Ryde Heritage Action Zone: Public Realm Improvements

Charlotte Webb, Hampshire Services

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 afterwards.
- 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

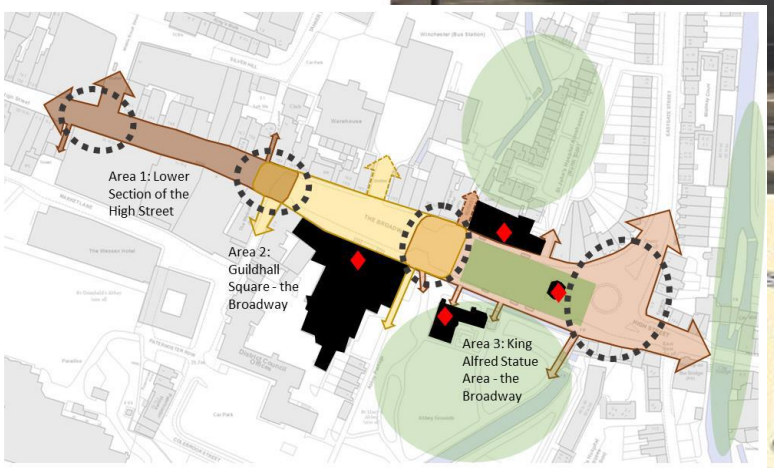
Romsey Town Centre: Market Place

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

- 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.

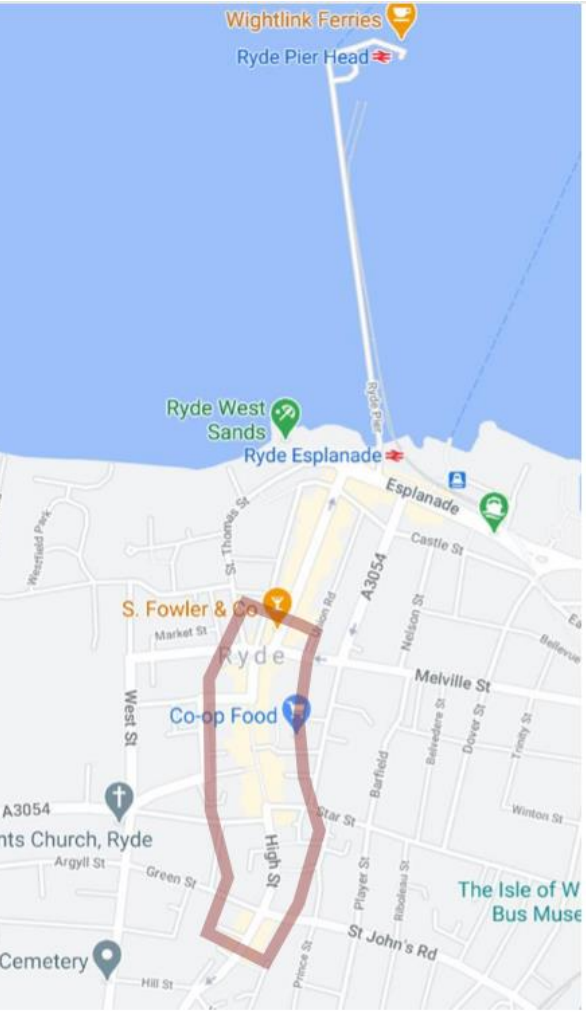
Objectives of the Ryde High Street HAZ scheme
Objective 1.To increase access for all people and a create safe and attractive space for pedestrians to enjoy heritage and cultural events along Ryde High Street
Objective 2: To increase access for all sections of the community and attract more visitors and business investment from a wider range of businesses by improving the quality and design of the public realm along the High Street
Objective 3: Increase access for all sections of the community and improve pedestrian safety in the non-pedestrianised area of the High Street 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
Objective 7: Effectively engage with the community over the life of the programme
Objective 8: Develop and deliver a cultural programme that supports the objectives of the HAZ and celebrates heritage

Ryde Hight Street HAZ Scheme Programme Isle of Wight Council, 7th January 2020.

