

Ryde Heritage Action Zone: Public Realm Improvements

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Ryde Steering Group 7 July 2021



Agenda

1. Welcome and Introductions and housekeeping
2. Hampshire Services – Who we are
3. Current Understanding of the Ryde HAZ Public Realm Improvements Project
 - a. Project Aims and Objectives
 - b. Project Extent
 - c. Project Programme
 - d. Emerging Issues





Welcome, Introductions and housekeeping

- Slides will be available afterward.
- Please remain muted unless you need to speak. This minimises background noise.
- Please leave your camera on if you wish
- There will be a slot for Q&A
- Have a question? Raise your hand or use the chat function.



Hampshire Services – Who we are



*Romsey Town
Centre:
Bell Street before
and after*



Hampshire Services - Who we are



Romsey Town Centre: Market Place

<https://www.youtube.com/watch?v=OvUIJ34OY5g>

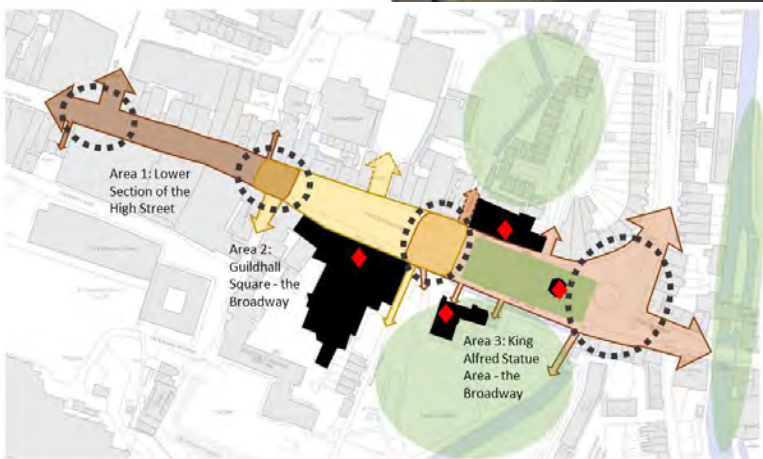
Hampshire Services - Who we are



*Winchester
City Centre:
Upper High Street*



Hampshire Services - Who we are



*Winchester
City Centre:
Lower High Street
and
the Broadway*



Hampshire Services - Key Skills

Landscape and Urban Design

- Public realm - place-specific design interventions
 - Landscape and townscape character assessments
 - Landscape, landscape planning and urban design advice on plans, strategies and proposals
 - Public and partner facilitation and engagement – building capacity and consensus
 - Scheme delivery and project management
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- More information available at <https://www.hants.gov.uk/landplanningandenvironment/sharedexpertise>



