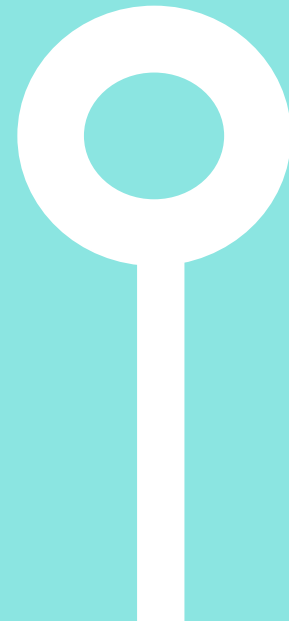
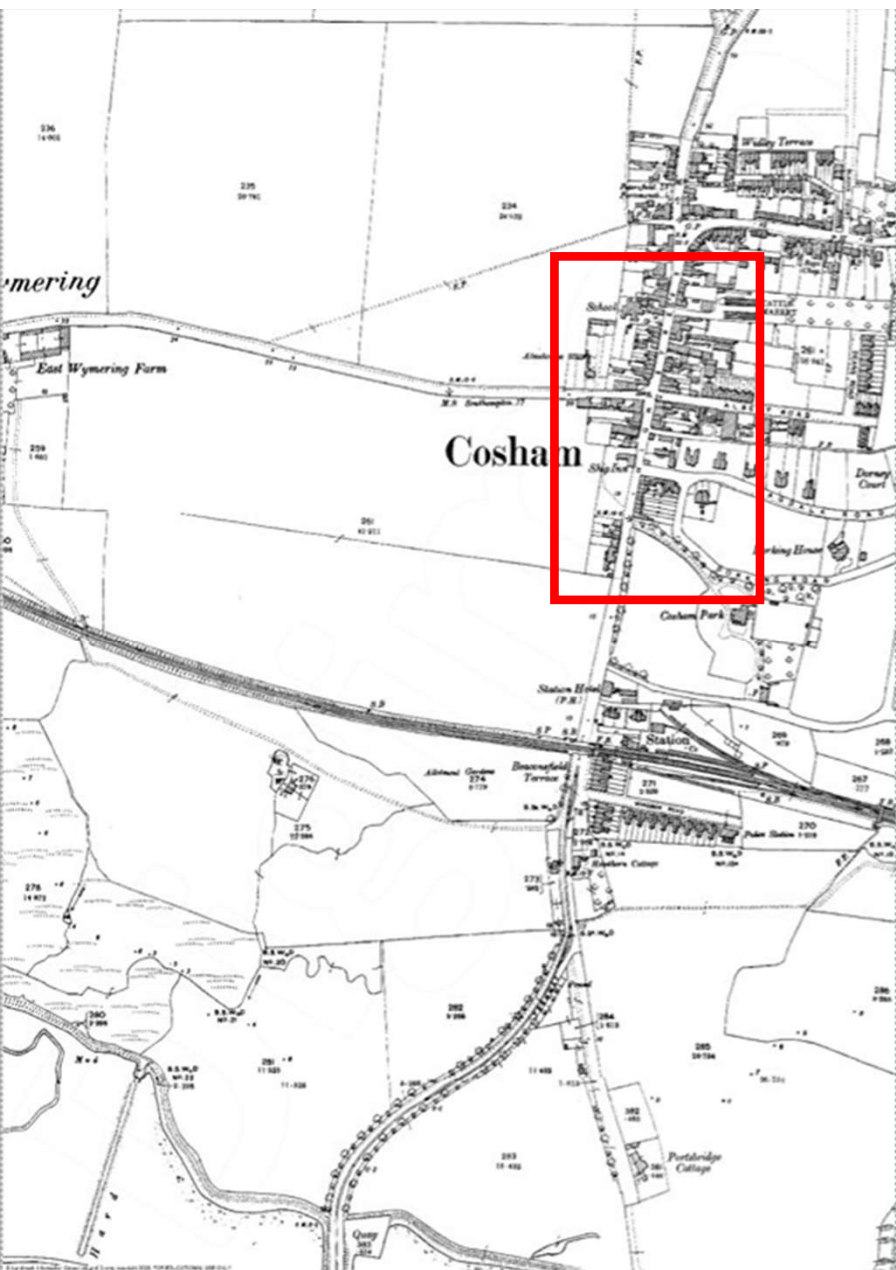