Project Aims and Objectives

"A Community that celebrates a healthy and beautiful way of living"

Project Extents



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.

Current commissioned stages

The RIBA Plan of Work 2013

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 Stratgey 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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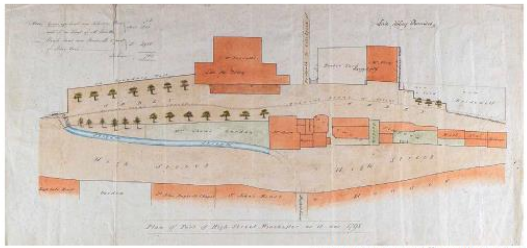

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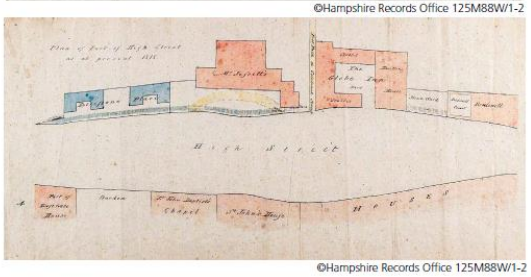

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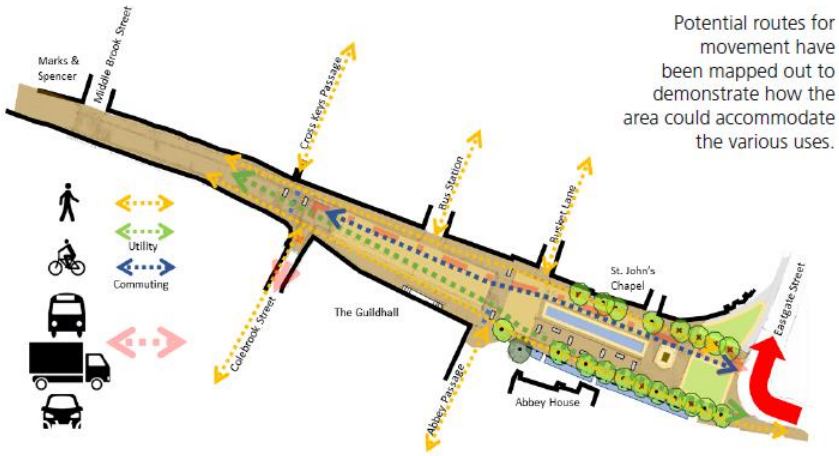
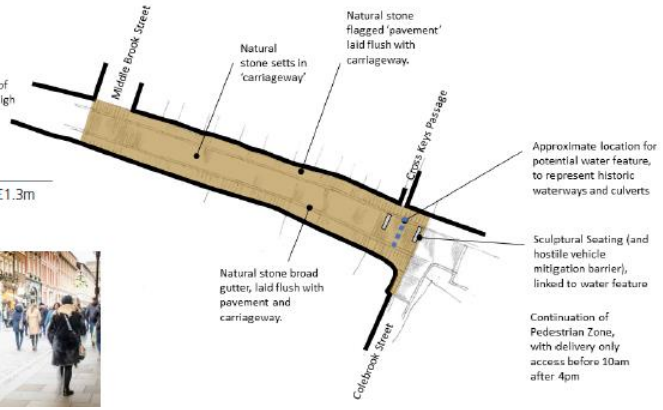
MOVEMENT

Potential routes for movement have been mapped out to demonstrate how the area could accommodate the various uses.