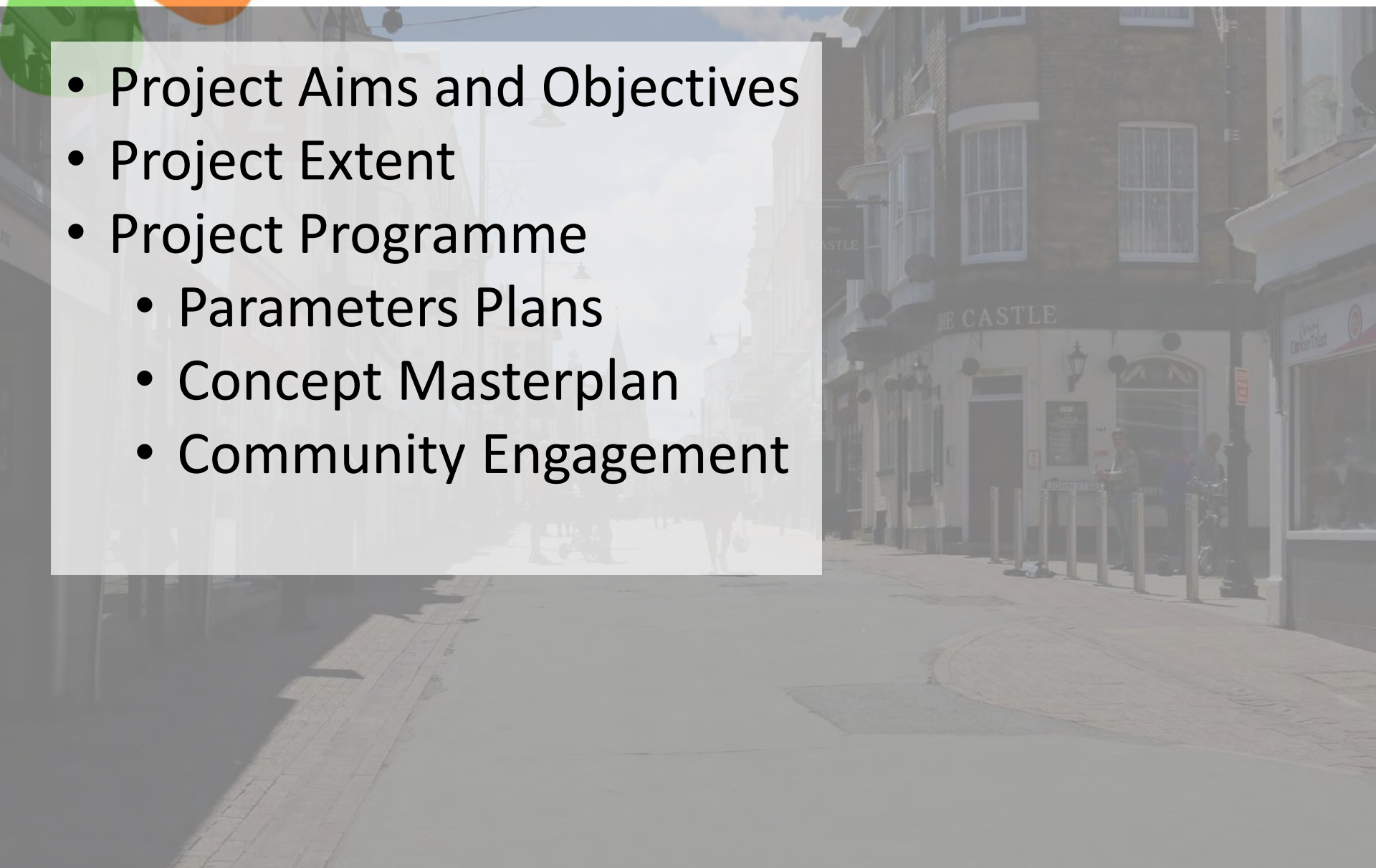
Hampshire Services – Key Skills

Highways

- Feasibility studies
- Preliminary / detailed design in 2D or 3D
- Topographical surveys
- Pavement design, signing, lighting and traffic management
- Drainage design
- Contract and drawing preparation
- Estimating and bill of quantity production
- Construction supervision
- Application of Construction, Design and Management (CDM) regulations 2015



Current Understanding

- Project Aims and Objectives
 - Project Extent
 - Project Programme
 - Parameters Plans
 - Concept Masterplan
 - Community Engagement
- 



Ryde HAZ Project Aims and Objectives

Aim. To capitalise on the potential of Ryde High Street’s heritage buildings, history and location to regenerate the High Street HAZ area and create a dynamic civic space with a retail, leisure and cultural offer that all residents and visitors can enjoy.

Objectives of the Ryde High Street HAZ scheme
<u>Objective 1. To increase access for all people and a create safe and attractive space for pedestrians to enjoy heritage and cultural events along Ryde High Street</u>
<u>Objective 2: To increase access for all sections of the community and attract more visitors and business investment from a wider range of businesses by improving the quality and design of the public realm along the High Street</u>
<u>Objective 3: Increase access for all sections of the community and improve pedestrian safety in the non-pedestrianised area of the High Street</u> and encouraging the nascent artisanal and creative business sector in the south of the HAZ area
Objective 4: Increase civic pride and heritage awareness among businesses, residents and visitors through developing and adopting a design code and other activities to promote heritage
Objective 5: Increase footfall, attract more visitors and business investment and enhance the Ryde conservation area through renovating and repairing architectural heritage in High Street HAZ area
Objective 6: Adapt to High Street retail decline through encouraging a wider range of businesses and uses of buildings and space
<u>Objective 7: Effectively engage with the community over the life of the programme</u>
Objective 8: Develop and deliver a cultural programme that supports the objectives of the HAZ and celebrates heritage

Project Aims and Objectives



“A Community that celebrates a healthy and beautiful way of living”





Project Extents



successful carnivals that take place annually in the town as well as other activities and events. We have already made progress in establishing the Ryde Cultural Consortium and will work to develop its programme to support the High Street HAZ and the wider regeneration of Ryde.

Key projects

5.10 Key elements of the proposals for the High Street HAZ area are as follows:

5.11 **User experience: Pedestrianisation (See also Objective 1 and Objective 3 in the Logic Model):** Full pedestrianisation of the High Street from the junction with Garfield Road to Star Street to eliminate the current ambiguity of use has already been consulted on, planned and will be implemented accordingly through the contract with the Isle of Wight's PFI contractors, Island Roads. The resurfacing of the High Street is already included in the current contract but includes only renewing the existing tarmac with the same type of surface which is visually unattractive, likely to deteriorate quickly and to continue the current ambiguity which encourages illegal use by vehicles.

5.12 Clear signage will be installed to end the current ambiguity and make it clear that this the High Street is fully pedestrianised. Delivery access to businesses would be allowed from the High Street within designated periods which will also be clearly signed.

5.13 Although not part of the full pedestrianisation scheme, the short section of the High Street between Star Street and the junction with Green St. / St John's Hill will also be brought within scope as it links the High Street to the St John's area of the town where there are already signs of an increase in artisan and creative enterprises moving in. It also contains a number of important buildings including St. Mary's Church and the attached convent together with the much needed green space of its delightful gardens. Pedestrian access will be improved through the reduction of two lanes to one lane at the southernmost end of this section of the High Street and widening of pavements will increase pedestrian safety.

