

# Medina Yard

## Exhibition & Community Forum

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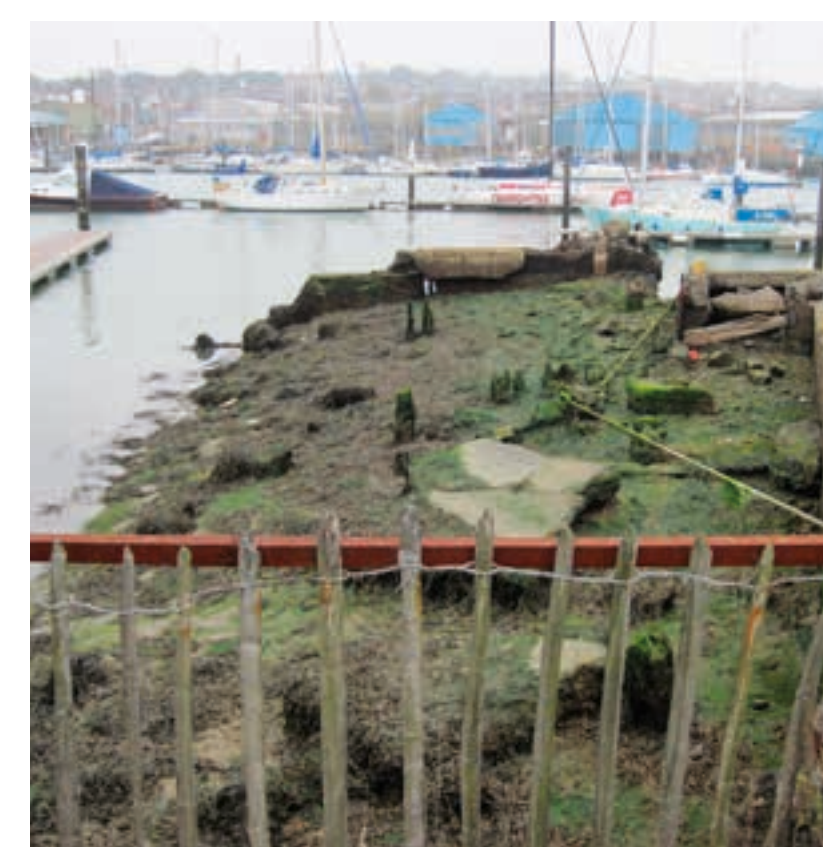
### Overview

Medina Yard is a significant urban brownfield site located within walking distance of Cowes town centre, occupying a highly prominent stretch of river frontage approximately 460 meters in length at the mouth of the Medina Estuary.

The site has had a long association with shipbuilding and was formerly part of the J Samuel White boat yard. Since the closure of the Souters Yard in 2002, the site has operated as a multi let business, workshop and industrial estate, with an area of hard-standing at the southern end of the site utilised for boat storage and as a boat yard.

In recent years the estate has experienced reducing levels of occupancy due, in part to the age and condition of the buildings and infrastructure. This in conjunction with poor access and other constraints has rendered much of the site obsolete. As a result, the majority of site operations, buildings and infrastructure are not sustainable in the medium-term.

Medina Yard is currently the single largest brownfield site with development potential in the Cowes area. Although re-use / redevelopment for large-scale industrial use is not a viable proposition, the site has potential to play a leading role in the regeneration of the Medina Valley and deliver significant long-term benefits for the entire community.



Medina Yard Site Area



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### Site History



**Early 1800s** - Thomas White purchases flourishing local shipbuilding businesses, located at Nye's Yard (East Cowes) and Thetis Yard (West Cowes)



Engraving, Cowes harbour (West Cowes) shown from East Cowes Seafront, Circa 1850s. Source: County Record Images (CWS032). © Dave J. Quigley, 14 October 1997



Floating Bridge c 1892, Postcard, <http://www.simplonpc.co.uk>



Damage from 1911 fire. Source: Just Fifty Yards from the Floating Bridge, Compiled by Brian Greening



Damage from air raid. Source: County Record Images (CWS142). © Dave J. Quigley, June 1998