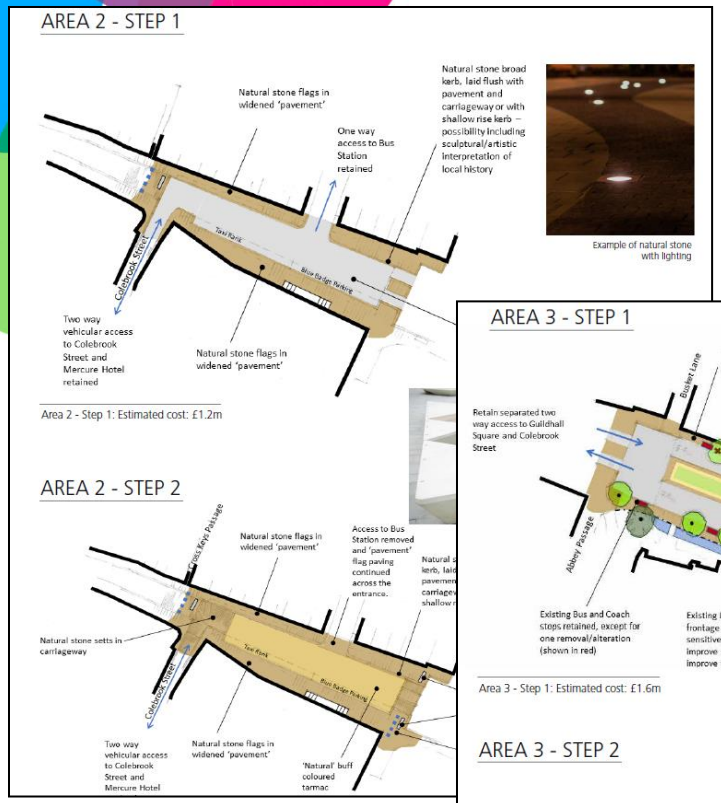


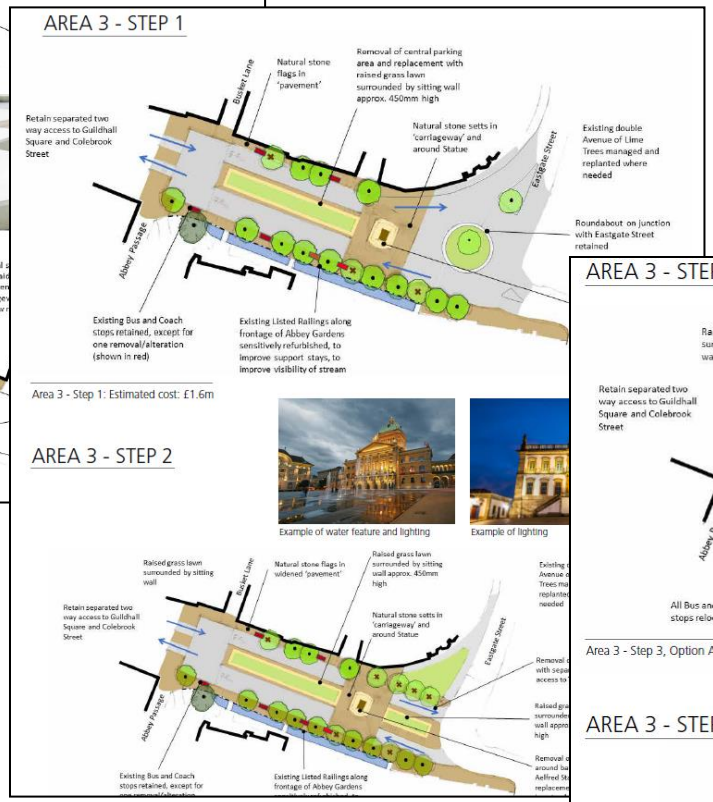
AREA 1

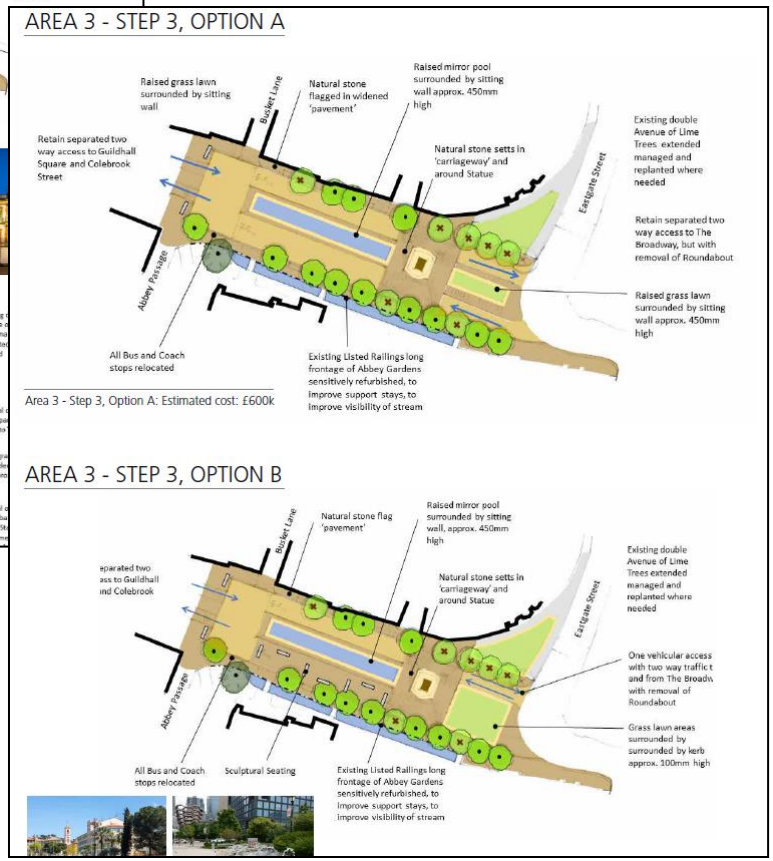


Area 1: Estimated cost: £1.3m

