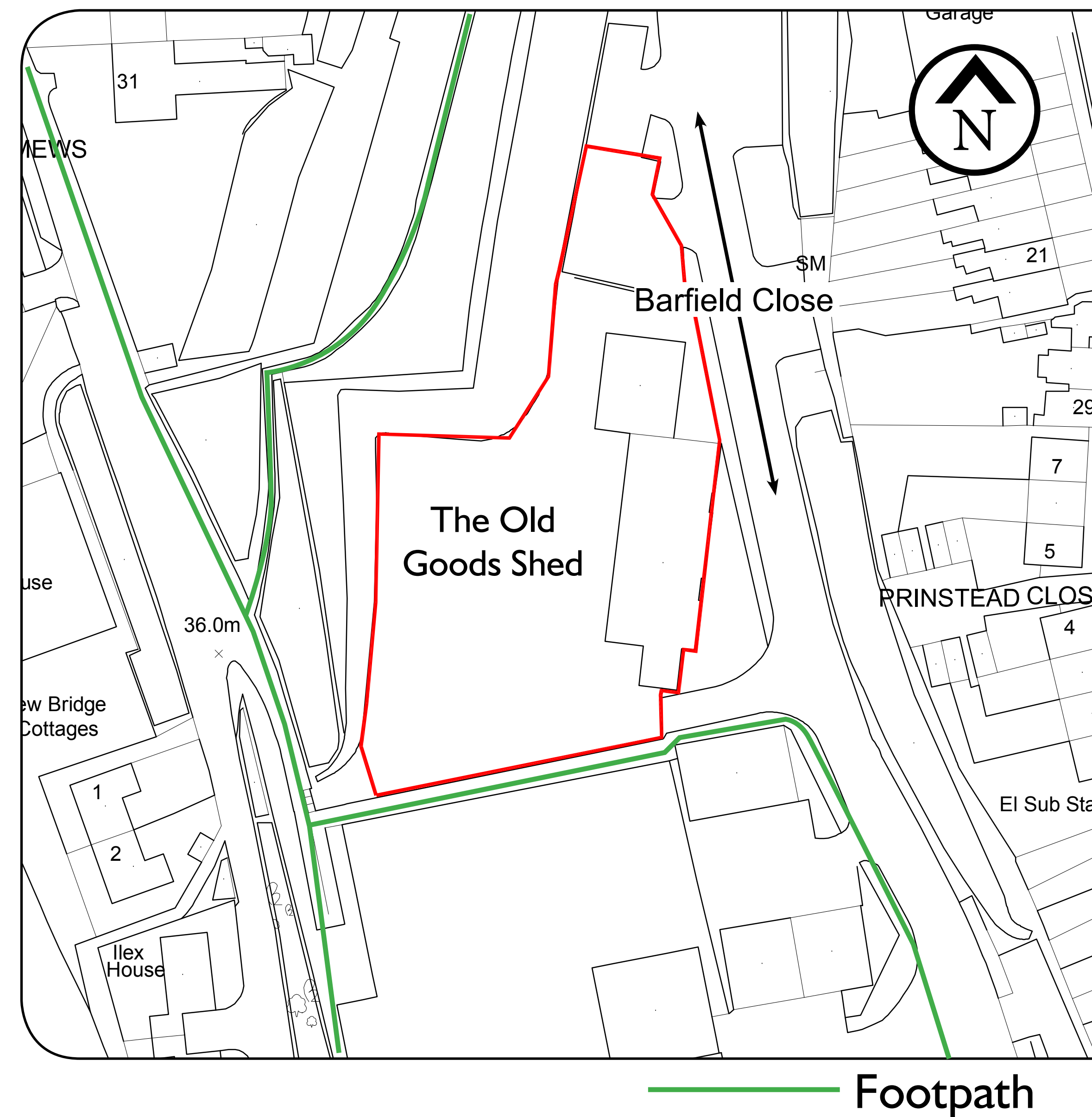
Type 'Creative Enterprise Centre' in the search box to find the on-line survey.



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City Council

# Creative Enterprise Centre

## The Old Goods Shed



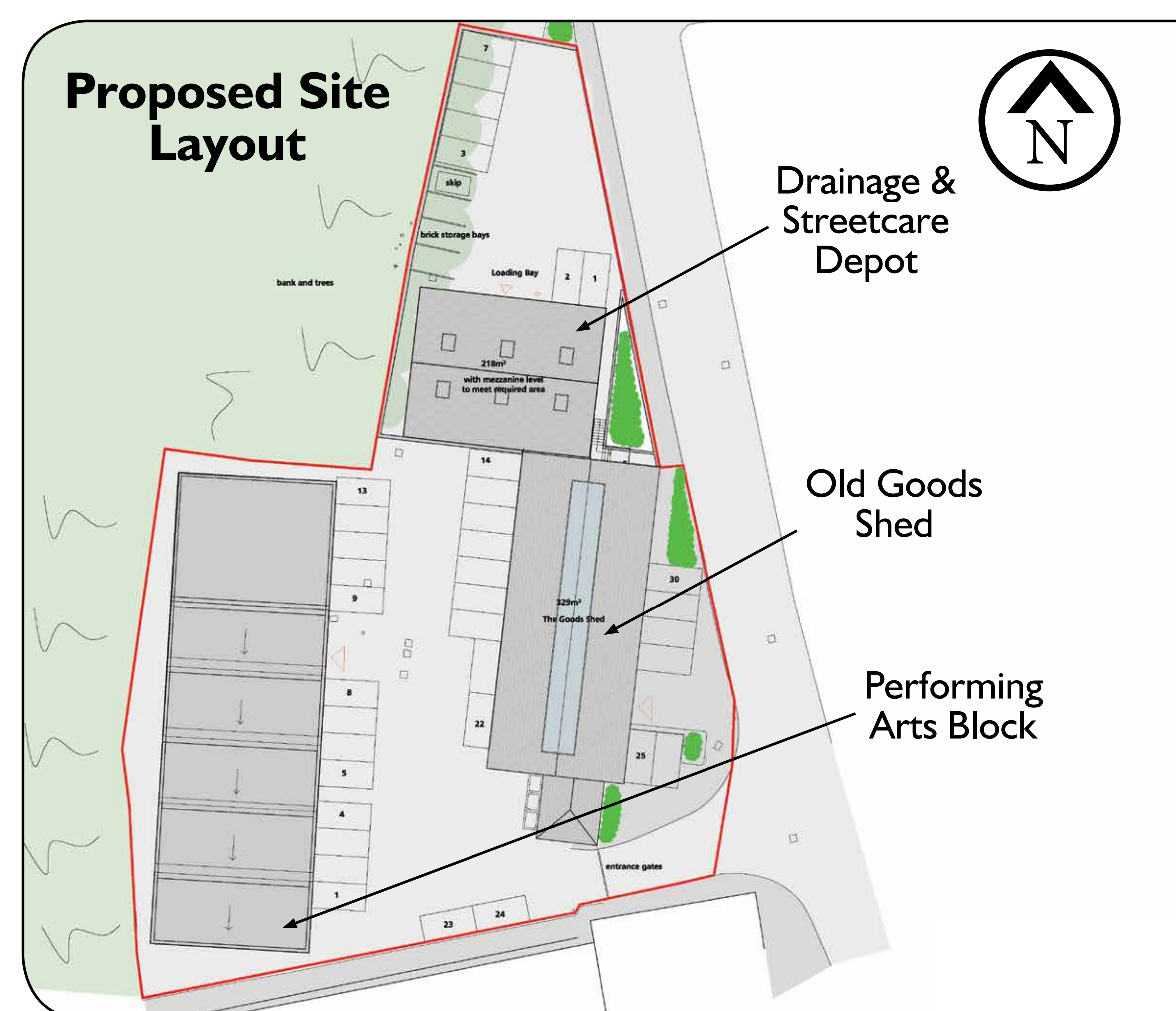
The Council has been looking for a location for a Creative Enterprise Centre in the city for some time.