**1859** - Chain Ferry connecting East and West Cowes opens. Floating Bridge Company formed and buys Ferry rights

**1860** Operations run by Thomas and his sons combined to one name 'J Samuel White'

**1882** - Ferry connecting East and West Cowes bought by Steam Packet Company (later part of Red Funnel). New bridge built in 1896

**1895** West Cowes now known as Cowes

**1911** - J.S.White orders 80 ton Hammerhead crane. Major fire in Machine Shop causes extensive damage from Thetis Road to Medina Road

**1942** - Luftwaffe drops 200 tons of bombs on Cowes. Polish destroyer, Blyskawica, which was getting refitted at J Samuel White, retaliates. Medina Road buildings suffer major damage

**1972** West Cowes yard continues engineering work till now

**1815** - Thetis Yard officially opens 1 October

**1820** First steamer service between Cowes and Southampton commences by Royal Mail Steam Packet Company

**1851** First race for the America's Cup starts from Cowes

**1862** - Island's first locomotive railway, 4 1/2 miles from Cowes to Newport opens 16 June. Route in operation till 1960s (pictured)

**1898** - John Samuel White, Thomas' grandson, groups all shipbuilding in East Cowes and fit out in West Cowes (engineering works)

**1901** Isle of Wight Council takes over operations of chain ferry

**1912** - J Samuel White & Co starts building aircrafts

**1914** Shipyard employs around 2,000 people. Number will rise to 3,500 by the outbreak of WWII

**Mid-1960s** East Cowes yard closes. Train from Cowes to Newport shuts after 104 years in operation

**2000s** - Hammerhead crane remains operational till 2004. Crane receives Grade 2\* listing in 2007



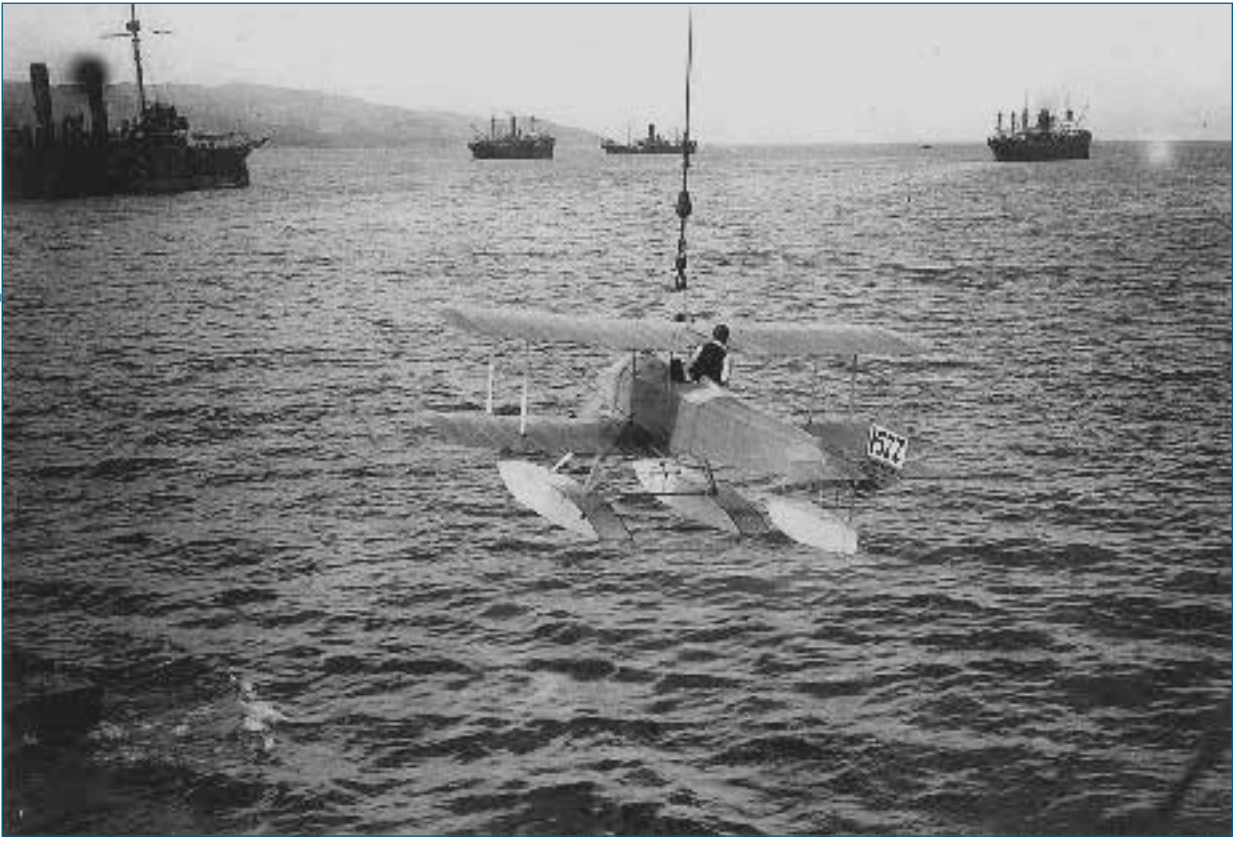
Engraving (published by S. Horsey Jr.), A view of West Cowes from East Cowes circa 1815 Source: County Record Images (CWS008). © Dave J. Quigley, 7 October 1997