5.14 At the northern end of the High Street, there is also a short length which is not within the area to be fully pedestrianised but which provides an important link between the top of Union Street to the start of the pedestrianised zone at the junction of Garfield Road. The architecturally significant buildings of the George Hotel and Grade Two listed, Ryde Town Hall/Theatre, as well as a number of regency town houses in Lind Street are located on or adjacent to this part of the High Street. It is a main traffic route and so scope for pedestrianisation is limited but raising the pedestrian crossing tables in the road would help to slow down the traffic and link Union Street to the High Street, encouraging the pedestrian journey southwards and unifying the user's heritage experience.

5.15 **User experience: Public Realm: (See also Objective 2 in the Logic Model)** Although some small improvements have been made, for example in Minghella Square and the Co-op square, the current public realm in the High Street is of a generally low quality and shows signs of deterioration including cracked, uneven and unattractive paving, ugly seating, inappropriate style of lighting, signage, bins etc. and other visual clutter contributing greatly to the generally depressed appearance of the High Street.

5.16 Public realm improvements will include will include the replacement of all existing hard surfacing with carefully designed and integrated paving of appropriate materials including stone, brick, block and granite setts which will extend across the width and breadth of the High Street to provide a uniform and consistent surface, replacing the current mixture of unattractive and deteriorating pavements and the visually very unsightly patched green tarmac in the central strip.

5.17 New street furniture will include the provision of heritage-appropriate integrated seating and other appropriately designed items of street furniture including waste bins, bollards and planters.

5.18 There will be a professionally designed scheme of soft landscaping to define and punctuate the communal space, with permanent, irrigated planted areas containing appropriate plants, shrubs and much needed semi-mature trees which are in short supply in Ryde town centre. This will contribute to environmental sustainability through carbon reduction and improved air quality as well as enhancing the visual appearance and user comfort in hot weather, supporting outdoor activities and increasing footfall.

5.19 An integrated lighting scheme will enhance the decorative quality of the public space while providing good levels of security and reassurance to pedestrians. The existing ornate lamp standards will be retained and integrated into the new lighting proposals.

5.20 New integrated signage will inform, identify and delineate routes. Although the budget for this has been reduced following feedback from Historic England, consideration will be given to create a sense of arrival in the High Street zone by the articulation of design elements including possible artworks, archways, colonnades, decorative elements demarcating historic alleyways and heritage features.

5.21 These improvements will create a unified pedestrian environment, building on what has already been achieved in Minghella and Co-op squares lying off the High Street to east and west, to provide attractive, external spaces for the enjoyment of both the people of Ryde and visitors to the town.

5.22 **Focus on heritage and good design: Developing the Design Code (See also Objective 4 and Objective 5 in the Logic Model)** To increase awareness of heritage and civic pride among business owners and tenants as well as local residents, community organisations and other stakeholders such as schools as well as to maintain consistent standards within the built environment, we will produce and consult on a Design Code. It will be widely publicised and set out aspirational standards for building and shopfront based upon good design practice, reflecting local context and the sensitive historic building fabric.

5.23 The Design Code will cover the production of the shopfront and fascia signage including illumination guidance and will be incorporated into Strategic Planning Guidance that can be used for all island town centres, maximising its impact. Real and practical illustrations will be provided by replacing shopfronts in key sites in HAZ areas initially but more widely, should more funding become available. We believe a great deal of change can be achieved through persuasion and through communicating good design principles to business owners and tenants who are often unclear how to go about achieving a well designed shop front. Large multiples often already have heritage-appropriate designs for fascias and will be encouraged to install these in the High Street HAZ.

5.24 **Focus on heritage and good design: Implementing the Design Code (See also Objective 4 and Objective 5 in the Logic Model)** We will provide support for implementation of the Design Code where necessary, targeting heritage buildings and buildings with a major visual impact, through grants and financial incentives as well as through persuasion and enforcement notices. This will be on the basis that the owner, tenant also provides funding. Some buildings and shopfronts in the area at the northern end of the High Street are also in need of intervention through the package of measures described, particularly the Design Code.

5.25 In our survey work, we have noted many examples of poor fenestration above the shopfronts e.g. with inappropriate UPVC windows, but the costs associated with their replacement and likely benefit means that we should concentrate on upper floors being kept clean, weatherproof and properly maintained, rather than historic window replacement. Enforcement action can achieve this and should be a key theme of the projects showing a change in mindset of the local planning authority and

Project Programme

0	1	2	3	4	5	6	7
Strategic Definition	Preparation and Brief	Concept Design	Developed Design	Technical Design	Construction	Handover and Close Out	In Use
Identify client's Business Case and Strategic Brief and other core project requirements.	Develop Project Objectives, including Quality Objectives and Project Outcomes, Sustainability Aspirations, Project Budget, other parameters or constraints and develop the Initial Project Brief. Undertake Feasibility Studies and review of Site Information.	Prepare the Concept Design, including outline proposals for structural design, building services systems, outline specifications and preliminary Cost Information along with relevant Project Strategies in accordance with the Design Programme. Agree alterations to brief and issue Final Project Brief.	Prepare the Developed Design, including coordinated and updated proposals for structural design, building services systems, outline specifications, Cost Information and Project Strategies in accordance with the Design Programme.	Prepare the Technical Design in accordance with the Design Responsibility Matrix and Project Strategies to include all architectural, structural and building services information, specialist subcontractor design and specifications, in accordance with the Design Programme.	Offsite manufacturing and onsite Construction in accordance with the Construction Programme and resolution of Design Queries from site as they arise.	Handover of building and conclusion of the Building Contract.	Undertake In Use services in accordance with Schedule of Services.