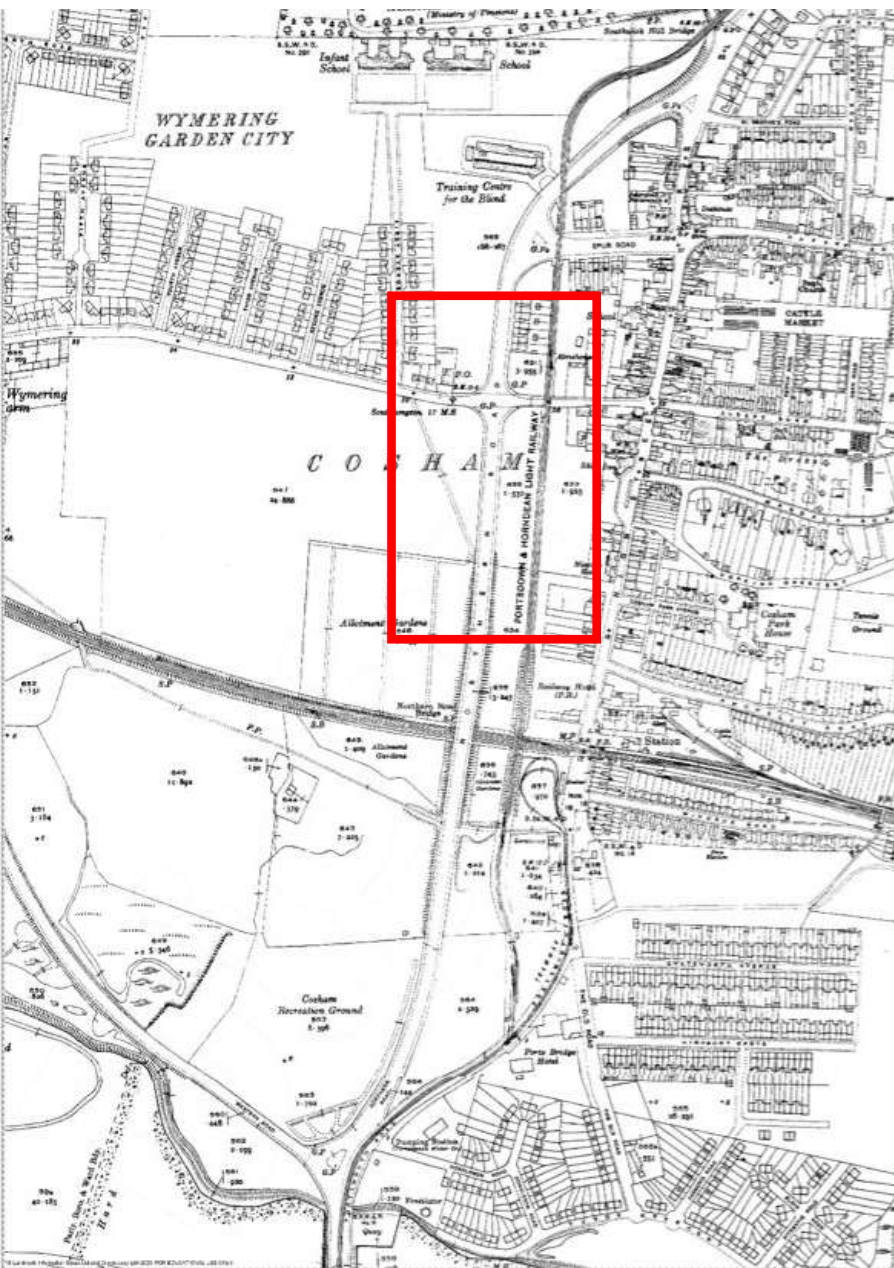
Cosham Opportunity Area

OPE January 2022

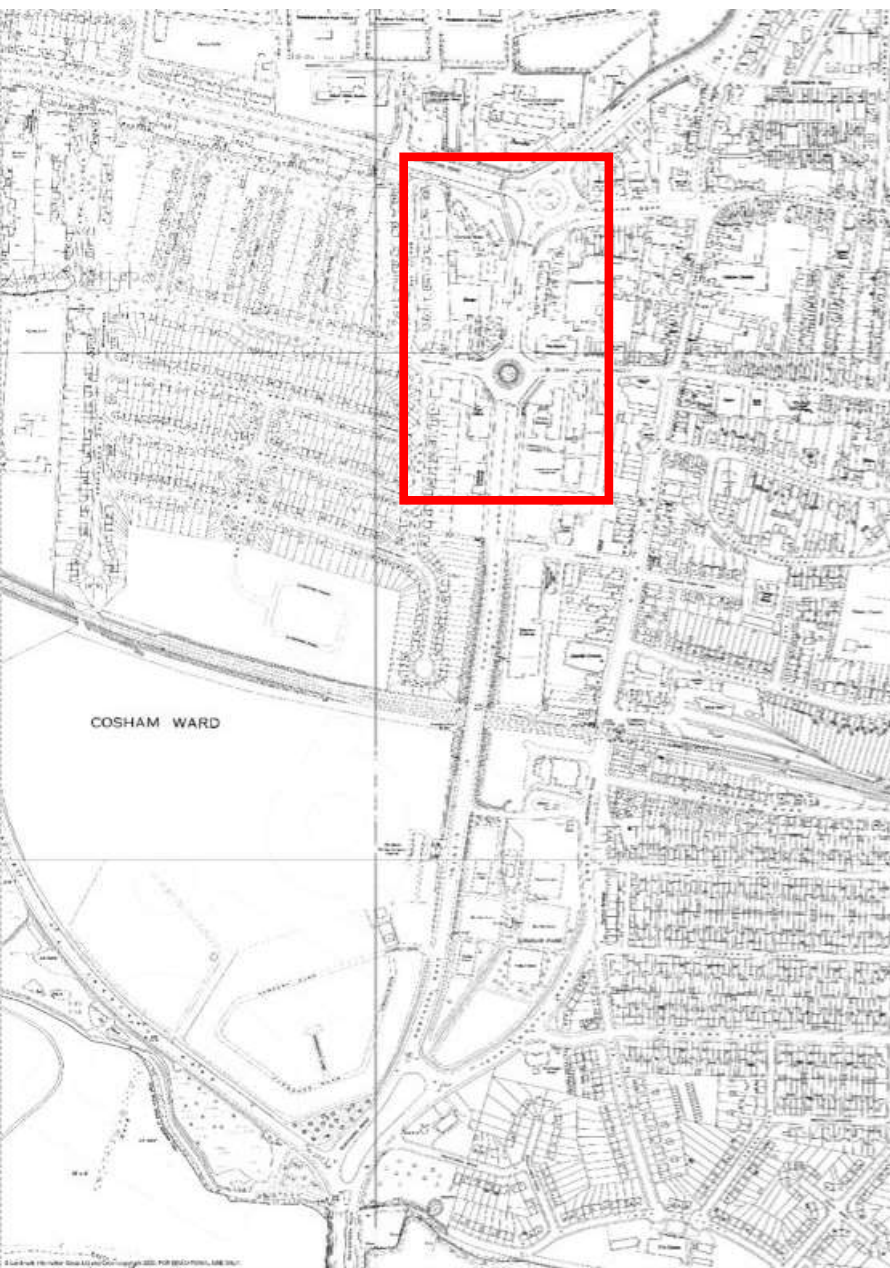




1890s



1930s



1950s



Cosham Green Spaces



Cosham Urban
Corridors



- Proposed Development Site



- Potential Future Development Site



- Existing Buildings

Cosham Opportunity Area



- SITE C: Health Centre
- SITE D: Dental Practice
- SITE I: Fire Station
- SITE J: Police Station
- SITE O: Public Convenience
- SITE P: Community Centre

Cosham
Opportunity Sites

Stakeholders Engaged:

- PCC Housing
- PCC Transport
- PCC Culture
- PCC Adult Services
- Hampshire and IOW Fire
and Rescue Service
- Hampshire Constabulary
- Portsmouth CCG
- Portsmouth University
Hospital Trust
- Public Health
- Solent NHS

Cosham as a new place?