Train approaching Cowes Station 1963, <http://www.disused-stations.org.uk/c/cowes/index.shtml>



A view across the River Medina looking towards East Cowes, showing in Arctic Road under construction, (circa early 1900s) Source: County Record Images (CWS144). © Dave J. Quigley, June 1998



A White navyplane being lower into the sea in the First World War. Source: Just Fifty Yards from the Floating Bridge, Compiled by Brian Greening





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### The Team



Acting on behalf of The Harrison Trust, Masons Property Advisers was established in 1990 and is a multi-disciplined Chartered Surveying Practice providing a comprehensive range of property services to all sectors of the UK property market. Over that last 22 years they have built up an innate understanding of development and the development process. Their expertise extends to the feasibility assessment of complex schemes, sustainability, viability, planning and ultimately, delivery.



John Thompson & Partners is an international placemaking practice of architects and urbanists with extensive experience of delivering successful projects for both public and private sectors throughout the UK, and internationally. The practice use participatory techniques pioneered and honed over two decades to build collaborative visions for projects with the very people who will go on to use them.

### Rolfe Judd Planning

Rolfe Judd Planning is a specialist planning consultancy, forming part of the Rolfe Judd Group, an architectural, planning and interior design company, established in 1968. Rolfe Judd Planning's main area of expertise lies in urban development management planning; including leading planning, listed building and conservation area negotiations. Rolfe Judd Planning has extensive experience of numerous commercial, residential and mixed use refurbishment, redevelopment and masterplanning projects, many of which concern complex land use and heritage issues in conservation areas. The practice has a considerable depth of local knowledge combined with well-established contacts and good working relations with the relevant officers and teams at all levels.



Chilmark Consulting Ltd is an independent spatial planning, regeneration, development, housing and economic development advisor. They offer a wide range of services and specialisms to both public and private sectors and focus on complex, mixed use development projects across the UK from their offices in Wiltshire.



Entran is an independent environmental and transportation consultancy with specific abilities and expertise in transport planning and traffic engineering. Entran was formed in 2005 by a group of Directors who had held senior management positions with leading consultancy firms in the UK and overseas. The transportation Directors at Entran have a wealth of experience in devising movement strategies and transport solutions for town centre regeneration schemes, urban expansion master-plans as well as stand-alone commercial and residential developments.



Bespoke Property Consultants was formed in 2004 and specialises in providing consultancy services on the viability of development schemes, S.106 Agreements and affordable housing for developers, RSLs, local authorities and the Homes and Communities Agency. BPC has a specialist knowledge of the issues that face development viability, and in particular the infrastructure, mix of uses and financing to make developments work.

### Pell Frischmann

Pell Frischmann is one of the UK's leading firms of consulting engineers. Since its establishment 86 years ago, it has grown into a worldwide operation with approximately 1,000 staff and a turnover approaching £30 million. Its services include land development and regeneration, traffic and transportation, water and waterway and building structures.