The RIBA Plan of Work 2013

Current commissioned stages



Developing the Parameters Plans

- Background documents review, e.g.:
 - Ryde High Street HAZ Scheme Programme, Jan 2020
 - A Place Plan for Ryde, Arc consulting
 - Ryde Public Realm Strategy December 2004, by Atkins
 - Characterisation Appraisal to inform the Ryde Area Action Plan
 - Parking Strategy and LCWIP
- Discussions with Stakeholders
- Collection of site-specific data, related to:
 - Access and Movement: Walking, cycling, vehicle movements
 - Traffic Regulatory Orders
 - Topographic Survey
 - Utilities Information
 - Landownership
 - Public Realm Opportunities and Constraints:
 - Planning designations: Conservation Area, listed buildings, Primary shopping frontage
 - Visual survey of materials and features



Concept ~~Masterplan~~ Framework/Design

Why do we need a concept masterplan for the Ryde HAZ Public Realm?

- Identified need in the Ryde HAZ and Ryde Place Plan to have an overall vision

What will it do?

- Set the vision and implementation strategy for the public realm improvements
- Could go beyond the lifetime of the HAZ funding

What will it cover?

- Whole site plan: to show how all the elements fit together
- Phasing and delivery plan
- High level costing and options for seeking funding

LOWER SECTION OF THE HIGH STREET & BROADWAY

Winchester City Council is committed to creating a vibrant public realm in and around the Central Winchester Regeneration (CWR) area.

The lower section of the High Street and Broadway have been identified as key areas for transformation. This will complement ongoing work to support the wider development of the CWR area.

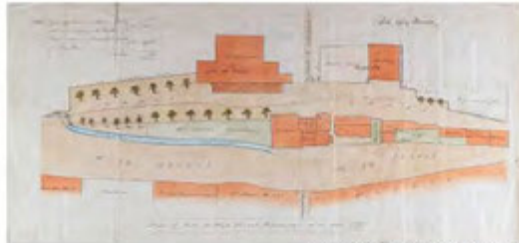
A feasibility study for public realm design has looked at the history of the area, the existing street pattern and concept designs have been produced.



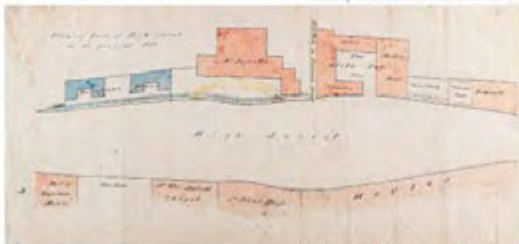
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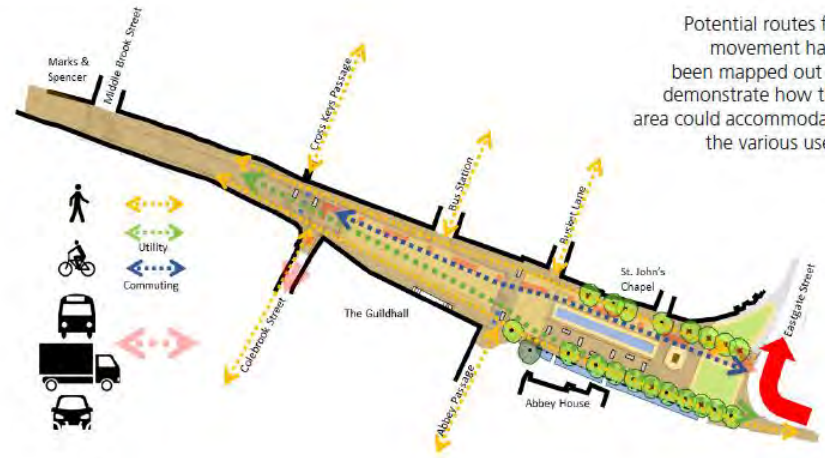


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MOVEMENT

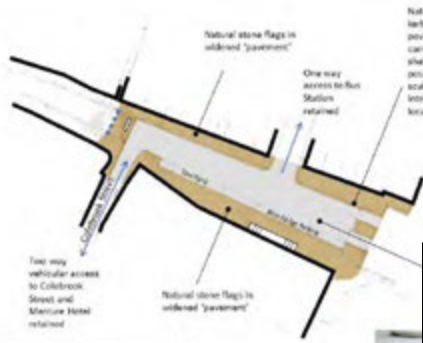


AREA 1



Example of Project carried out for Winchester City Council, encompassing Workstage 1 and 2