The Old Good Shed was formerly the Goods Shed for the Winchester (Chesil) Railway Station, built in the late 19th century to the standard designs used by the Great Western Railway.

Winchester Chesil was largely closed in 1960.

In more recent times, the Goods Shed has been used as a waste facility for the recycling of metal, paper, cardboard and plastics.

Planning consent will mean that the building will be given a new lease of life and able to make a really positive contribution to the local economy and the appearance of Barfield Close.

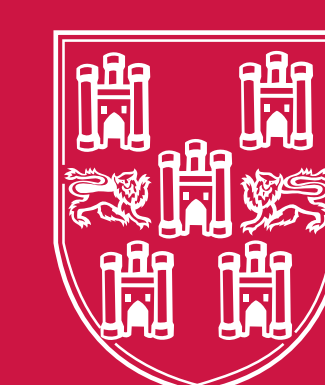


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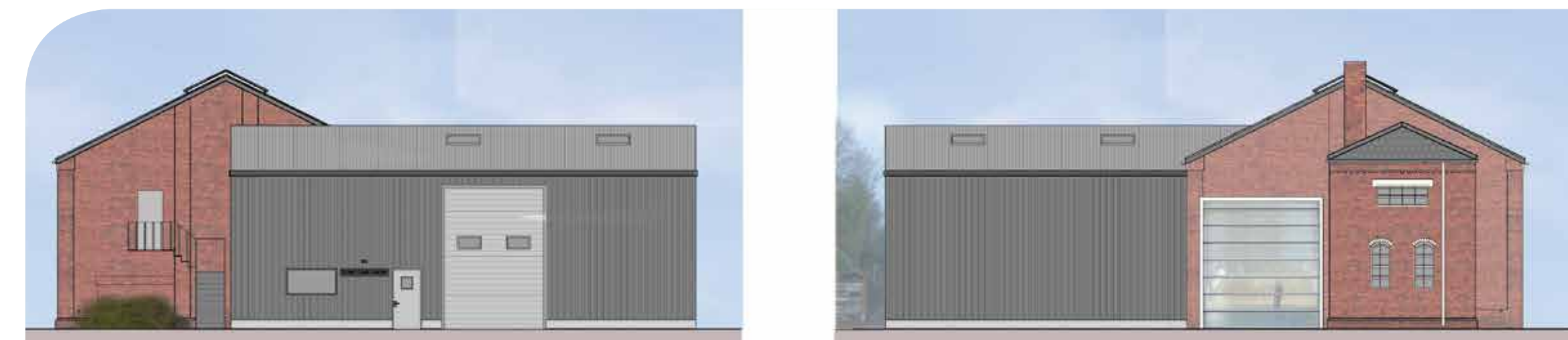
# The Old Goods Shed Conversion



Front



Rear



Side

Ground floor



First floor



## Easy For Walkers and Cyclists

Around 30 parking spaces are planned for the Creative Enterprise Centre. These will be inside the yard, and no on-street parking will be lost as a result.

Regular tenants and staff based at the new centre will make use of the nearby Park and Ride car parks, leaving spaces on site free for customers, workshop drop-offs and visitors.

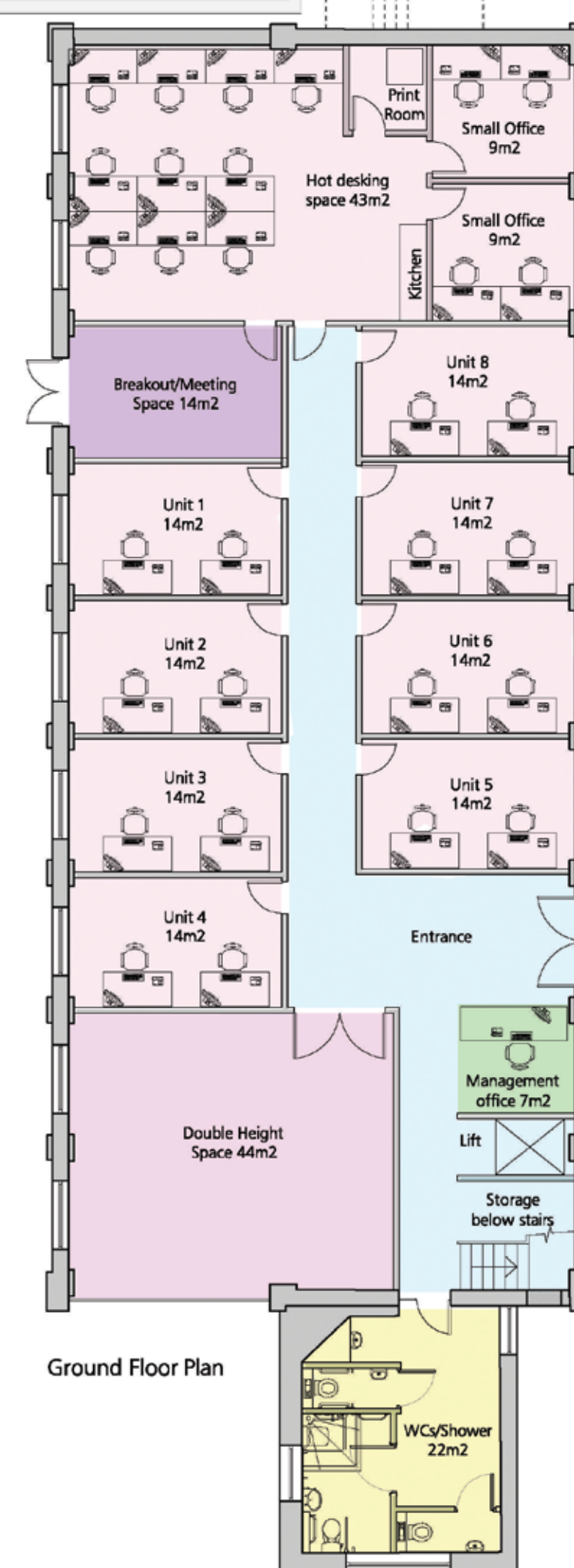
There is also a public footpath alongside the centre which links up with the Viaduct Way, making for an easy journey back into town or out to the Park and Ride South car park on foot or by bike.