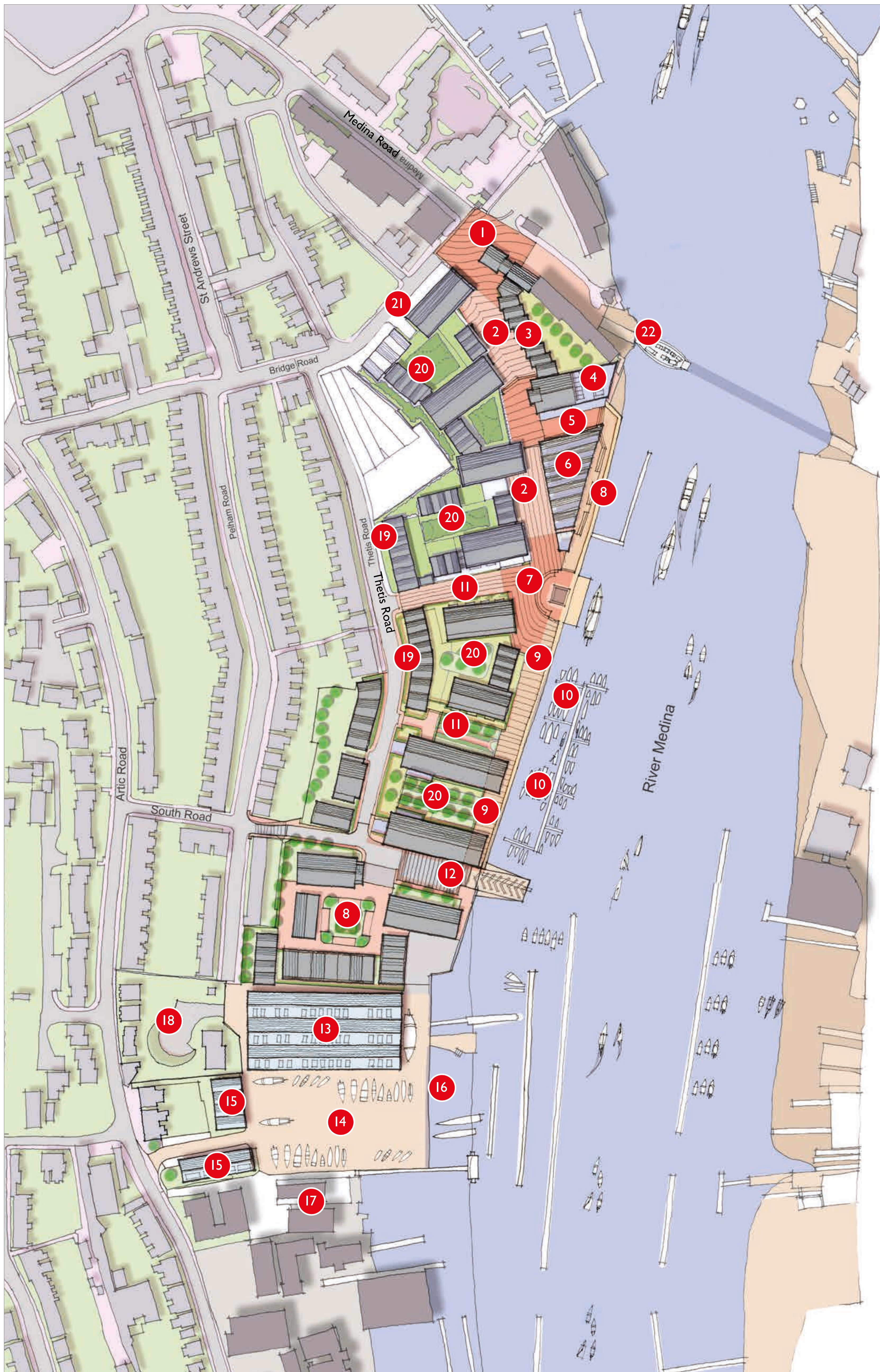
URS is a fully integrated engineering, construction and technical services organisation with the capabilities to support every stage of our clients' largest and most complex projects. We offer programme management; planning, design and engineering; systems engineering and technical assistance; construction and construction management; operations and maintenance; and decommissioning and closure services.