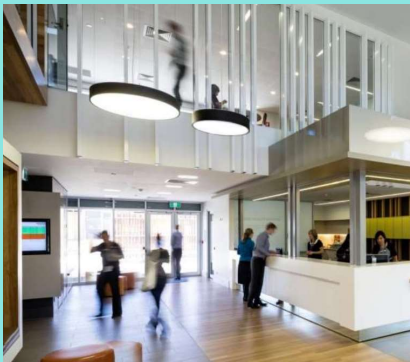
Top Requirements from potential Regeneration

- Provision of Community Gathering space
- More outdoor Seating
- Increased Provision for Active Travel
- Regeneration of high street Offer (variety, followed by buildings themselves)
- More Greenery

Individual meetings were offered/held with each stakeholder Dec 2021 - Jan 2022 to scope out specific requirements and feed into design brief.

Top Requirements from Needs Assessment and Individual Meetings

- Provision Re-Provision of Community Space/Hub – focus on flexible use fit for purpose spaces with facilities to support outreach/out patient services
- Accessible/usable space for outdoor activity and community groups
- Public Realm Improvement that promotes health and wellbeing to improve health outcomes for community
- Provision for Active Travel (cycling and walking routes)
- Representation of Culture and Heritage in Cosham – both within any development and within the public realm
- Improved lighting and way finding
- Improved Accessibility
- Better access to high quality Health Facilities and Services
- Accommodation for Hospital staff



Other Requirements from Needs Assessment and Individual Meetings

- Specific call for engagement with culture – PCC museums temporary exhibitions etc
- Local schools reluctant to use services in Cosham – improved way finding
- Provision to support 'visible policing'
- Improved access to Cosham particularly from the West
- Free Public Wi-Fi
- Reprovision/Retention of Public WC
- Sustainable travel/transport solutions
- Improved food environment
- General opportunity for services to update their approach



Green Corridor



Increases productivity

Those that walk or cycle to work report to have greater job satisfaction and feel far more productive than those who travel by different modes.⁷



Promotes future growth

By building a network of walking and cycling routes, we are increasing the range of transport options that respond to areas of current and future development.



Improvements to the local economy

Investing in walking and cycling projects provides a 'Benefit Cost Ratio' of 13:1, so for every £1 spent, £13 is returned to the economy.⁷

Additionally, those who cycle and walk will take more trips to the high street over the course of a month.⁷

Anything the scheme can do to promote safe and sustainable active travel options offers not only economic incentives but also provides opportunities to improve health outcomes for the community which has been flagged by the OPE as a requirement of any development.

[74.463-LCWIP-Plan.pdf \(portsmouth.gov.uk\)](#)



FIRST LOOK

Untitled Practice completes 1.5km-long park system through centre of Brighton

1 DECEMBER 2020 · BY FRAN WILLIAMS, PHOTOGRAPHY BY EDWARD BISHOP



1/16



Where? Linear Park, Brighton
(Valley Gardens)

Why? To answer the requirement for greening, better options for active travel, and a connection between Portsdown, the King George V playing fields and Portsea Island.

Improvements to current parkland & carefully selected tree planting to provide seasonal interest. Consistent finish unifies the large scheme.

Similarly Cosham's traffic dominated centre could be the heart of a regenerated urban park providing an important safe link between the existing Cosham Park, through High Street, London Road & on up to Southwick Hill Road as well as supporting the requirement for space for active lifestyles and the ability to gather outdoors. People should feel safe so that they can commit to new spaces and facilities.



Where? Brunswick Centre, London

Why? The scale of this development is larger than Cosham, but that idea of terraced residential properties looking onto a public space with plenty of green is relevant; also in the way the development relates to the busy roads surrounding it versus its internal relationship.

This public realm improvement answers the need for community gathering space as well as improved wayfinding and lighting. This could create an engaging space with better amenities for events such as the Cosham Market which currently struggle with the infrastructure on offer. This space could also tap into the Fibre installation in the City and offer free public Wi-Fi as well as potentially creating another space where arts or culture could find themselves represented in the district – also an OPE requirement. Again installation of engaging lighting would improve not just the appearance of the area but the feeling of being in a safe and inviting environment.

Where?

Urban interventions by Studio BAD et al in Southampton, 'meanwhile architecture' & temporary interventions to arrest decline & signpost regeneration.



Why?

To answer the OPE requirement for some representation of culture in Cosham, to provide social gathering opportunities and increased scope for community activity and engagement.

To provide an opportunity for local artists and small business to engage with the public. To encourage active travel and higher footfall . To bring greening and creative seating and public art to the public realm that have currently been identified as missing in Cosham .

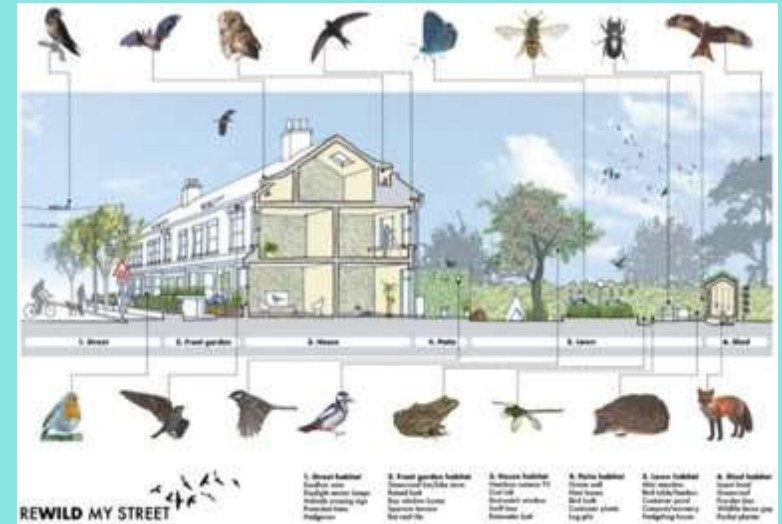
Where? Little Rock Arkansas, .