## Ground floor

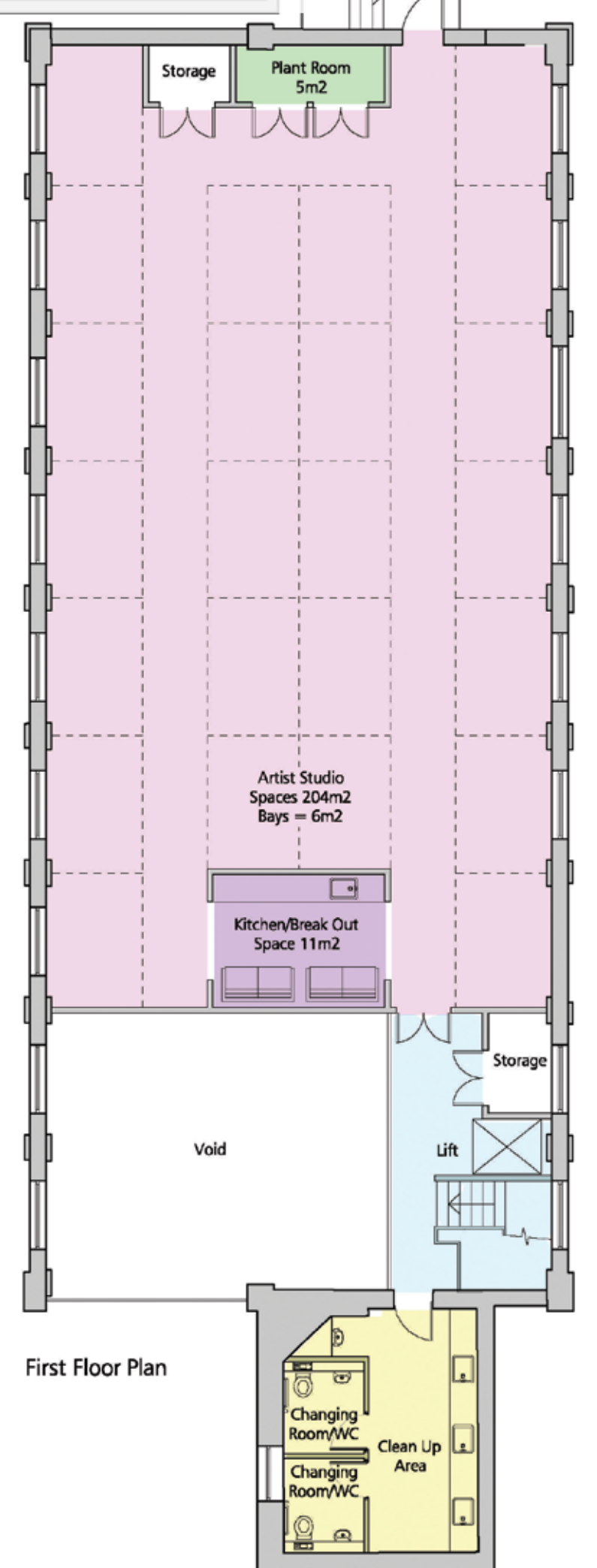
- Hot desking (43m<sup>2</sup>)
- 2 Offices (9m<sup>2</sup> each)
- Breakout/meeting space (14m<sup>2</sup>)
- 8 Units (14m<sup>2</sup> each)
- Making space area (44m<sup>2</sup>)
- Management office (7m<sup>2</sup>)
- Toilet & shower area

## First floor

- Artist studios (204m<sup>2</sup>)
- Kitchen/breakout space (111m<sup>2</sup>)
- Changing & toilet



Ground Floor Plan



First Floor Plan



## What Do You Think?

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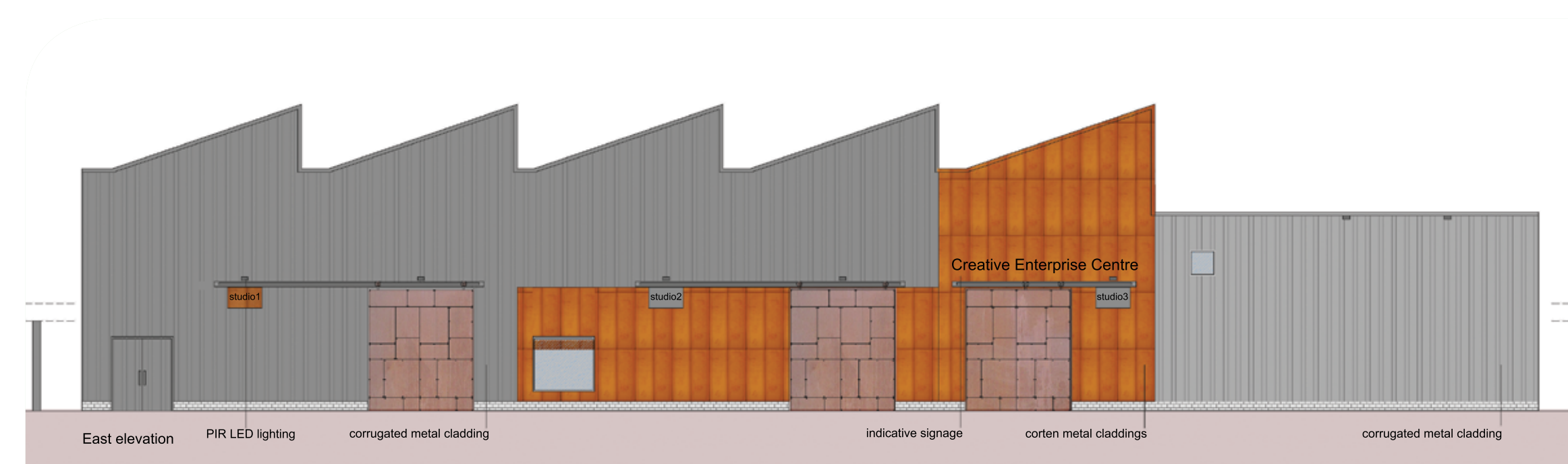


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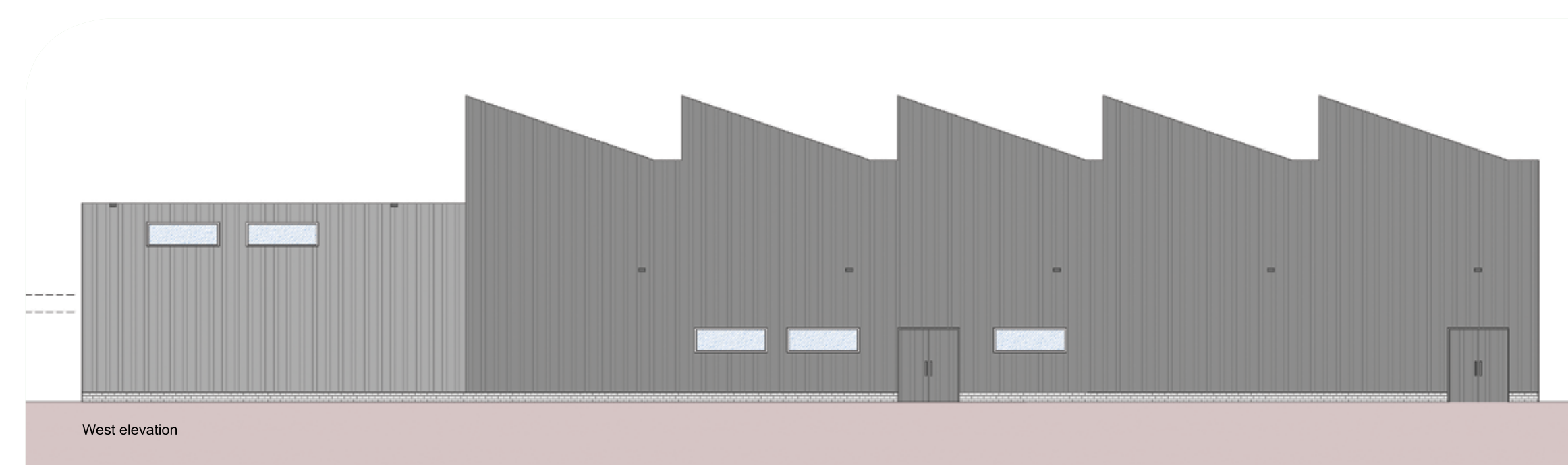
# Performing Arts Block (New Build)