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### Illustrative Masterplan



#### Key

1. Medina Road Square
2. Mixed use Pedestrian Street
3. SME Business units
4. Landmark building with riverside Public House and terrace
5. Access to Waterfront
6. Heritage, Leisure & Community
7. Hammerhead Square
8. Lower Promenade
9. Upper Promenade
10. Pontoons/Moorings
11. Shared surface access
12. Public slipway & parking
13. Marine Employment
14. Boat Storage Area
15. Marine Business space
16. Commercial slipway
17. IYWAC and Sea Cadets
18. Consented residential
19. Terraced housing
20. Residential Courtyards
21. Basement Car Park entrance
22. Chain Ferry



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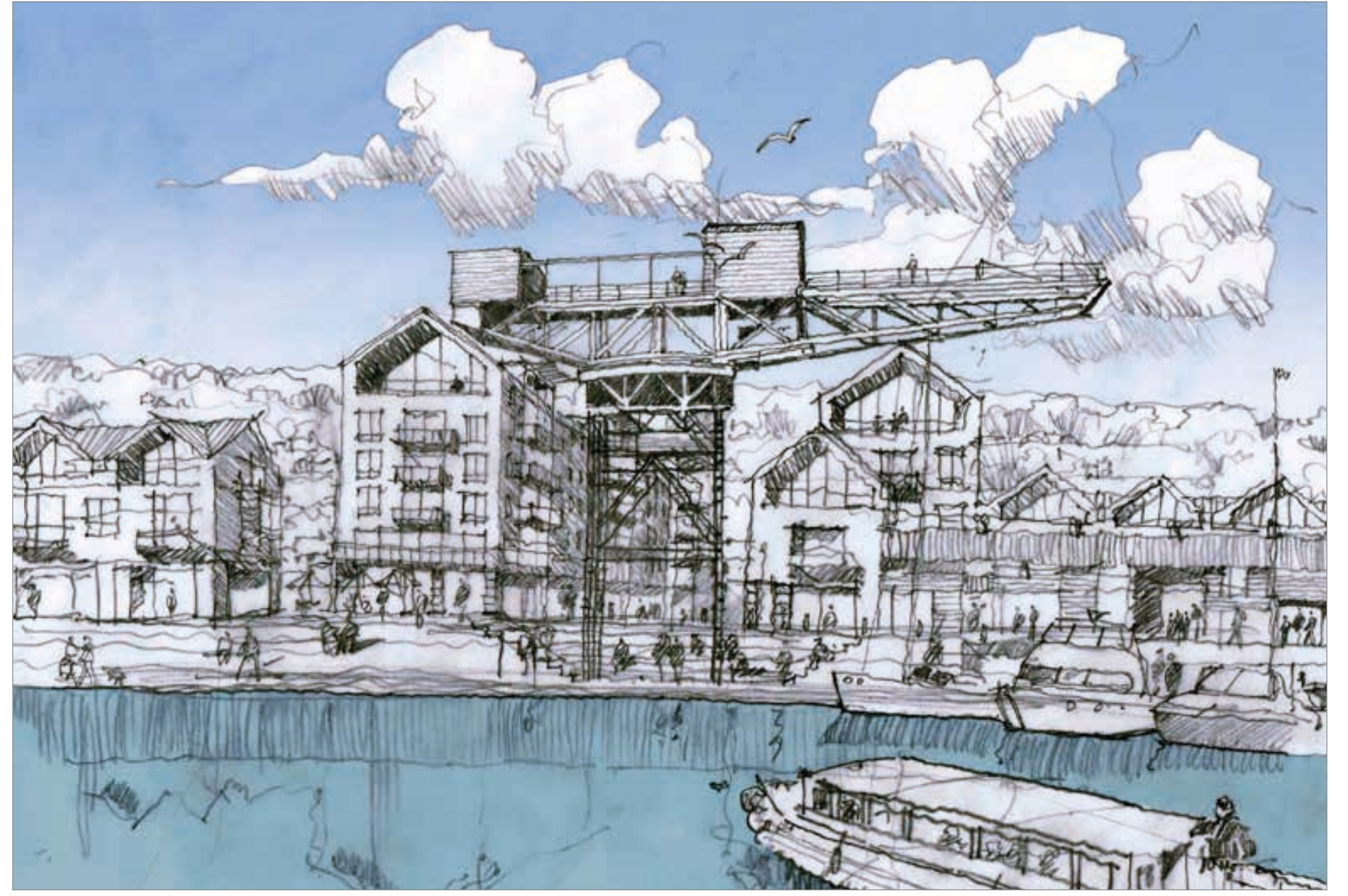
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### Initial sketches of the wider Masterplan