Why? Reclaiming a neglected 4 block segment of Main Street & using the arts rather than retail to catalyse economic development. The scheme proposes the use of gateways to calm traffic, central focus around an important junction & 'thickening the edge' to create a pedestrian route & low impact development structure.



Greening & Re-Wilding

Where? Kings Cross, London

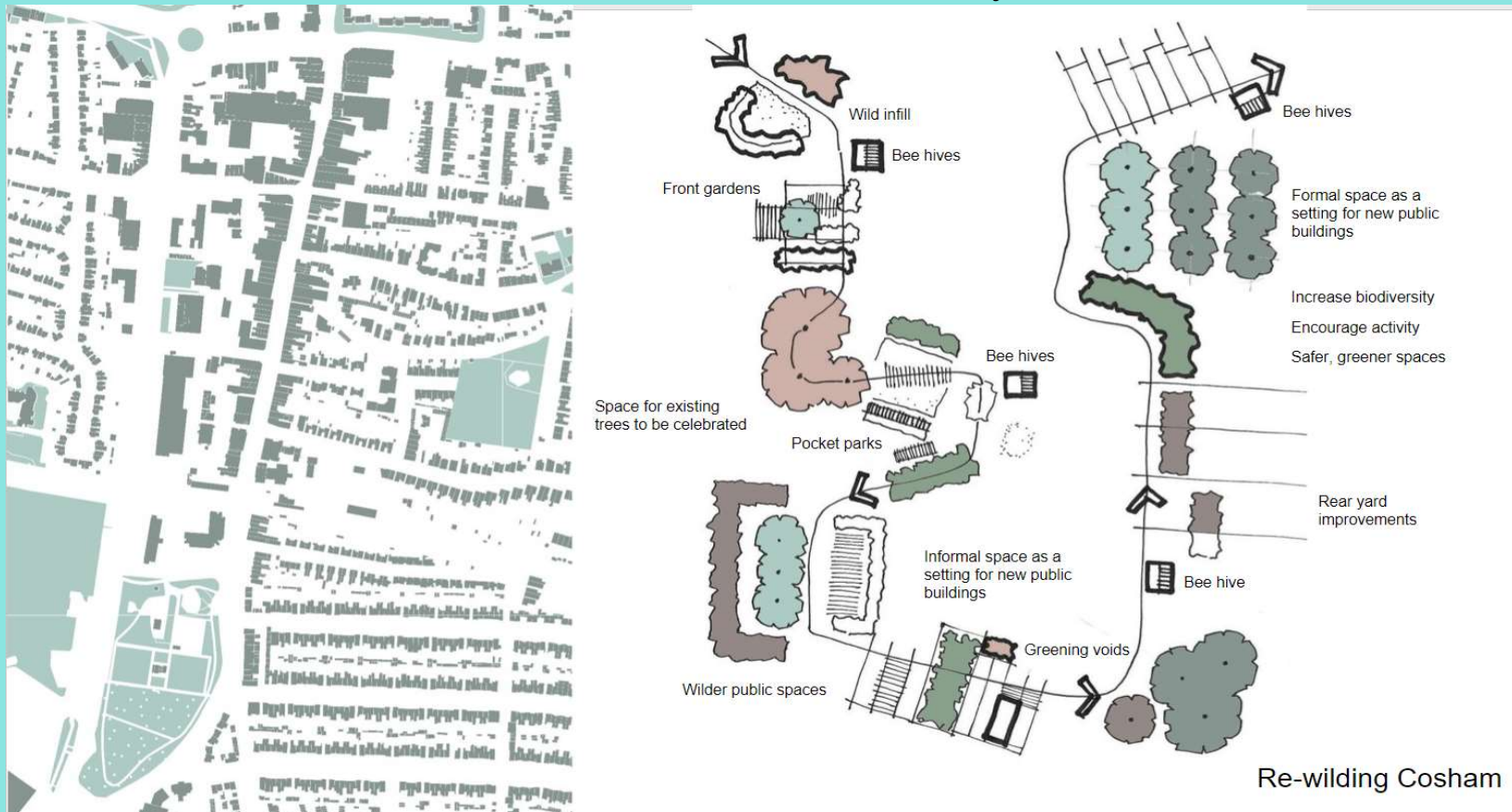


Why? Kings Cross is of course a significantly larger scale, but in their relative contexts there are similar opportunities to green the development area in Cosham, the King's Cross scheme has a number of interesting aspects. The community garden (Global Generation Skip Garden, or Skip Garden) was built & maintained by local volunteers. At King's Cross this has provided an opportunity for groups that Councils have had difficulty in reaching to be engaged with the project.

The Wayward Wild & Weedy wellbeing walk (promoted by a map & the Global Generation charity) provides an easy purpose to the green spaces so that they can add more value to the development.

Improve visibility & connection to the west
PCC Highways

Green city
Greener better connected journeys
PCC City Vision – 2040 Portsmouth Priorities



Green city
Tackle climate change
PCC City Vision – 2040 Portsmouth Priorities

Greening answers the OPE requirements for improved environment, opportunity for active travel and community space for outdoor activity. Greening is also an opportunity to provide the OPE requested outdoor seating and space for community gathering. Furthermore, it supports the clean air initiative as well as providing a more welcoming less urban ('bleak') public space. There is also an existing narrative in Portsmouth and in Cosham of working as a community to be more sustainable and 'green'.