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

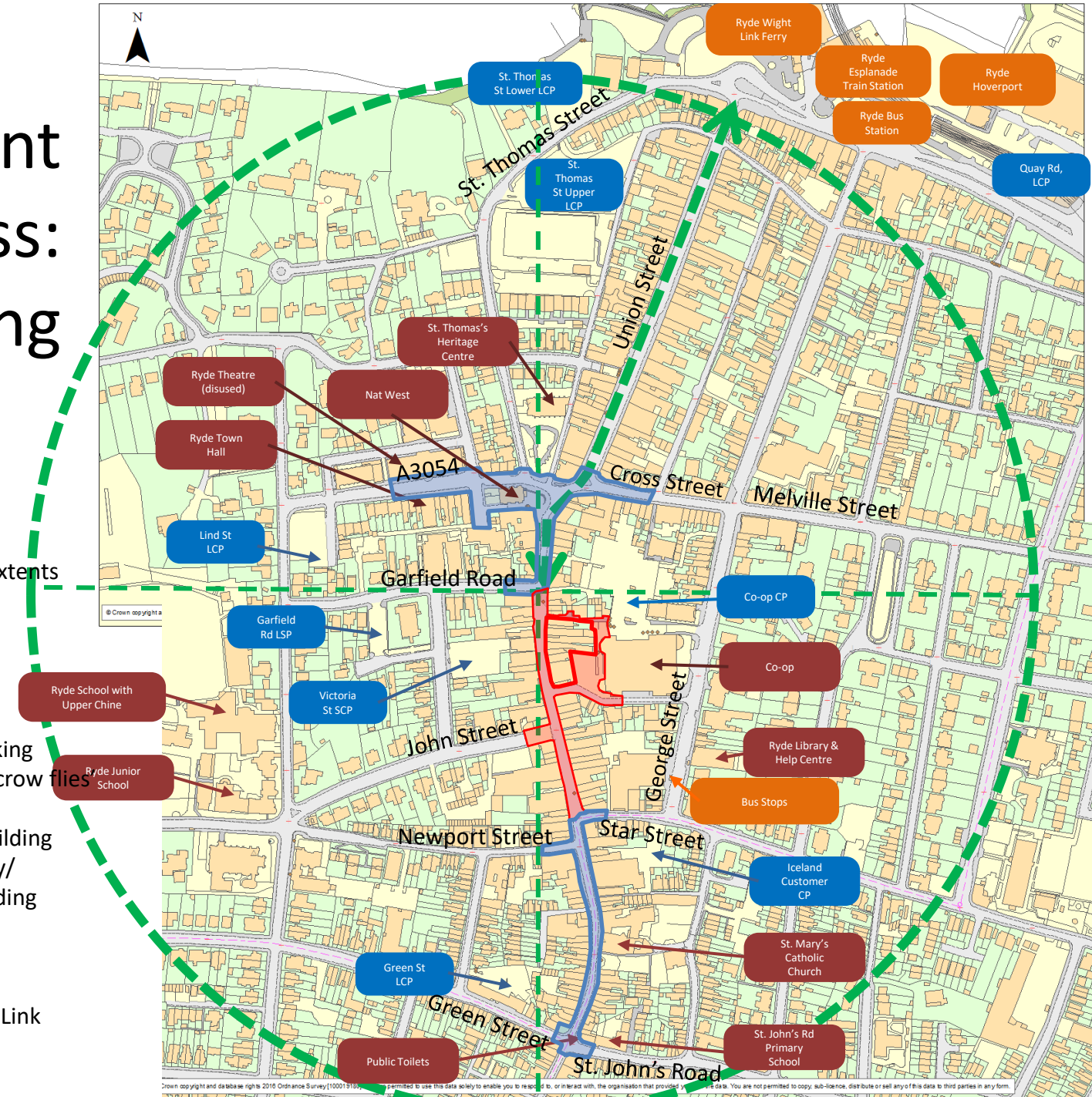






Example of Project carried out for Winchester City Council, encompassing Workstage 1 and 2