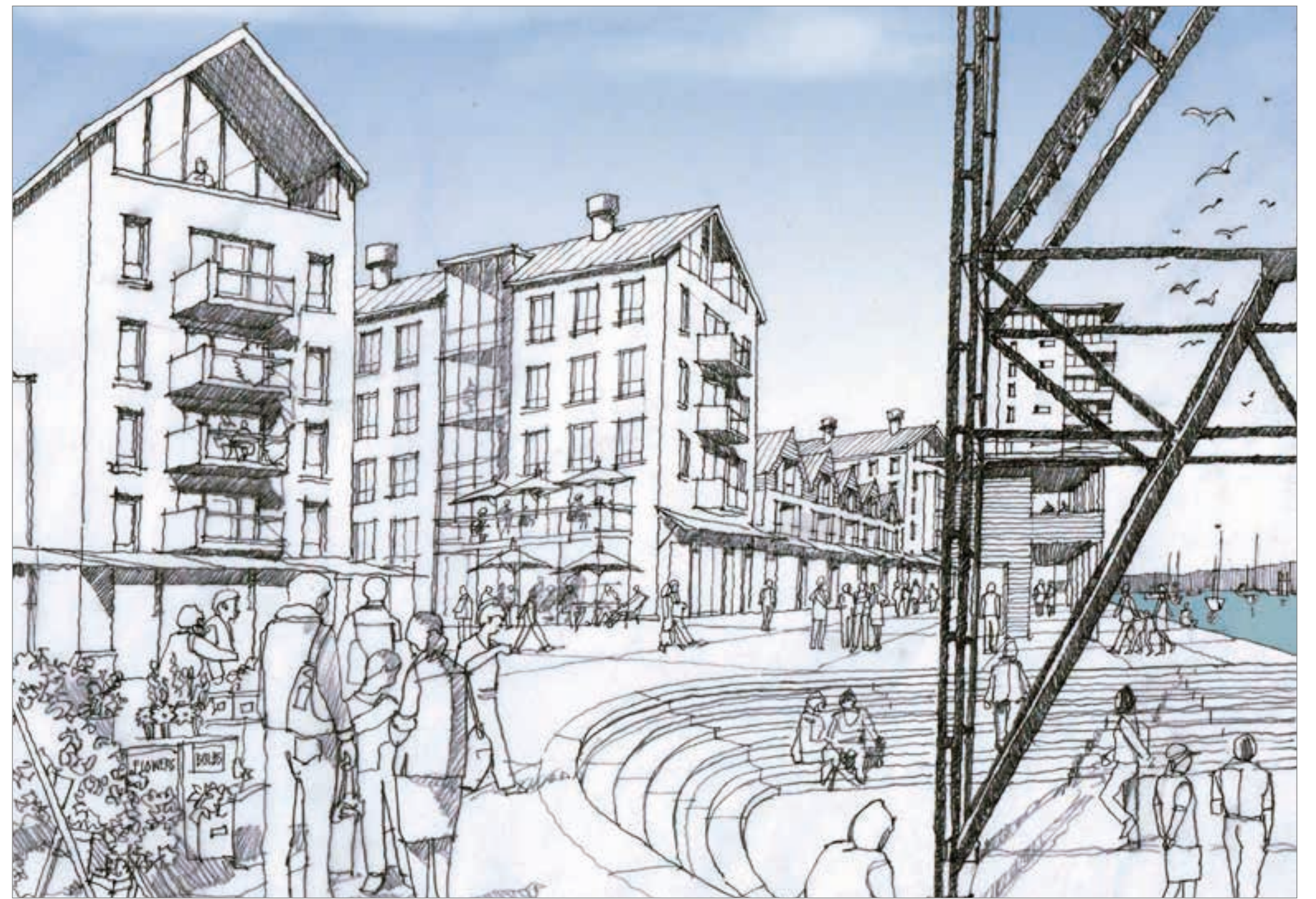
View of Medina Road Square



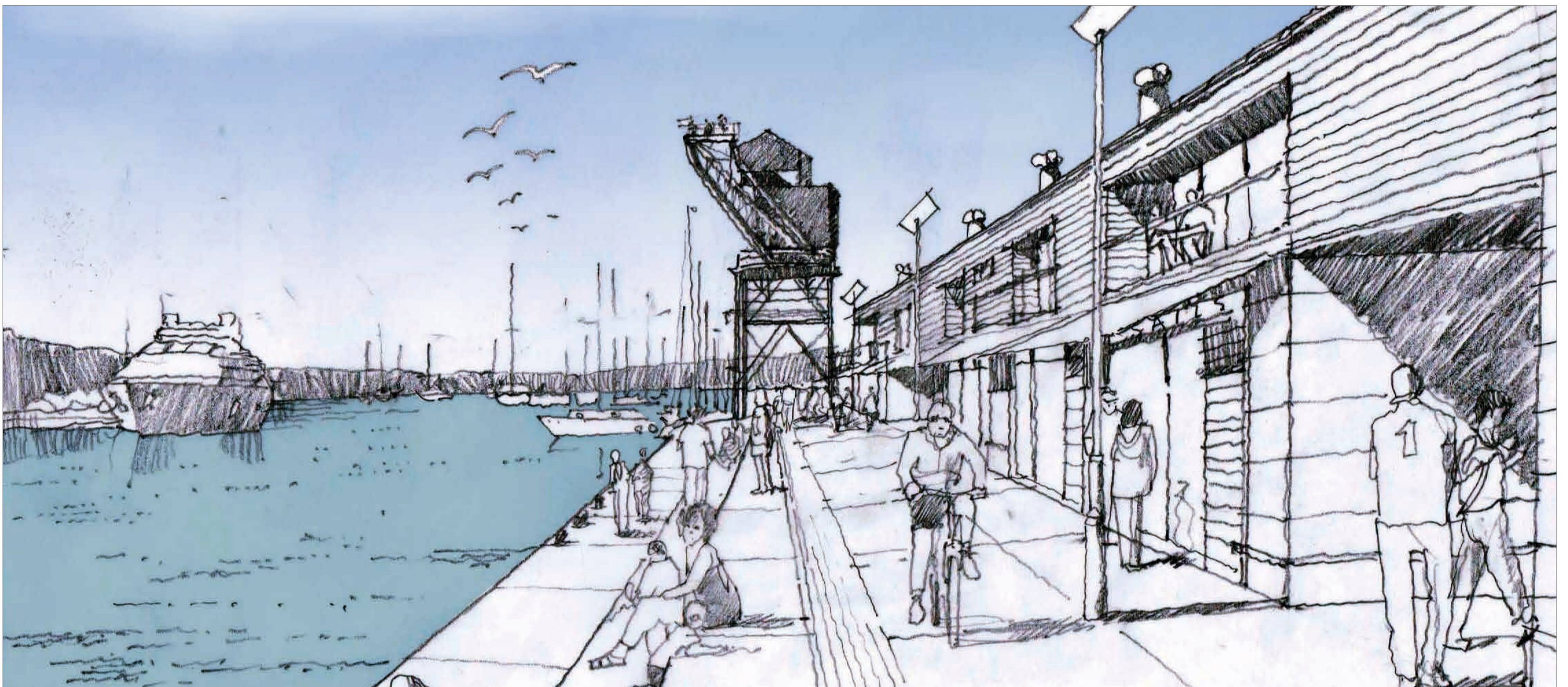
View of the Waterfront



View of Thetis Road



View of Hammerhead Square



View of Lower Promenade



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Initial sketches of the Phase I area



Public space in Phase I



Entrance space on Medina Road looking towards the Hammerhead Crane