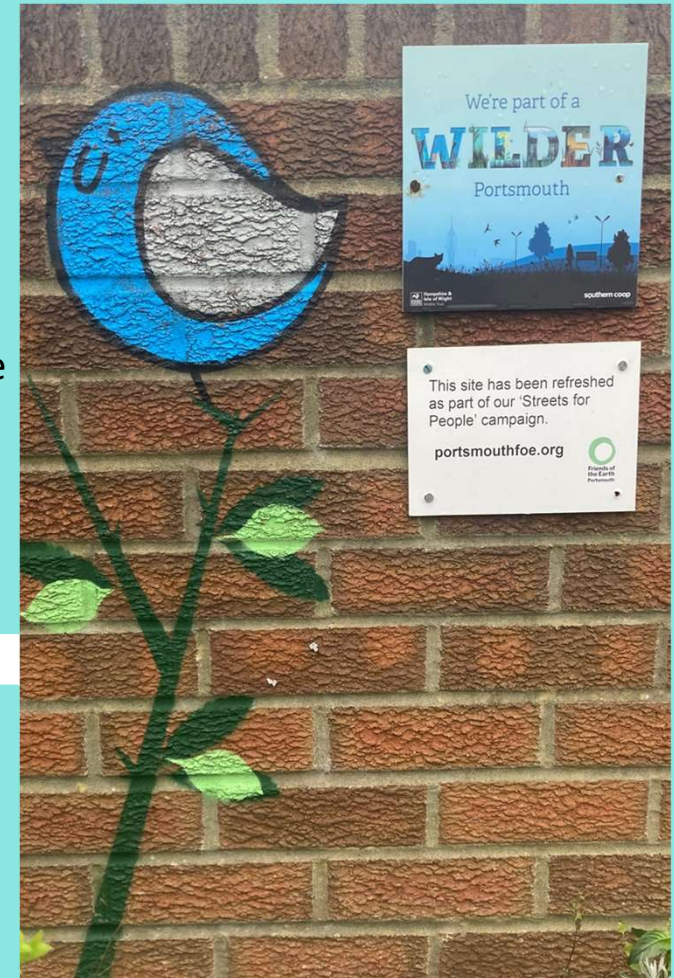
Cosham Larder is looking for someone to manage and also develop the pioneering opportunities at Cosham Larder

We Are Hiring!



Cosham Larder Manager & Pioneer Community Developer

To find out more, email:
larder@coshamandwymering.org
Cosham Larder, Cosham Park, Portsmouth

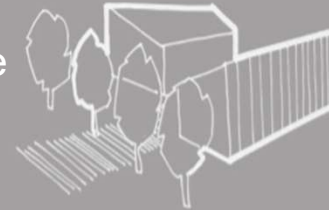


Healthy & happy

Support young people

PCC City Vision – 2040 Portsmouth Priorities

Provide a 'blue light hub'
Hampshire Police Service



Community building

We need flexible spaces to provide outreach services

Solent NHS Estates

Culture & Creativity

Clean growth & culture-led regeneration

PCC City Vision – 2040 Portsmouth Priorities

Healthy & happy

Prioritise mental health

PCC City Vision – 2040 Portsmouth Priorities

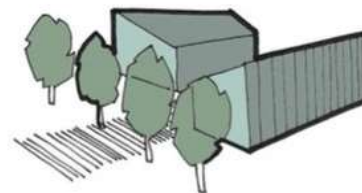
Thriving Economy

Create opportunities for employment

PCC City Vision – 2040 Portsmouth Priorities

Improve visibility & connection to the west

PCC Highways



Community building

Potential location & precedents



Where? The
Observer
Building –
Hastings



IF_DO Architects The Observer Building. Hastings

When complete the building will include a variety of spaces including 16 living rent flats, roof top bar, offices & work studios aimed at local businesses.

Why? The architects of this scheme show how it is possible to re-purpose & use a prominent existing building that is no longer required for its original purpose into a place that provides more appropriate spaces for the times that we are now living in.



Where?
Peckham
Library,
London



Why? Peckham Library serves as a flexible use community Hub.

This is the key requirement identified by the OPE that this scheme could deliver. It is evident that with a variety of consulting rooms and access to office space a community hub could provide an opportunity to delivery varied and wide ranging outreach activities for multiple services; many of whom are keen to embrace this more modern way of working and delivering positive outcomes for the community.

Where? The
Somerstown
Hub,
Portsmouth




Somers Town
Community Association

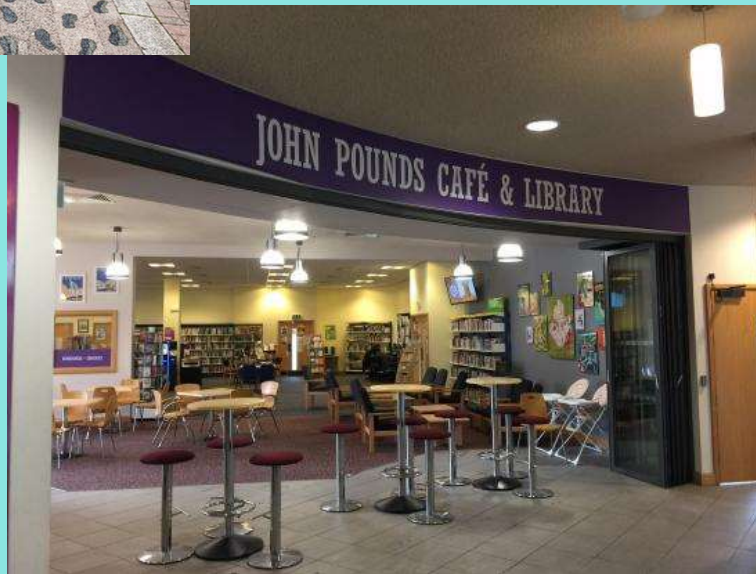


Why? Somerstown Hub serves as a successful flexible use community Hub.

This is the key requirement identified by the OPE that this scheme could deliver. It is evident that this type of development is welcomed and well used by the communities they serve. Providing engagement with services as well as providing space for creativity and culture within the building itself. This development also included a successful public realm improvement that included extensive greening.



Where? The
John Pounds
Centre,
Portsea.



Why? The John Pounds Centre is a flagship community and enterprise facility In Portsmouth. It works to provide affordable and accessible activities and services, which are also available from the nearby Grade 2 listed Treadgolds Warehouse venue.

Where? Clock View Hospital, Merseyside

The architects of this scheme show how it is possible to re-purpose & use a prominent existing building that is no longer required for its original purpose into a place that provides more appropriate spaces for the times that we are now living in.

Why? This building demonstrates the way that the design can contribute positively to wellbeing for those who work and use the space and how a specifically designed space can aid trauma recovery for patients.