Movement and Access: Walking



Key:

Public Realm Improvements Extents

Primary

Secondary

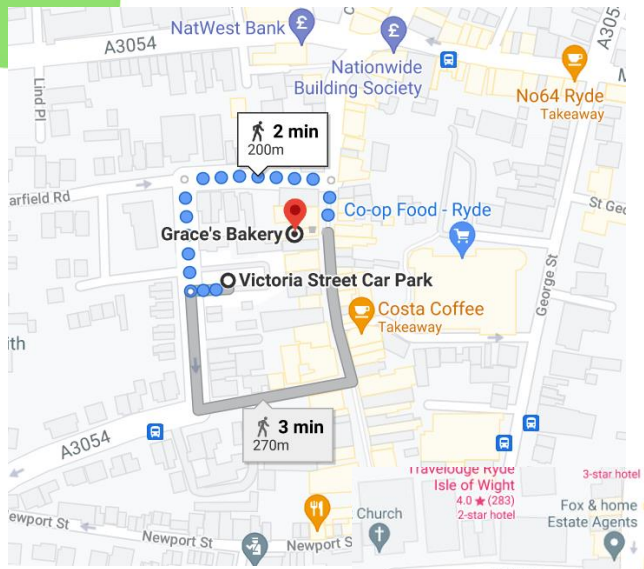
400m/5min walking distance 'as the crow flies'