AREA 2 - STEP 1



Area 2 - Step 1: Estimated cost: £1.2m

AREA 2 - STEP 2



AREA 3 - STEP 1



Area 3 - Step 1: Estimated cost: £1.6m

AREA 3 - STEP 2



AREA 3 - STEP 3, OPTION A



Area 3 - Step 3, Option A: Estimated cost: £600k

AREA 3 - STEP 3, OPTION B



Example of Project carried out for Winchester City Council, encompassing Workstage 1 and 2

Movement and Access: Walking

Key:

Public Realm Improvements Extents



Primary



Secondary



400m/5min walking distance 'as the crow flies'



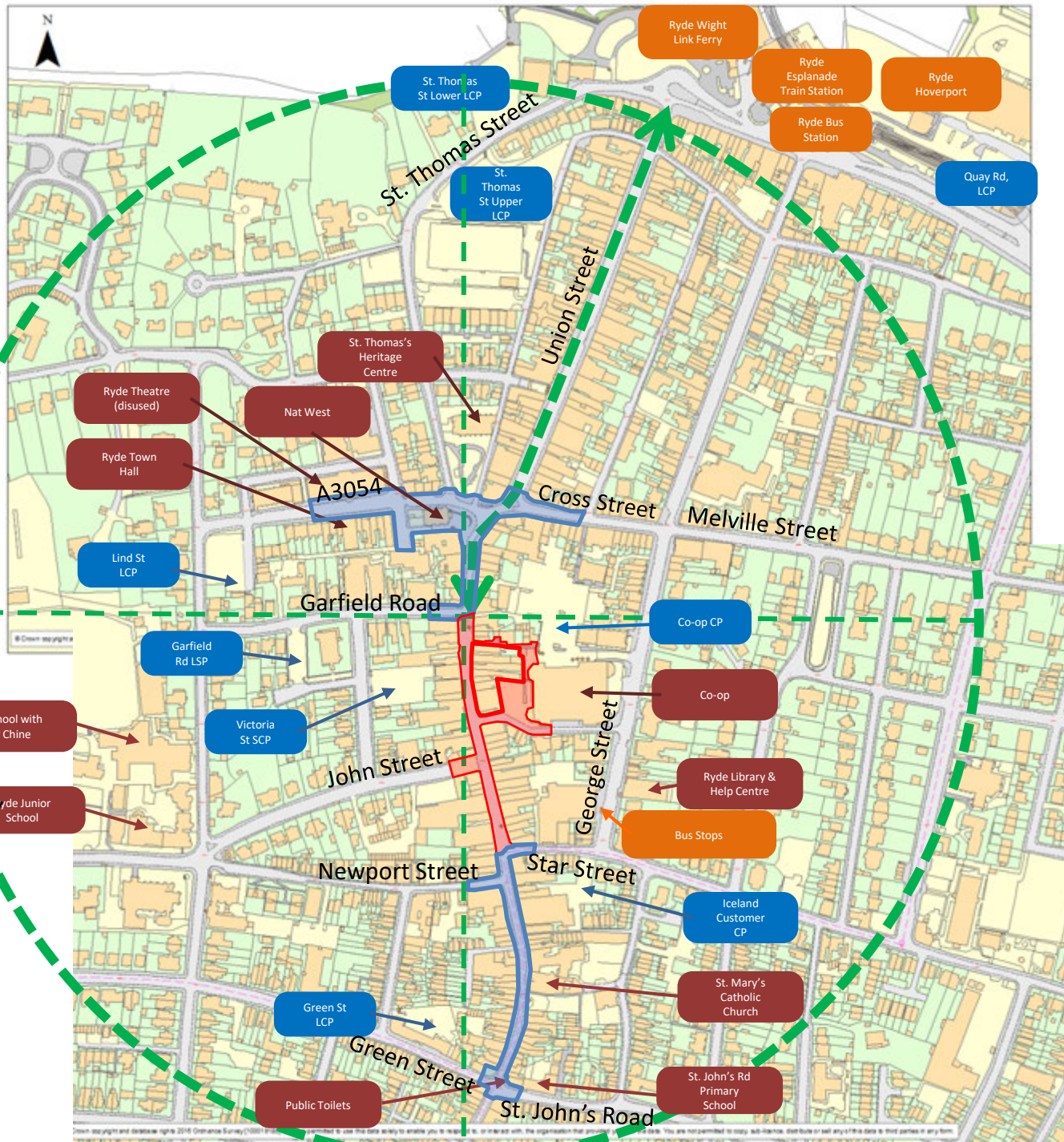
Key 'Magnet' Building Civic/Community/Educational Building