Any development of a community hub/space in Cosham could potentially deliver some of these ideas and create an environment for wellbeing and improved health outcomes for the community. Development could provide safe and welcoming spaces for anyone interacting with services using the building ; whether that be Council Services, NHS, Police Service or Fire & Rescue Service

Green city

Tackle climate change

PCC City Vision – 2040 Portsmouth Priorities



Housing

Happy & healthy

Good quality homes

PCC City Vision – 2040 Portsmouth Priorities

*An ideal location for shared
county wide facilities*

Solent NHS Estates

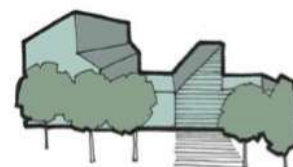
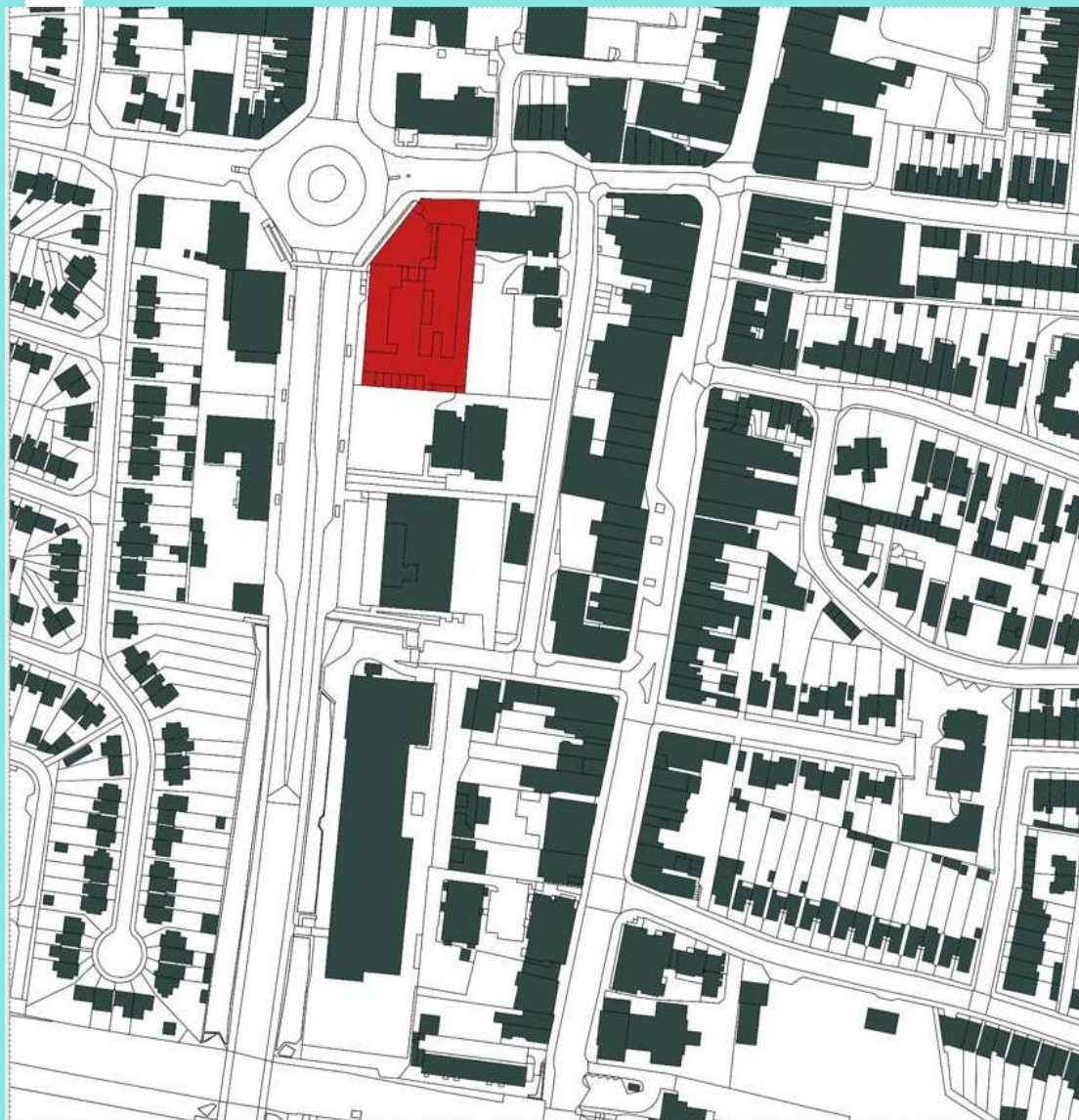
Improve visibility & connection to the west