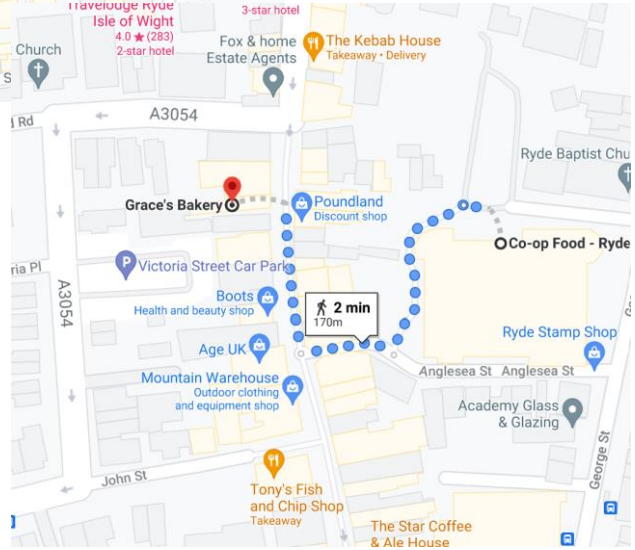
St. Thomas's Heritage Centre — Key 'Magnet' Building Civic/Community/ Educational Building

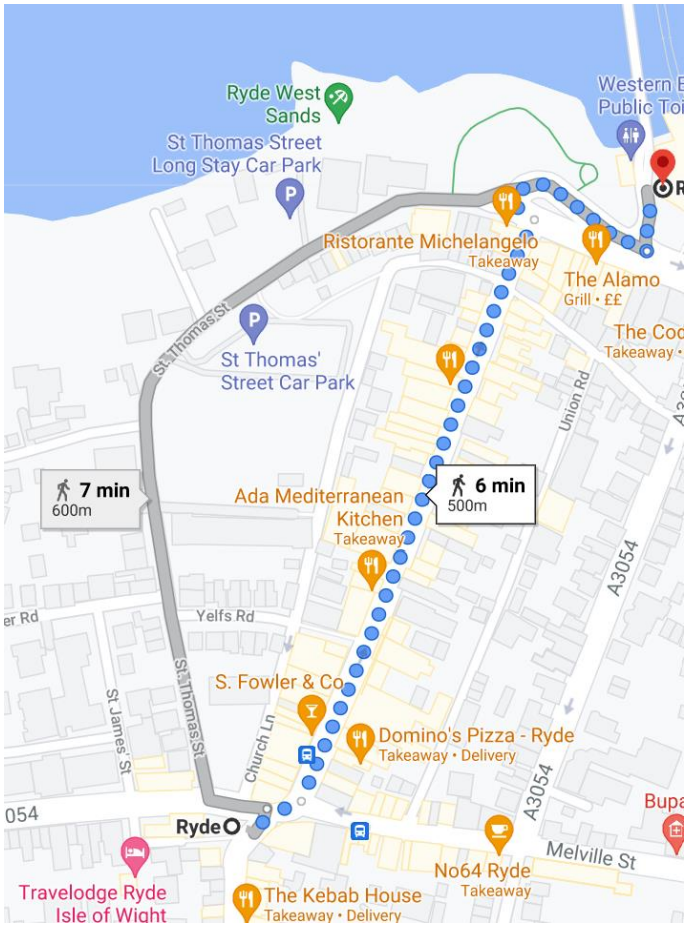
Quay Rd, LCP — Car Park

Ryde Wight Link Ferry — Public Transport Link

Some quick checks on walking distances

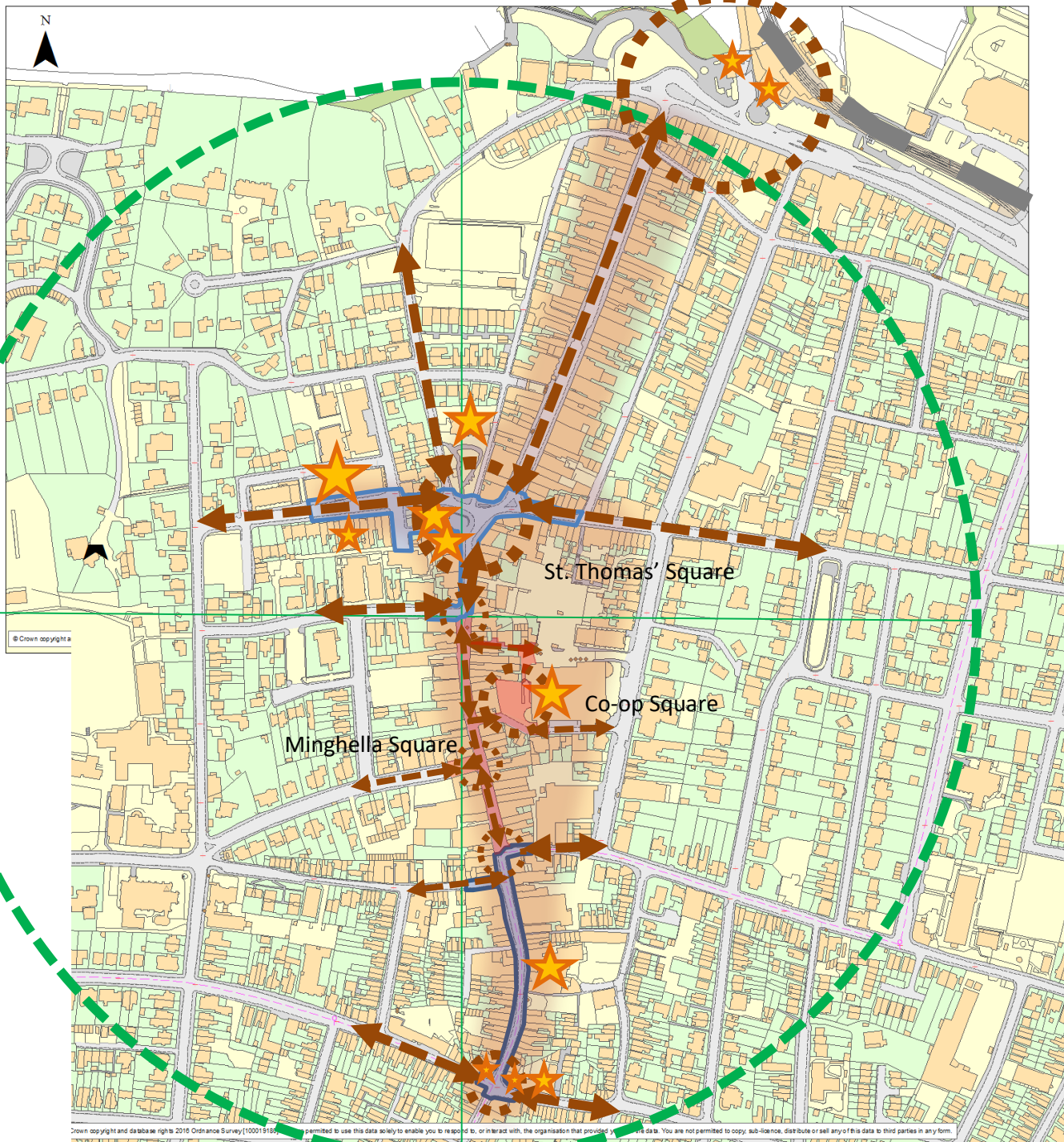






From Google Maps

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. Gateway must compliment the buildings.

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

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

Public Space

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

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’

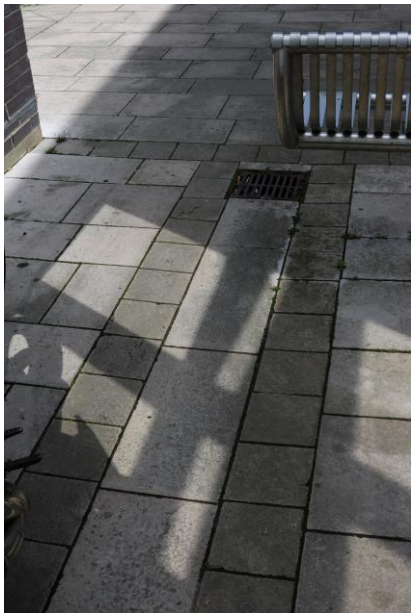
- Lighting columns
- Cycle hoops
- Bins
- Finger posts and directional signs
- Black plastic planters

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

South Downs Way
Riverside Walk
College
Wolvesey Castle
South Downs Way
St Giles' Hill Viewpoint

TO LONDON 63 MILES
SOUTHAMPTON 12 . .
PORTSMOUTH 27 . .
SALISBURY 25 . .