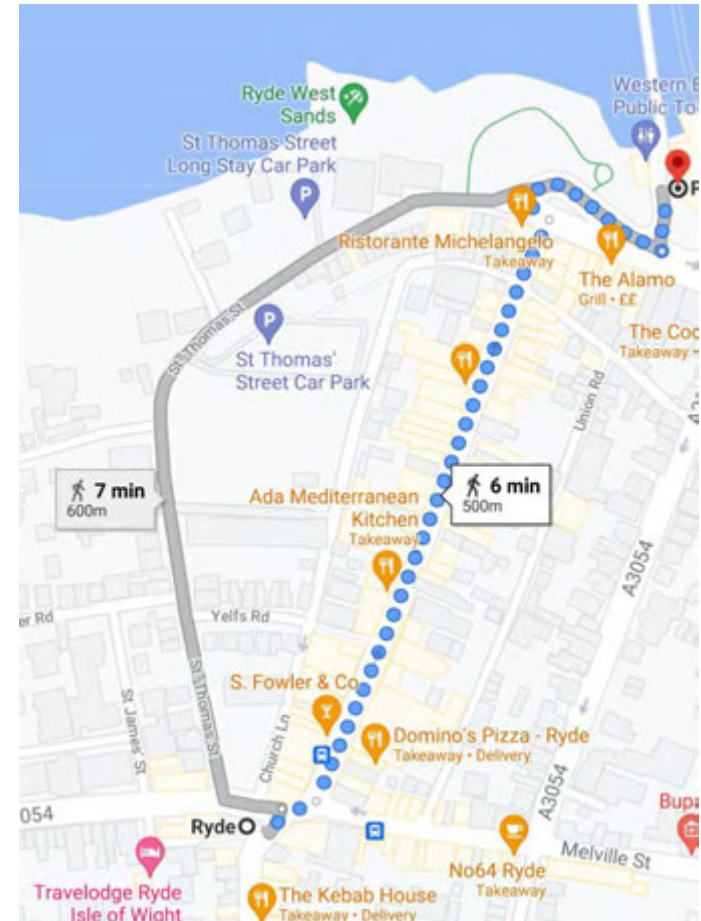
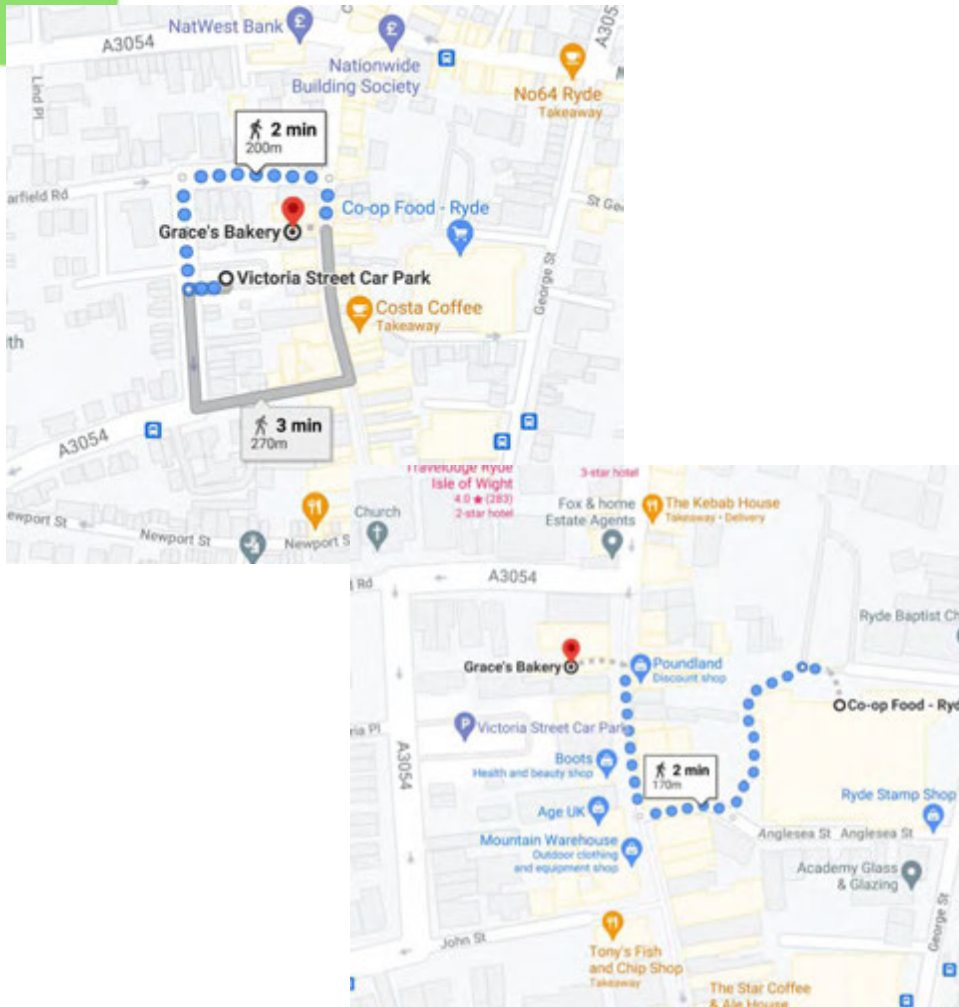
Car Park



Public Transport Link



Some quick checks on walking distances



From Google Maps

Public Realm Legibility/ Wayfinding

Key:



Node (gathering/focal area), where roads join and decisions are made.



Path (key part of movement network): memorable route, primarily experienced through walking.



