

Ryde HAZ Detailed Issues: Awnings, Bunting, and Temporary and Permanent Events Structures:

**DRAFT Presentation: prepared but not
given to the Ryde HAZ Steering Group**

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Shelter Feasibility

Purpose of Arcades and Shelters

- Weather protection (shelter from rain, sun and wind) to make public realm more physically comfortable for users in inclement weather.
- Features that could attract visitors in their own right i.e. shelter as art or architect.

Types of use and users:

- browsing/leisure shoppers (people moving-walking between places, looking in windows, browsing through external displays): all year
- people seated at external cafes, restaurants and pubs: all year, but partly weather dependant
- events: to cover performers and audience: planned and seasonal

Where:

- Existing pedestrian zone of the High Street.
- Hampshire Services were asked by Client to consider feasibility for Arcades and Events structures in the pedestrianised part of the High Street and HAZ area generally, and also asked for a view as to the potential to convert side access lanes to covered arcades.

Lind Street Arcade, Ryde: purpose built, an integral part of the building

Shelter Feasibility

Considerations:

Will structures in the public realm :

- Limit uses of the space? Structures e.g. columns for the arcades/ bandstands, may make the public realm less flexible for holding different types of events or other activities or put limitations on scale or flexibility of spaces for events).
- Provide clear space for vehicle access? Limited space in High Street could make structures more at risk of damage from delivery, maintenance and emergency vehicles.
- Provide clear space for pedestrians and those using buggies and mobility scooters ('access for all')? Columns in narrow streets may impede pedestrian access.
- Make the public realm look cluttered and detract from the heritage of the area? Arcades/shelters could obscure listed buildings and attractive shop frontages. Access to maintain building facades still required.
- Attract anti-social behaviour and vandalism?
- Suit the context? Differing ages of diverse buildings along the High Street: Regency, Victorian and later periods. Good quality design, material and detailing, to suit the heritage environment would be required, opting for lower cost alternatives may be detrimental to an overall high quality public realm.
- Work well on slopes, and with varying building frontages? could be problematic, with more angle changes causing complex junctions/joints within the arcades and require more columns than the equivalent on flat land against straight frontages. More complex structure may be subject to increased maintenance problems.
- Additional column structures would impact on ability to place other features in the public realm, e.g. planters, trees and shrubs.

What is the microclimate of the High Street?

- where are the areas that need shade? The Pedestrian Zone runs North South, so East side is in shade in the Morning and the West side in the Evening.
- Is the street a wind tunnel?
- what is the street like during and after heavy rainfall?





Purpose Built Arcades

There is some history of arcades within Ryde town, with the Royal Victoria Arcade, Union Street, being a prime example and the Lind Street arcade another.

Royal Victoria Arcade is:

- Purpose built building
- In private ownership
- Locked at night
- Small units facilitate independents and start-ups.
- Would be valuable to understand history of unit occupancy and frequency of turnover, with a view to understanding capacity for provision of further small retail and or indoor market stalls.

Lind Street Arcade is:

- An integral part of the building, built at same time in same style of architecture, it is not retrofit.

Arcade and Event Structures: Site constraints

- Vehicle access required along pedestrian zone: 3.0m minimum carriageway with 0.6m buffer zones either side = 4.2m:
 - Emergency Vehicles (fire engines, ambulances and police vehicles)
 - Delivery and Maintenance vehicles:
 - delivery of goods to shops
 - maintenance for street (e.g. repair of footways/drainage, emptying of bins, cleaning of surfaces. i.e. road sweepers)
 - Maintenance of buildings (e.g. repair of facades, roofs and windows)
- Pedestrian circulation and 'Access for All', preferred minimum width 2.5m, space required for:
 - Mobility scooters and double buggies
 - People walking side-by-side and stopping to converseAlso need to consider cafes space and external display (cafes space allocated to a furniture zone away from building facades)
- Land and Building ownership
 - Street: Highways, Isle of Wight and Island Roads PFI: permission for erecting structures in highway.
 - Building facades: Multiple owners: complex and time consuming agreement process.
 - Maintenance responsibility: Inspections, repair and replacement
 - Insurance liability: Against damage, vandalism and injury to others.
- Planning permissions and design considerations:
 - Listed Building/Conservation Area Consent: Permission required if attaching structures to listed buildings or in front of listed buildings and in Conservation Area
 - Finding a suitable style of architectural canopy, that suits the building and/ doesn't conceal attractive facades.



Arcade and Event Structures: Site constraints

- Narrow footways, so that structure is
 - too close to 4.2m+ width for vehicle maintenance and emergency access or turning.
 - doesn't provide clear unobstructed footways for buggies and mobility scooters
- Highway Authority doesn't agree to construction in highway or to take on maintenance and liability.
- Building owner doesn't agree to structure in front of façade.
- Building condition or quality merits more significant alterations, where adding an arcade structure prior to this would be a poor investment.
- Finding an arcade design of suitable quality to suit Listed buildings and buildings in Conservation Area: Local Planning Authority will require style of arcading to suit the building. Likely to require 'bespoke' designs: usually more costly, than 'off-the-peg'.
- Location of underground utilities may need to be moved to suit post locations or design of structure altered to suit working around utilities).