PCC Highways

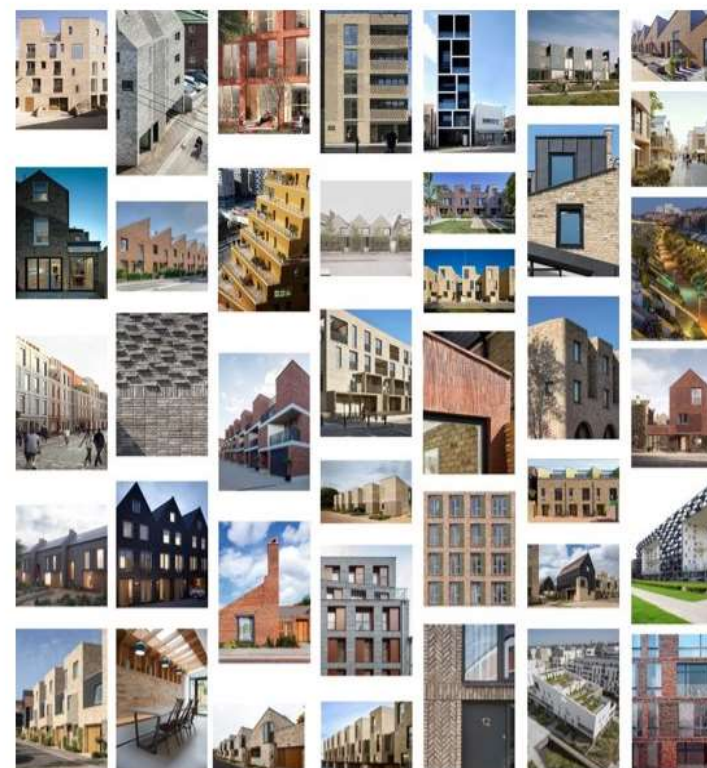
Happy & healthy

Active healthy lives

PCC City Vision – 2040 Portsmouth Priorities

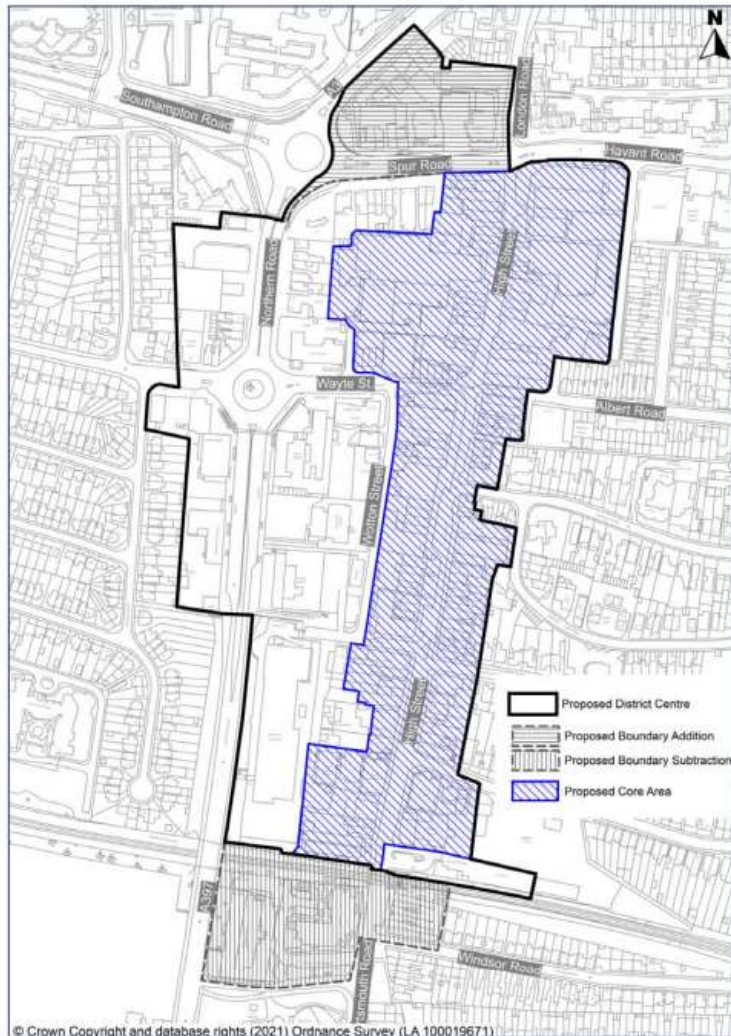


Housing



Cosham District Centre

Figure 12 – Cosham District Centre Map



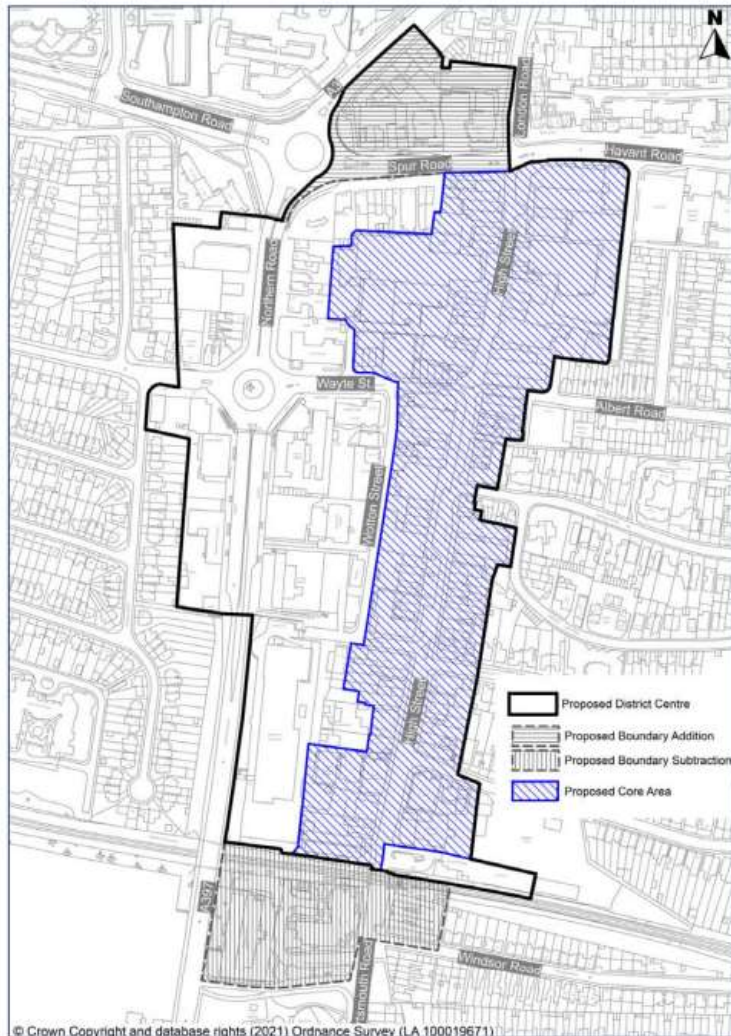
Cosham Local Plan

Proposed Cosham District Centre Strategy and Vision

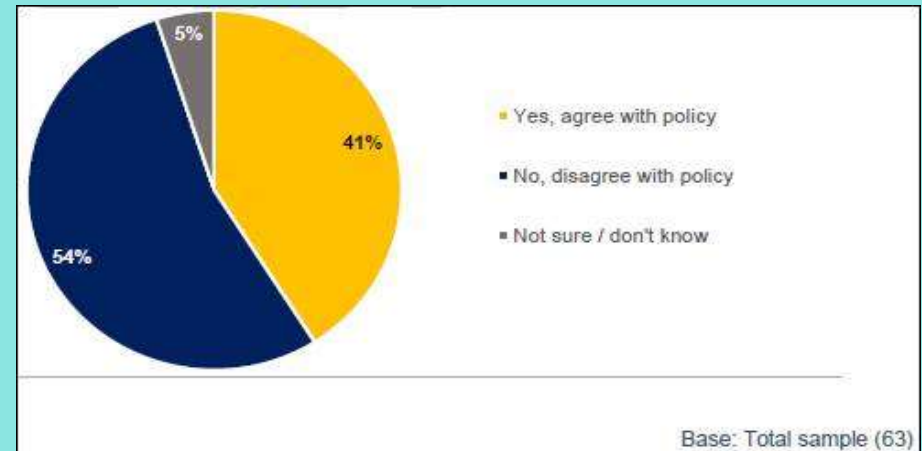
- 3.6.24 A strategy for the future of the centre should focus on providing a quality mix of retail and town centre uses, improving the environmental and visual quality of the centre and improved integration with the local area. Development in the centre should strive to maximise sustainable transport opportunities presented by the train station (including potential for a new sustainable transport 'mobility hub') and provide clear connections to nearby facilities and features where possible.
- 3.6.25 Supporting and enhancing the environment for existing and new activities such as markets and other events on the pedestrianised part of high street could help bring life and additional footfall to centre, and may help to simulate some greater diversify the high street offer.
- 3.6.26 **Draft Vision:** A successful local hub featuring a quality mix of high street and independent traders, community facilities and employment space, set within an accessible, high quality environment.
- 3.6.28 Land fronting Northern Road will be retained within the centre boundary; the area presents opportunities for redevelopment where existing services could be re-provided, or where it can be demonstrated that they are no longer required. Several of the sites in the locality have planning permission, or have been identified for, redevelopment during the plan period. Additional dwellings and new or redeveloped employment space in this location would help support the viability of the centre's core area. See Strategic Site Policy S4: Cosham on page 256.

Cosham District Centre

Figure 12 – Cosham District Centre Map



Cosham Local Plan



Key themes	Percentage (%)
Concern for infrastructure / facilities' capacity	76
Agreement	24
Disagreement	24