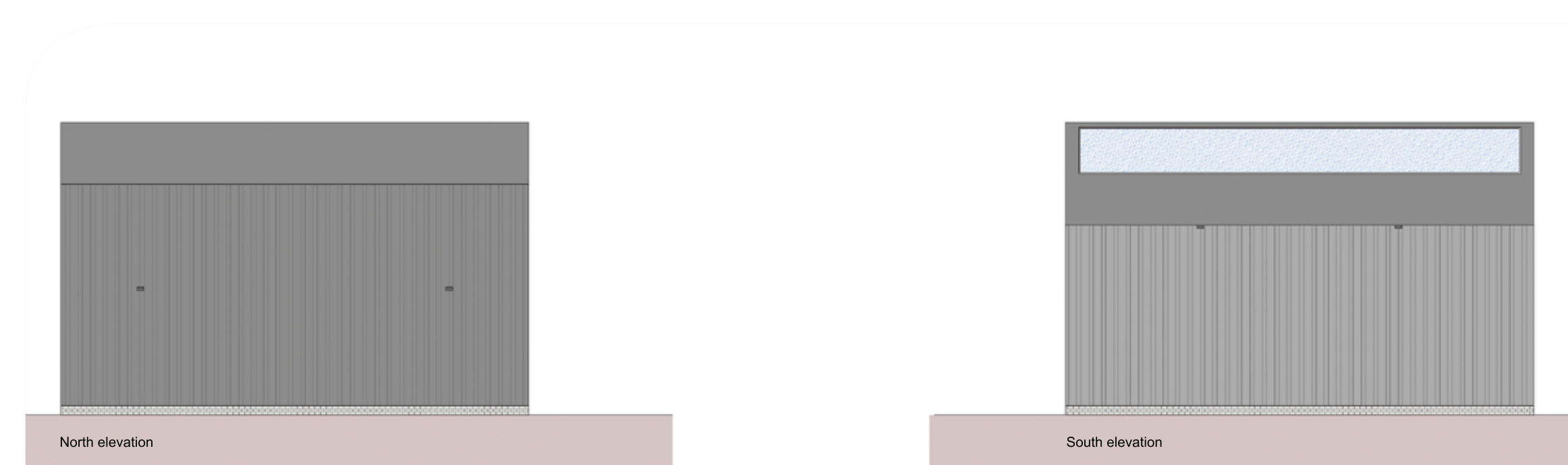
Front



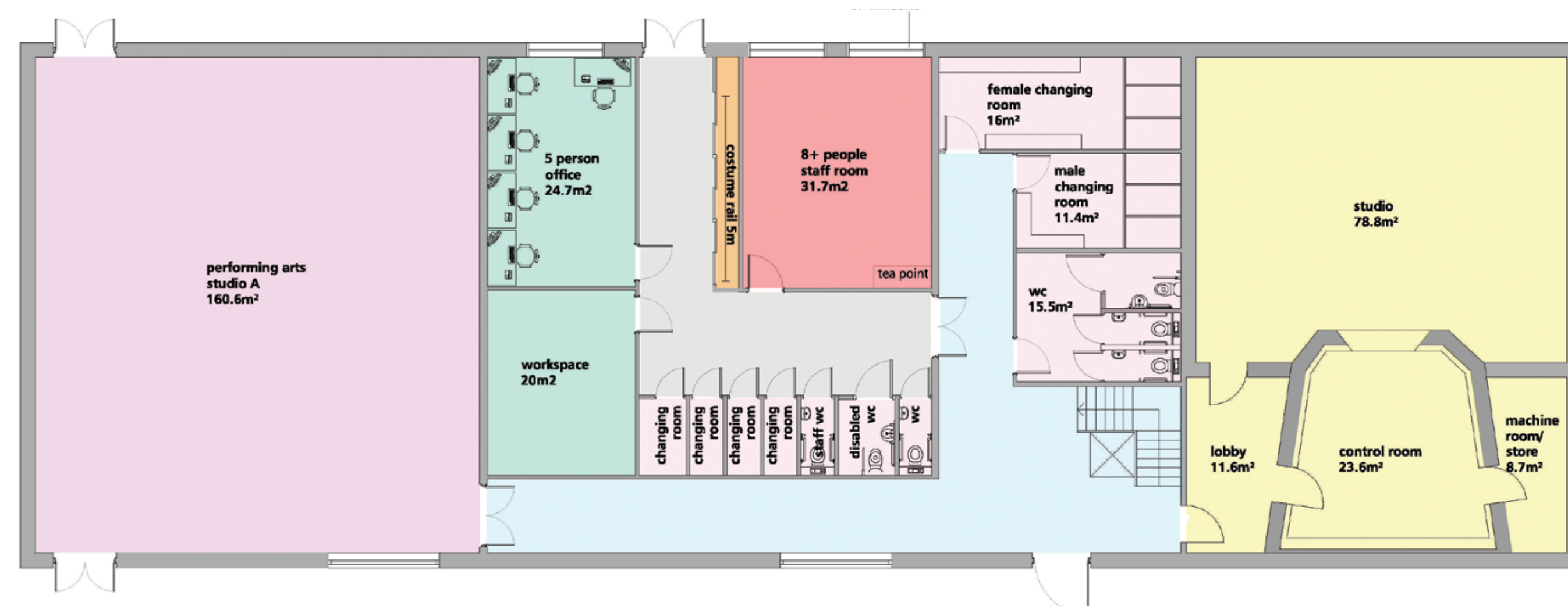
Rear



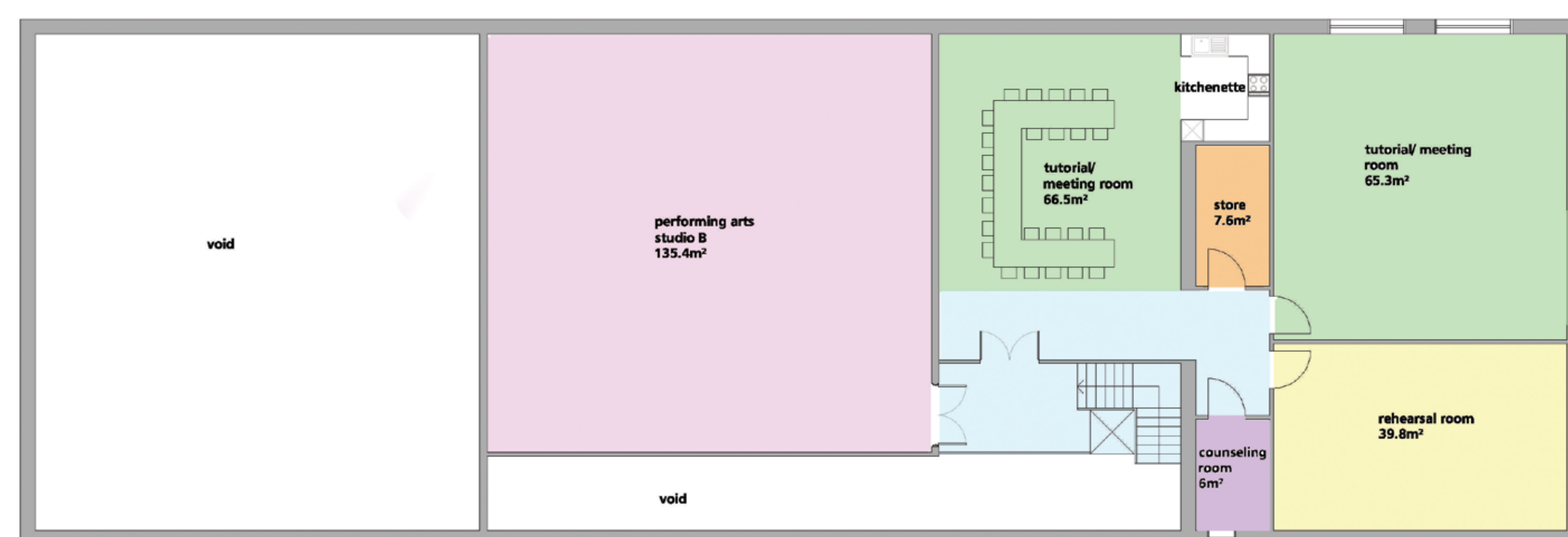
Side



Ground floor



First floor



## A Peaceful Place

The Creative Enterprise Centre will not be a noisy place. Although some activities may take place during the evening, there will be sound-proofing in the new performing arts building.

There are no plans to include noisy crafts, such as metalwork. All the tenants at the centre will need peace and quiet to focus on their work.