Construction more difficult on:

- Curved or angled façades
- Buildings with first floor bay windows and complex façades
- Steep slope (need stepped structure: cluttered)
- Narrow footway (N.B Position of kerb/drainage channel in relation to posts)
- Short 'runs' of façades
- Foundations in relation to underground utilities, drainage channels and lighting columns.

[Licensing - Street Trading and Charitable Collections - Service Details \(iow.gov.uk\)](http://www.iow.gov.uk)





Awnings

Some examples of traditional Victoria style Awnings found in Ryde Town Centre: Canvas with wood and metal concertina sides, integral with shop frontage.

Awnings: Draft Guidance



4.7 Awnings, blinds, and canopies

- North facing elevations do not normally require blinds.
- For elevations that require shading, the blind box design should be incorporated into the cornice if located above the fascia. If the blind is to be located below the fascia, then the fascia should be of a design that incorporates the blind box. This is to avoid the blind box sitting proud of the fascia for the sake of a neat design. If the blind cannot be incorporated into the fascia, then provision should be made for adequate flashing to avoid water pooling as well as drip detailing to avoid rainwater streaking on the shopfront. The box design should also prevent pigeon roosting and nesting without the need for unsightly bird spikes.
- If a protruding blind box is unavoidable (for example if retrofitting an existing shopfront and the addition is justifiable) then the box design should incorporate features to mitigate rainwater ingress such as sufficient overhang of the capping, lead flashing and a drip recess in the capping of the boxing.
- Fixed, Dutch canopies must not be used as they are not retractable. Awnings should be retractable. The exception to this is the folding Victorian Dutch blinds characterised by timber side brackets.
- Where replacement blinds are needed on Georgian or Victorian shopfronts, traditional blinds should be reinstated. If non-traditional, mechanical blinds are unavoidable, then these should be housed within traditional wooden boxing and not modern, metal frames.
- Awnings should be made of traditional fabric such as canvas. Plastics and other shiny fabrics should not be used as they create undesirable reflection. Plastics are more difficult to repair and therefore less sustainable.



Folding Dutch Blind, London



A good example of a blind that is not integrated into shopfront, London

Awnings: Draft Guidance

- Canopy colours should complement the overall colour palette of the shopfront and surrounding context. Alternatively, the colours could reflect the traditional colours used by specific trades (for example, blue and white for butchers, green and white for grocers, red and white for barbers).



Non-retractable Dutch blinds should not be used



An example of complementary colours on a shop blind. London. The valance at the bottom of the awning adds an additional fascia to the shopfront.



Historical precedents of canopies in Ryde



Canopies, rather than Dutch blinds, are preferred



Arcades and Bandstand Examples



Retrofit free standing arcades in Eastleigh, Hampshire



Retrofit free standing arcades in Eastleigh, Hampshire

Example of a traditional bandstand



Temporary Events Shelters: Contemporary Options

Sail Awnings,
attached by
tensioned cables to
steel poles



Brecon Jazz Festival Temporary Sail Canopies, attached by
tensioned cables to buildings or ground weights



Example of sail structure held in place by tensioned cables and
steel poles

Temporary Events Structures: Examples

Companies running events may need space for a range of temporary structures, for example:



Space for Carnival processions

[Last Year's Carnivals
- \(rydecarnival.com\)](http://rydecarnival.com)



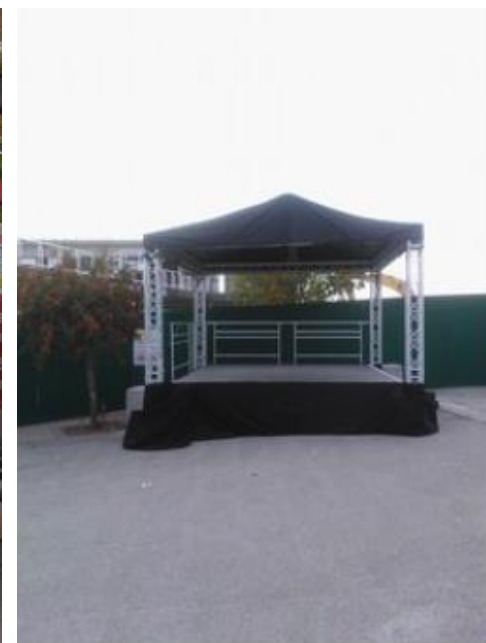
Small fun fair rides



Bandstands and Marquees



Market Stalls



Performance Stages

Bunting



Bunting in Market Place, Romsey: *Romsey Town Council obtained permission and agreed wall fixings with property owners and arrange seasonal bunting to be put up and taken down, by an approved contractor.*



Bunting in Hay-on-Wye (image from Google Streetview): note varied attachment details not recommended.