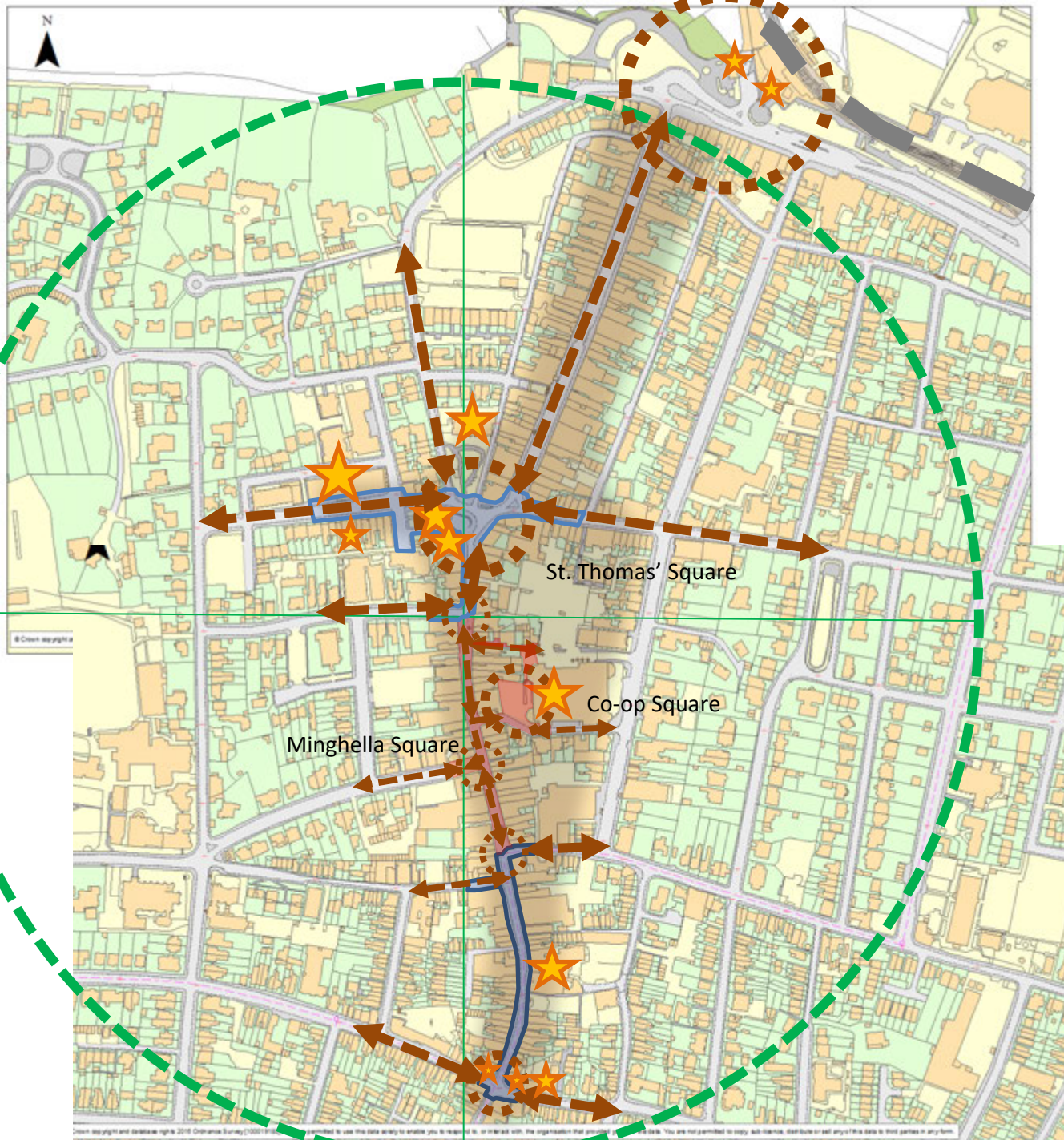
Landmark, usually associated with Nodes and often have a Civic/Community function



'District' (i.e. area of distinct character, in this case the 'Town Centre')



Edge (distinct physical feature that defines a change between areas, and/or acts as a barrier to movement)





Concept Design

Some initial discussion points

- Key views and movement
- Pedestrian zone: keeping the vehicles out
- Events/Tranquil areas: Public Squares
- Surfacing Materials
- Street Furniture

Key view



Looking up Union Street from the Esplanade. Union Street looks interesting, not clear what lies beyond (although Traffic island a block to movement)



Key view



Top end of Union Street, a key public space, but does it feel like it? Do Tourists know that the key Town Square lies around the corner?

Key Spaces and Views



Top end of Union Street, a key public space, but does it feel like it? Do Tourists know there is something interesting to explore beyond Union Street?

Public Squares



St. Thomas' Square: Recently refurbished, with limestone/Silver/Grey concrete paving and chrome street furniture. Does it feel like the Town Square or is the through traffic too dominant? Can this space be used for events? What is the future of the Nat West Building?

Key Spaces and Views





Key 'Threshold' Space

Key corner building

Sea view

Key corner building



Bottom end of pedestrianised High Street: Landmark/Gateway Feature, but: need to reduce clutter and not obscure views looking down hill to the sea.