The depot, similarly, will not be used for activities that will cause disturbance to residents. The team starts work at 7am and finishes mid-afternoon. Overall, activity is likely to be a great deal less intrusive than has been the case in years gone by.

## Ground floor

- Studio 1 (79m<sup>2</sup>)
- Studio 2 (160m<sup>2</sup>)
- Work space (20m<sup>2</sup>)
- Staff room

- Male/female changing
- 6 Individual changing cubicles

## First floor

- Studio 3 (135m<sup>2</sup>)
- Tutorial/meeting room 1 (66m<sup>2</sup>)
- Tutorial/meeting room 2 (65m<sup>2</sup>)
- Counselling room
- Kitchen

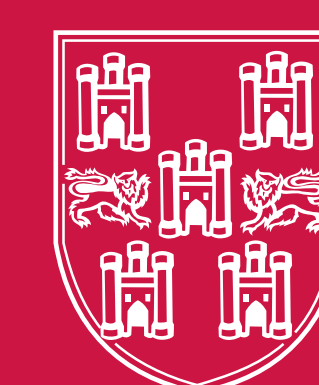


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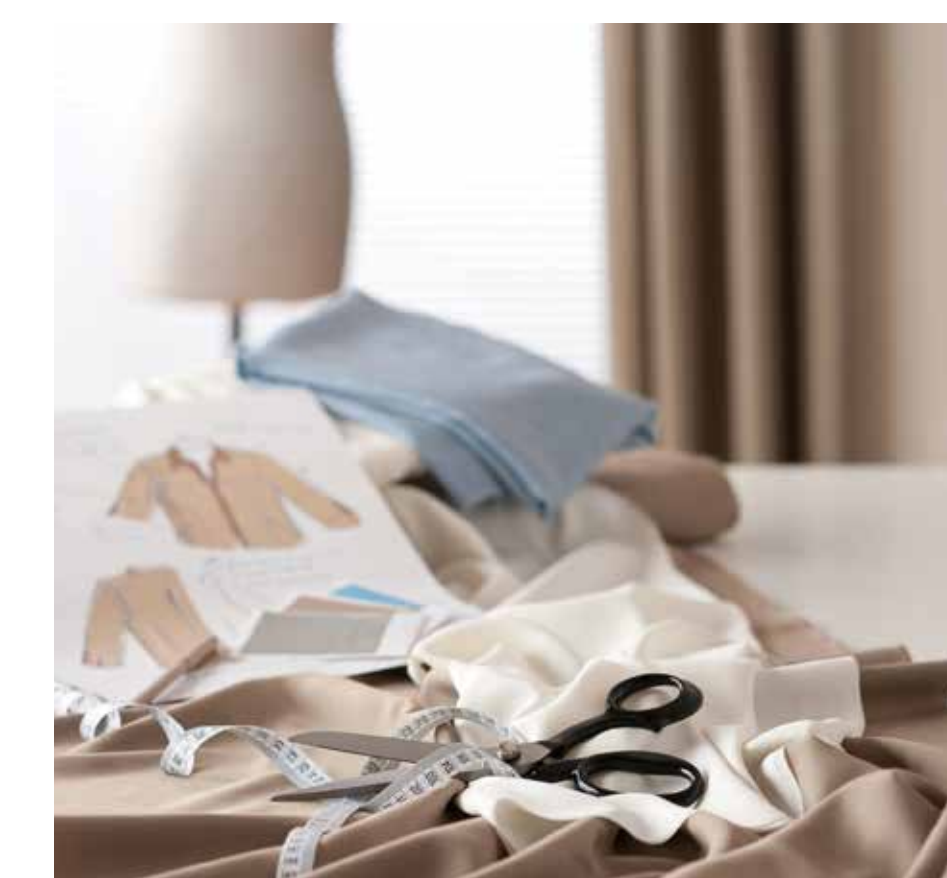


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# What Are The Creative Industries?

The UK's definition of the creative industries is 'those industries that are based on **individual creativity, skill and talent** with the potential to create wealth and jobs through developing intellectual property'. It includes thirteen sectors:

- Advertising
- Architecture
- Art and antiques market
- Crafts
- Design
- Designer fashion
- Film
- Interactive leisure software (e.g. video games)
- Music
- The performing arts
- Publishing
- Software
- Television and radio



## Why Do We Need A Creative Enterprise Centre?

A thriving city, Winchester has few vacant premises for hire at any point in time. Those that are available are often not best suited for creative activity – and not affordable by those who are just setting out. The Council commissioned an independent study in 2012 which confirmed that there is a lack of work space for the sector. Many graduates from

the two universities take premises in other parts of the county, even though they would far rather stay in Winchester.

A Creative Enterprise Centre would provide space that is designed specially to accommodate a range of creative businesses. It would encourage networking and collaboration between them, and tenants would be supported by

mentors and business advisors who can give them the kind of help without which many new businesses fail in the early years.

The centre would also be a showcase for the sector, providing an introduction to Winchester's creative community for clients, funders and participants. It is being developed in close consultation with the universities.

## Winchester – Home of Creative Industries

Winchester is a vibrant, cultural District known for its history, its elegant architecture and its impressive buildings, such as the Cathedral, Winchester College and the Great Hall. A year-round programme of festivals, special events and exhibitions brings this cultural heritage to life each year, with many activities taking place out on the streets and open spaces.

As a result, Winchester has a natural attraction for people who make their living through the creative industries, or who would like to set up a business in one of these disciplines.

The creative industries are one of the fastest growing sectors in the district. Winchester benefits from the presence of two universities, training and developing young

creative talent. Local cultural organisations - such as Theatre Royal Winchester, Platform 4 and Blue Apple – provide year-round opportunities for residents to enjoy and participate in creative activity.

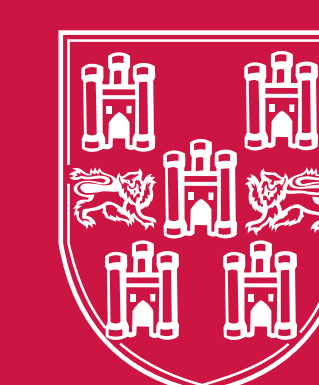
Winchester is proud of its reputation as a centre for culture and creativity.

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Information Board

5.