There has been a mill on this site since the 11th century. The medieval mill took its name from Segrim's Feunt, a stream diverted in 1560 to increase power. Segrim's was the City's principal grain mill. The existing structure was built in 1835 at the head of the canal known as the Itchen Navigation.

HERE LIETH THE BODY OF
AGED 65
HERE ALSO LIETH THE
BODY OF
RICHARD FIFIELD SON OF
THE SAID EDMUND FIFIELD
WHO DYED JUNE
ANNO DNI 1734

THE BLACK HOLE
B&B

CHOCOCO

KINGS WAY
PORTCHEST

the Rolles

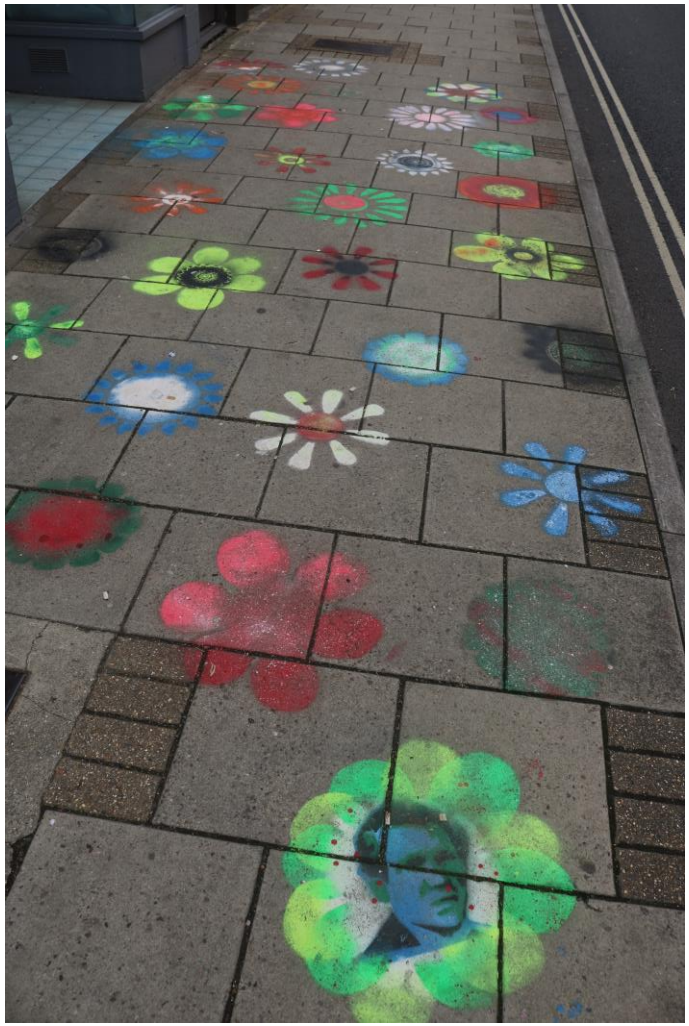
gliding

WATERVOLE TRAIL
TO WINNALL MOORS

Temporary cover

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, landmarks/gateways, temporary events structures
  - 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

- Ryde HAZ Cultural Consortium
- Ryde Arts
- Friends of Monkton Arts
- Ryde Society
- Ryde Heritage Association
- Ryde Social Heritage Group
- Other members of community networks

- 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