Public Squares



Co-op Square: Overall 'feel' of Square: tucked away and has charming qualities: shade given by trees, interesting landmark of Hospital 'Memorial' Potential to be a very flexible space for multiple uses. Shame that WHSmith 'backs' on to the space.

Public Squares



Minghella Square: Recently refurbished, surfacing materials and street furniture in good condition. Can events be held here? Are the trees and street furniture in the right location?



Public Space



71 High St
Ryde, England
Google
Street View



High Street junction with St. John's Road/Green Street
Google

Public Space



Corner of Green Street/High Street: Greening Ryde Opportunity: planters, tree, new seating, mural?

Ground surfacing and street furniture

Pedestrianised High Street:

Tired tarmac and block paving

Level surface, drain line follows old kerb line.

Brick benches with timber slats

Street furniture:

black 'traditional'

- Lighting columns
- Cycle hoops
- Bins
- Finger posts and directional signs
- Black plastic planters



Ground surfacing and street furniture



Pedestrianised High Street:

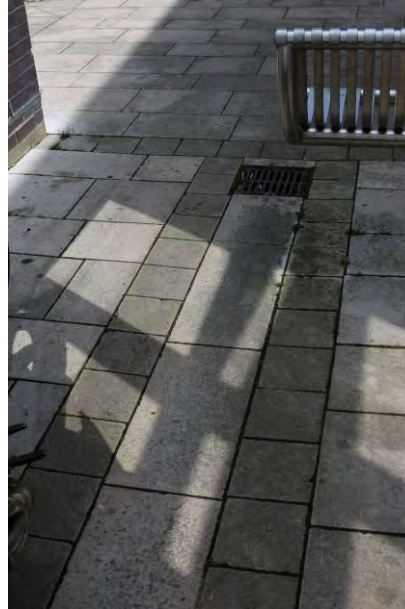
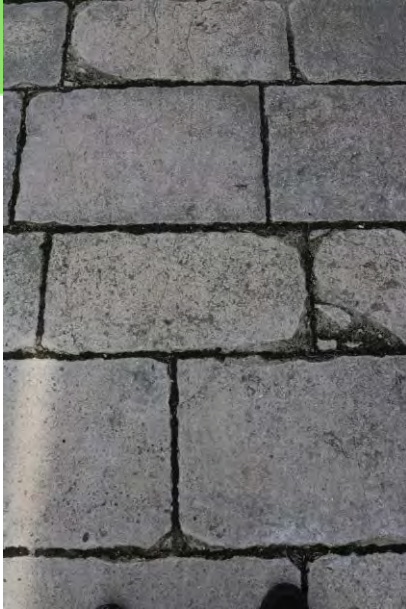
Tired tarmac and block paving (warm browns and buff)
Level surface, drain line follows old kerb line.

Brick benches with timber slats

Street furniture:
black 'traditional'

- Lighting columns
- Cycle hoops
- Bins
- Finger posts and directional signs
- Black plastic planters

Ground Surfacing



General Principles

- Relate ground surfaces to their surrounding streetscape context
- Keep surfaces simple and whenever possible use natural materials
- Retain the historic form of streets by maintaining kerb lines
- Invest in quality and simplicity



Streets for All Guidance, Historic England



Street Furniture



Street furniture



CCTV: In black to match majority of street furniture, but often poorly placed from the pedestrian perspective



General Principles

- Identify and remove superfluous or redundant items
- Keep new street furniture to a minimum
- Seek permission to attach signs, traffic signals and lighting onto existing street furniture and buildings
- Coordinate style, colour and siting of street furniture
- New equipment should be simple, elegant and appropriate to context
- Consult local access groups or disability organisations

Streets for All Guidance, Historic England

Minghella Square: obvious mix of the old and new street furniture

Way finding



Community Engagement

- Reconfirm the communities with whom to engage
 - Varied ages and abilities
 - Existing groups and organisations
- Identify what is needed
 - to inform the development of the public realm improvements now:
 - short term activity to bring vibrancy and interest in High Street
 - meaningful input to a range of projects e.g. Paving design, lighting design, street furniture
 - Long term legacy: that will continue once the HAZ programme is completed: sustainable, building long term capacity:
 - Temporary events structures
 - Street 'café' culture
 - Greening Ryde
- Identify who can deliver the community engagement: Commission specialists



Community Engagement Key Stakeholders



- Network Ryde, a youth service supporting young people aged 11-19
- Aspire Ryde, a charity based in the former Holy Trinity church providing social and community support for all ages. It also has a Community Hub centre in the High Street.
- Churches Together in Ryde, a network of the 16 churches in the parish
- The Children's Centre in George Street, providing health and parenting advice and support.
- Ryde Library, providing a Help Centre and working closely with Ryde Arts.
- Ryde Business Association
- Isle Access
- Ryde Schools



Summary and close

- Do we have all the background information?
- Are there gaps in our knowledge?
- Have we identified all the key stakeholders?
- Is there a consensus on the direction of travel for the project?
- What are the next steps?



Thank you!

Contact us at:

Landscapeplanning.gov.uk