Next Board

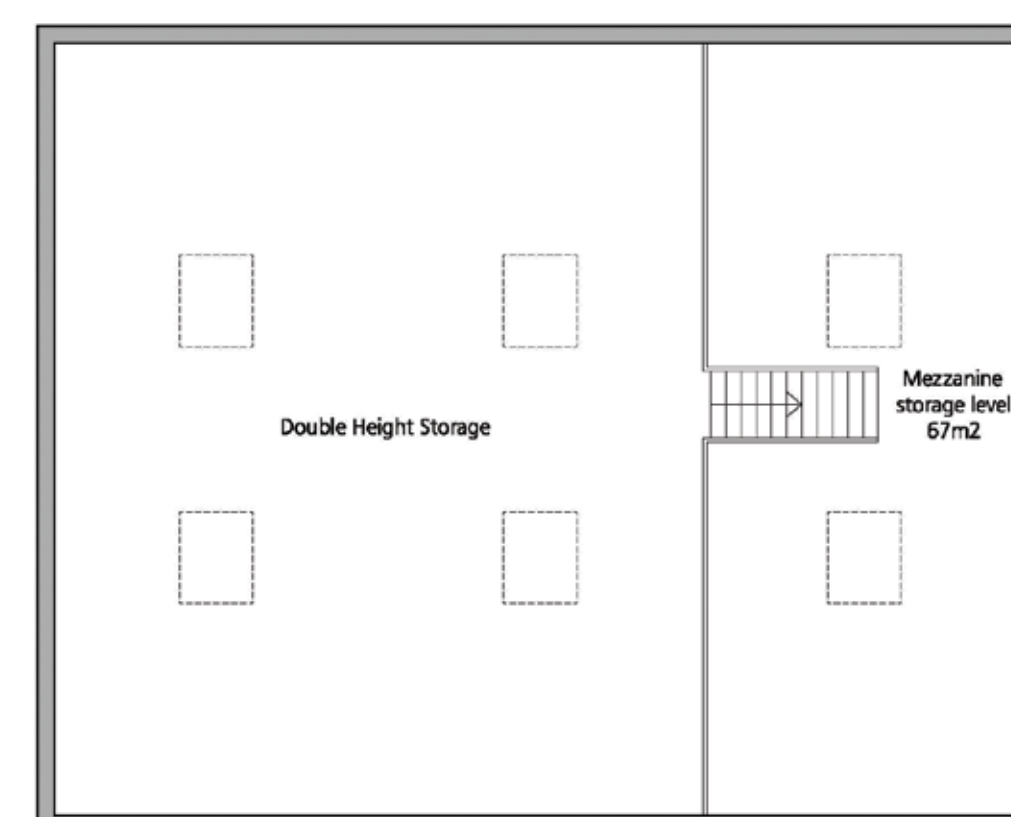


# Drainage & Streetcare Depot

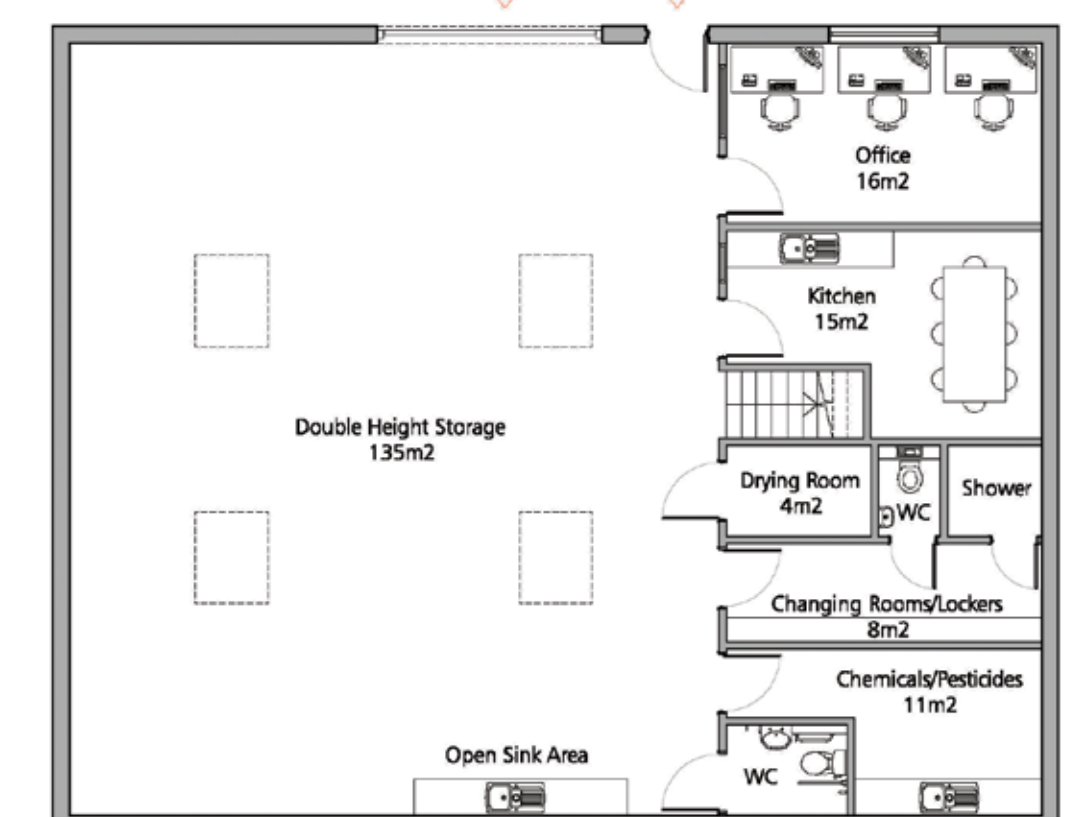
## Adjoining the Old Goods Shed



Ground floor



First floor

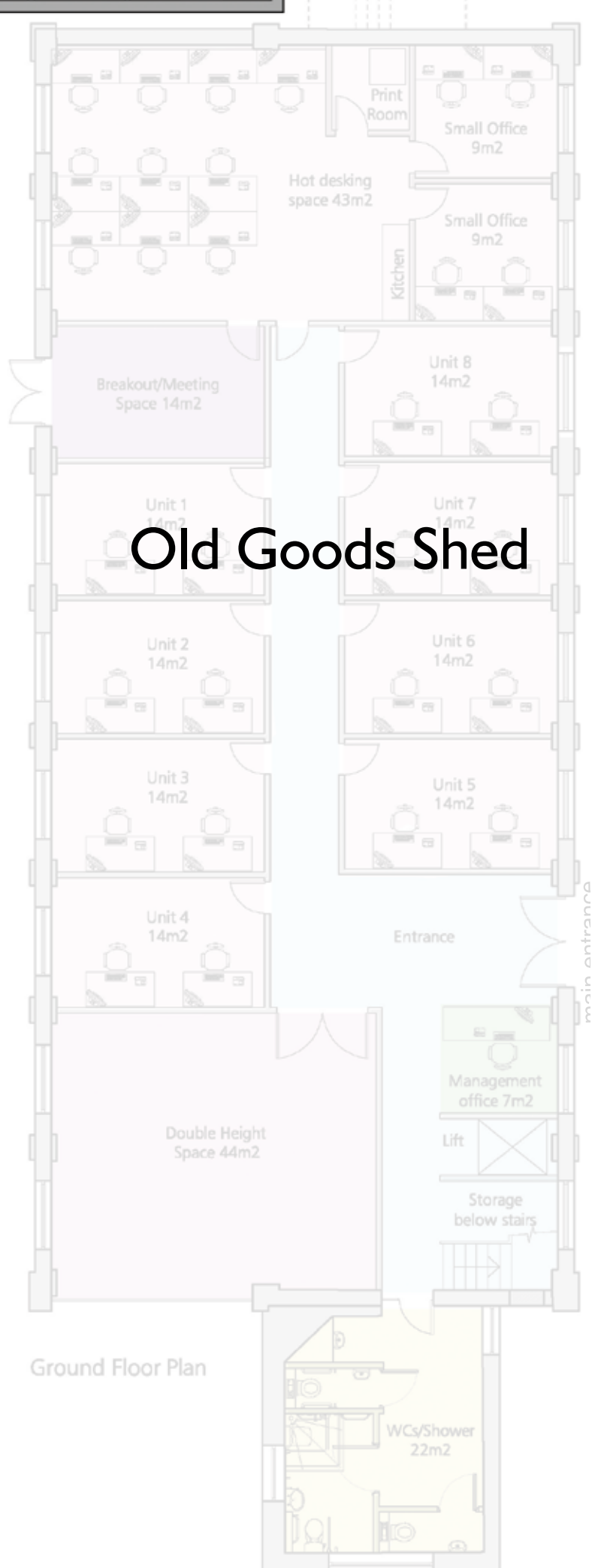
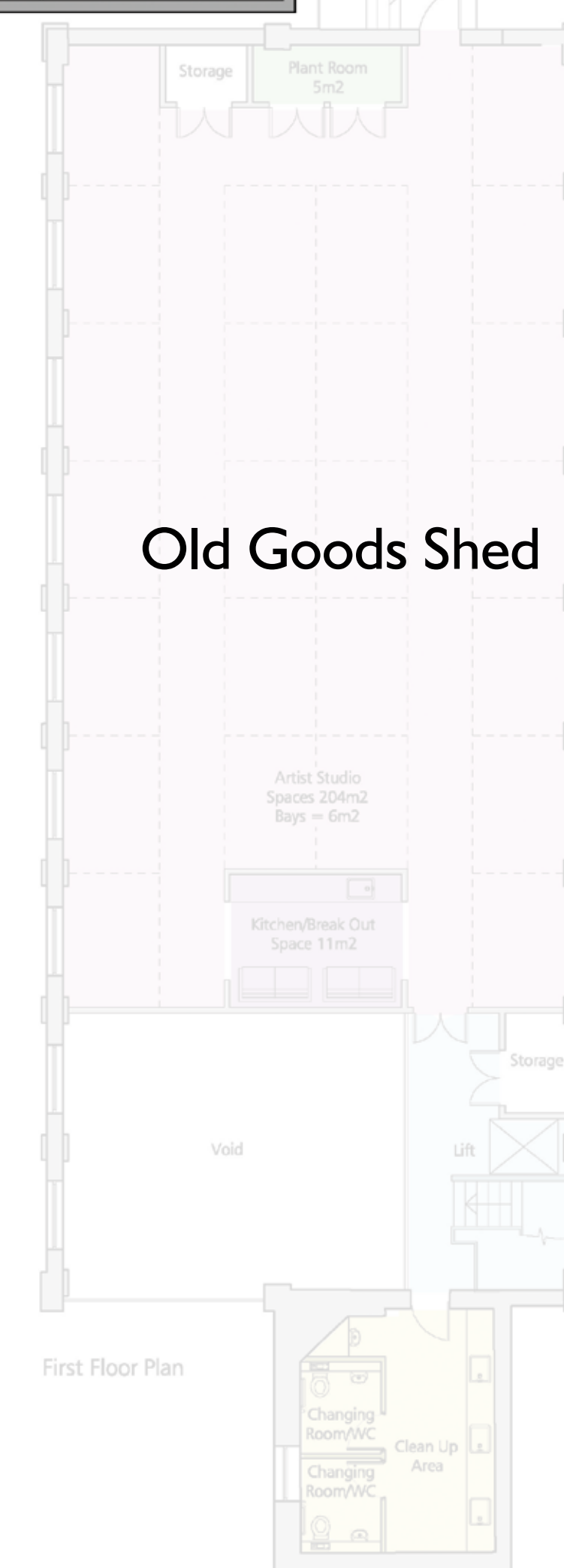