Hay-on-Wye (image from Google Streetview)

Bunting

- Very cheap to buy (circa £35 per 10m)
- Lifespan estimate 3-5yrs : fade/wear out
- Can get bespoke designs (digital printing with latex paint)
- Tend to come in 10m lengths, can specifically order longer, up to max. 50m (not recommended to tie shorter lengths together, as knots are a point of weakness)
- In poly cotton or PVC
- Can have wire reinforcement to prevent sagging
- Usually mounted 4m+ above highway (attached to upper storey of buildings), as needs to be clear of large vehicles such as Fire Engines.

Issues to confirm:

- Town Council likely to be the most appropriate organisation for owning the bunting and applying for the licence to erect over Highway.
- Will need Island Roads Approval for erection over Highway through Application for an 'Oversailing' Licence.
- Confirm who will put up and take down bunting (and repair/replace when broken): Island Roads may be best placed to undertake installation(i.e. same team who install Christmas Lights?). Fixing to upper levels of buildings or lamp columns most likely achieved through use of a 'cherry picker'.
- Determine fixing points (at approx. 10m intervals or less):
 - Hooks in walls of buildings and/or (need building owner approval): Individual legal agreements with each owner is costly and time consuming and Ryde HAZ Steering Group would need to cover own costs and owners costs. Multiple owners possible for each property e.g. freeholder and lease holder, possibly sub-tenants.
 - Around lamp columns: not likely to gain approval from Island Roads, as most modern lamp columns not designed to take additional loading especially asymmetric loading. Not possible if Island Roads need to change Light Columns to take loading.: current lamp column post distances in High Street are also averagely 30m apart.



Printed bunting



Heavy Duty PVC bunting

Shelter and Events Features Feasibility: Recommendations

Recommended solutions for the Ryde HAZ Steering Group to pursue:

- **Traditional Awnings:** The use of traditional awnings for shelter, is a relatively low cost, low risk solution and has highly flexible application. Responsibility lies with the shop/café owners to install as and when a need determined, and they take on maintenance of the awnings. Traditional style Victoria Awnings should be promoted as the most appropriate style for this heritage environment. N.B. The Shopfront Design Guidance, developed as part of the Ryde HAZ project already promotes the appropriate application of Awnings.
- **Temporary Events Features:** The installation of seasonal bunting is a relatively low cost solution, with some issues related to maintenance and health and safety assurance, but provides seasonal interest to the High Street, which is valuable for attracting visitors and residents into the town centre. Isle of Wight Council and Ryde Town Council will already have responsibility for responsible for installation and maintenance of Christmas Lighting and other features. Responsibility for ownership, installation, maintenance of bunting and upgraded lighting and obtaining highways approvals for their safe installation could be agreed between members of the Ryde HAZ Steering Group.

The following items are suitable solutions, but with more draw backs, such as high costs or longer lead in times or determining of responsibilities/liabilities:

- **Temporary Events Structures:** Flexible use (with maintenance, safety and storage liabilities). More appropriate to link ownership and responsibilities for temporary events structures with event organisers, so structures can be tailored to suit the events and only erected during the events, with responsibility for safe installation siting with the events organisers. This allows for a more flexible use of public space, than a permanent event structure would allow.
- **Internal Arcades in purpose built building refurbishments/ redevelopments:** Interest has been shown in Ryde for the potential increase in small units for small local businesses or start-up units. Determining a suitable premises/existing building/property is beyond the scope of this feasibility study. Sourcing potential suitable properties, with liaison with property owners would be required, with a long-term plans developed subject to landowner/developer interest, which could be supported through planning system. This relies on Ryde HAZ Steering Group building appropriate connections with the local property community.

Other options: considered but not recommended:

- **Permanent Events Structures:** Such as bandstands and covered areas. In the Ryde Town Centre/Ryde HAZ project extents, there a limited number of areas, that are of a sufficient size to accommodate a permanent events structure effectively, without compromising the flexibility the existing spaces to accommodate a variety of uses, such market stalls, small scale busking events, large parades, everyday browsing and external café space. Permanent event structures have a relatively high capital cost and can have long term maintenance liabilities, for the responsible authority.
- **External 'Victorian' Style Arcades,** not recommended for many reasons including:
 - Potential high cost installation and long term asset maintenance and liability and agreeing responsibility within Highway PFI
 - High cost in relation to return on investment, difficulty linking with future shop investments, and may impact on possible building uses
 - Limited physical space available in the highway, and difficulties in accommodating with steep topography
 - Appearance in the streetscape (potential to obscure attractive building facades, block views up and down the High Street and add clutter to highway)
 - Arcades would not cover the proposed areas for licenced tables and chairs, which have in most places been set away from the building in furniture zones, to allow a clear footway.
 - Limited number of manufacturers and styles.