Too much focus on housing / do not agree with general focus of proposals	5
Repurpose what is already there	2
Other	17

Base: Total sample (41)

When asked if there were any further comments or suggestions to the proposed approach to the draft policy for Cosham, the majority of the comments expressed **concern for infrastructure and facilities** having the capacity to support additional development (76%).

THE DEVELOPMENT SITES

The parcels of land within the Opportunity Area are within the Council's ownership or the ownership of other public sector bodies.

The police and fire station are both due to be relocated, while there is the potential to consolidate the health and community uses on site or in the local area.

Site I - Fire Station

Area = 1,720m²

Site J - Police Station

Area = 2,930m²

Site O - Public Toilet

Area = 740m²

Site P - Community Centre

Area = 2,830m²

Site C - Health Centre

Area = 3,260m²

Site D - Dental Practice

Area = 570m²

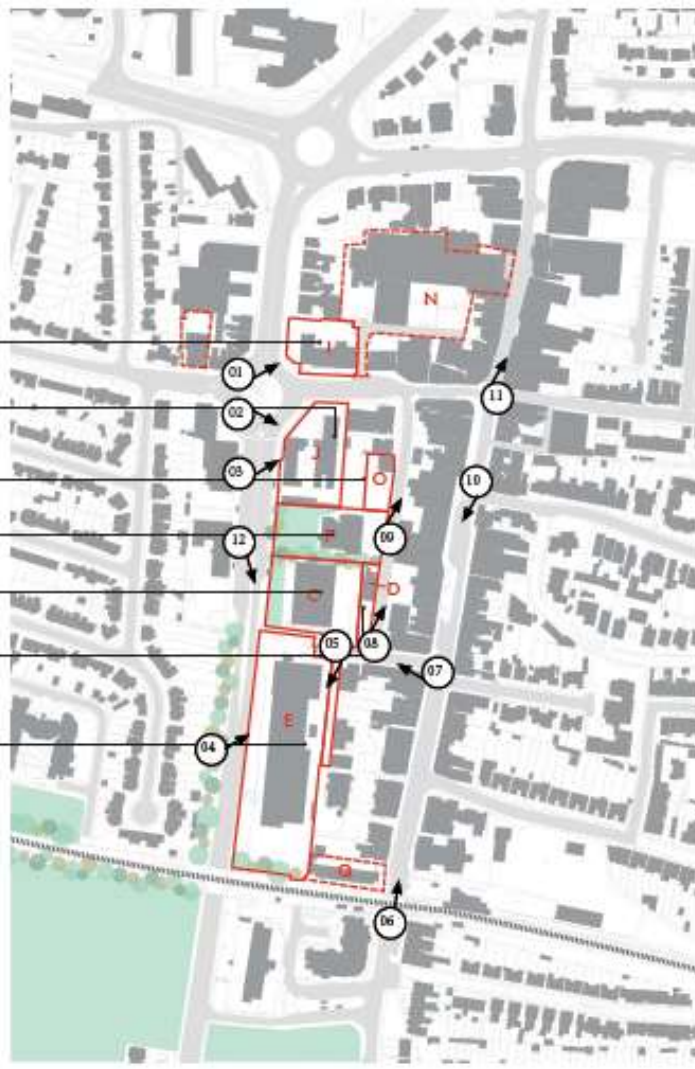
Site E - Telephone Exchange

Area = 8,840m²

TOTAL AREA =

20,890m² / 2.1 hectares

-  Development Site
-  Potential Development Site



Call for Sites

Completes End of January 2022

Still scope for red line to evolve at this time conversations with service providers also ongoing.

Emerging PCC Schemes in Cosham



There are several other projects at different stages of delivery in the process of bringing development and improvements to the area all of which would deliver benefits that are advantageous to this narrative.

These include but are not limited to:

- [King George V Playing Fields](#)
- [Cosham Transport Hub](#)
- [Edinburgh House](#)
- [SEHRT](#)
- [Linear Park](#)
- Pedestrianisation of Cosham Highstreet
- Improvements to Underpasses providing access to top and bottom of Highstreet.

Recommendations for Next Steps

- **Project Feasibility**
- **RIBA 0**
- **Procurement of multi disciplinary technical services to enable Master planning**
- Which would then include investigation of Risk, Viability and Budget
- Commissioning of site surveys
- Development of a Outline Business Case (run through this document with the OPE to build on)
- **Budget £200k**