Adjoining the Old Goods Shed is an existing industrial building. This will be refurbished to house the City Council's Drainage and Streetcare Team, currently based on the old Serco depot site at Bar End.

This Team plays a vital role in managing the District's waterways and sewage. They were responsible for making and delivering many of the sandbags during the floods of 2014.

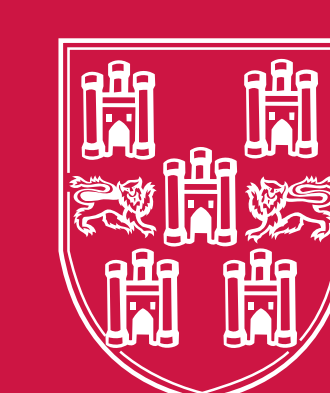
The Team also inspect and repair playgrounds, remove

graffiti, collect up abandoned bicycles, repaint bus shelters, clean road signs – and a host of other ongoing tasks that ensure the Winchester District is well presented and safe for all.



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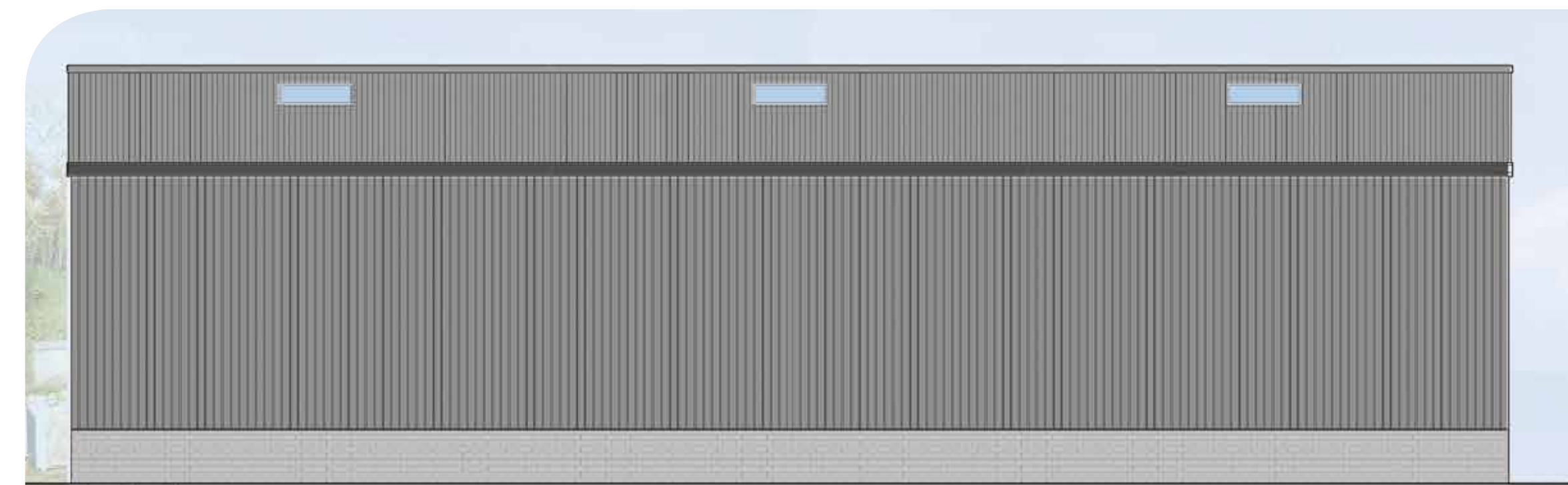
# Matley's Yard



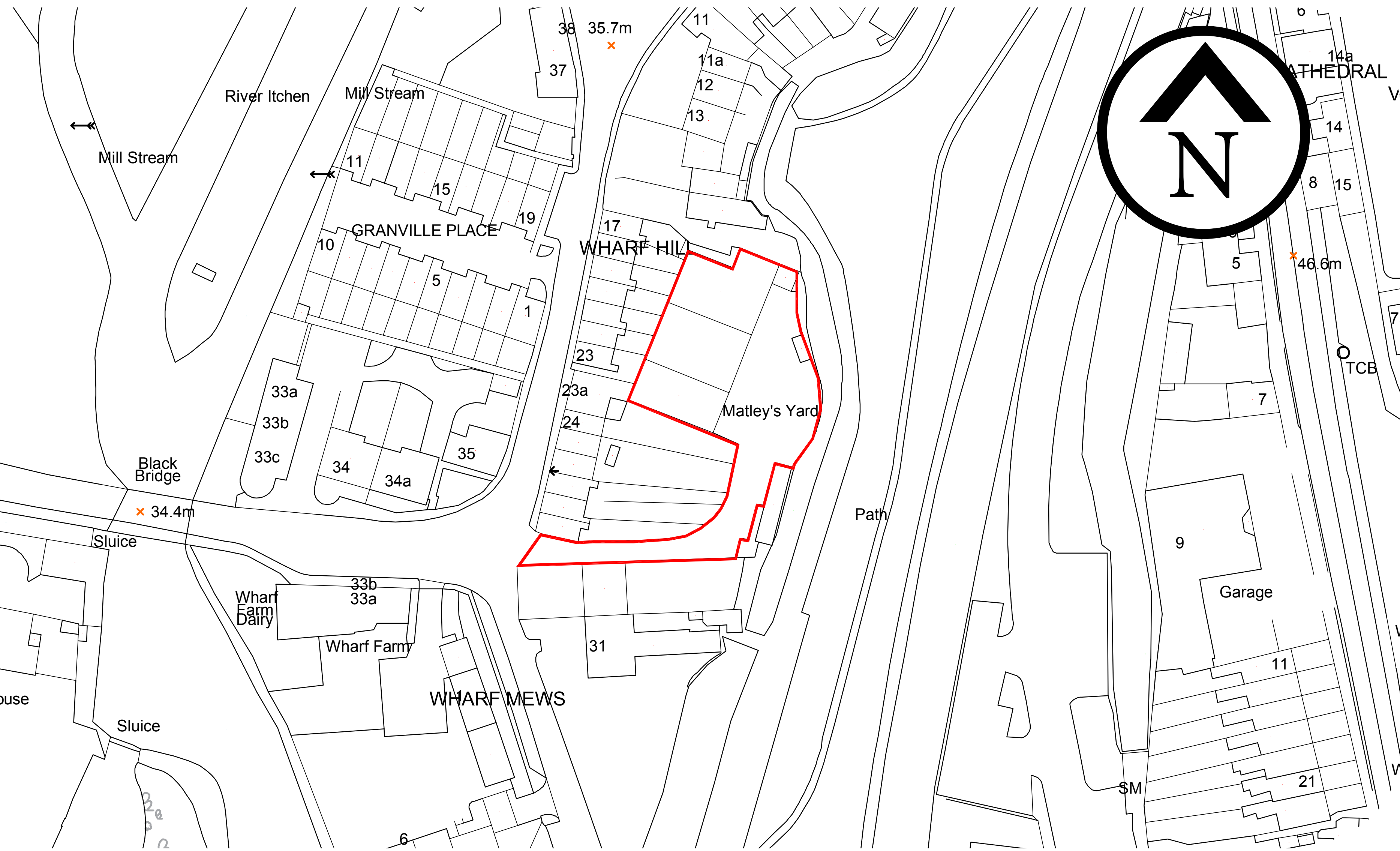
Front



Rear



Side



## A New Look for Matley's Yard

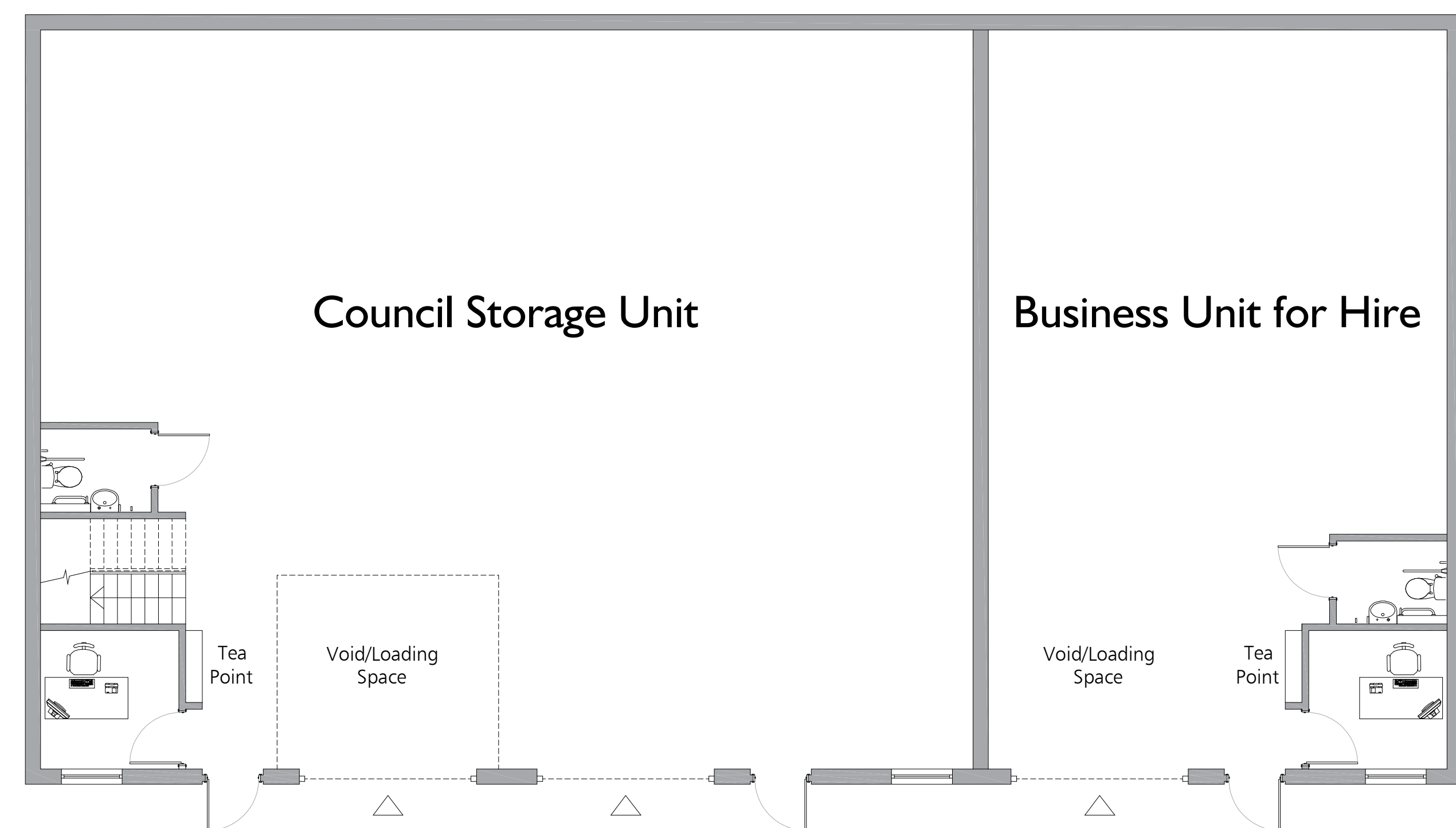
A successful collective of visual artists currently based in industrial premises at Matley's Yard in Wharf Hill will be moving into the Creative Enterprise Centre. This provides an opportunity for the Council to re-use the premises at Wharf Hill as part of a wider estate management programme.

The new units will improve the visual appearance of Matley's Yard, and the uses proposed are not expected to generate any additional traffic movements or other disturbance.

## Proposed Layout

Corporate storage (197m<sup>2</sup>)

Ground floor (110m<sup>2</sup>)



Ground Floor Plan  
Total GIA - 340m<sup>2</sup>

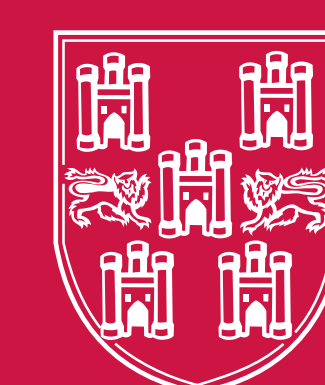


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# What Do You Think?

## *Creative* ENTERPRISE CENTRE



This exhibition is part of a public consultation programme leading up to the submission of a full planning application at the end of March.

We would like to know your views about the proposals set out on these boards

Please complete our survey:

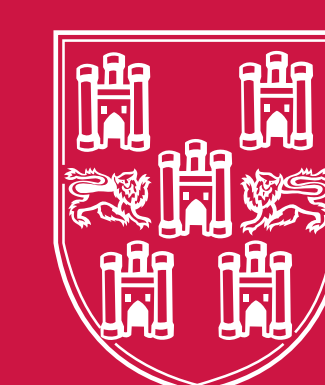
- What do you like about the proposals?
- What could be improved?
- Does anything concern you?
- Would you want to be kept informed about the project?

You can also log on to

**[www.winchester.gov.uk](http://www.winchester.gov.uk)**

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The consultation period closes Monday 21st March.



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