

Medina Yard

Community Planning Weekend

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February 2013

Overview

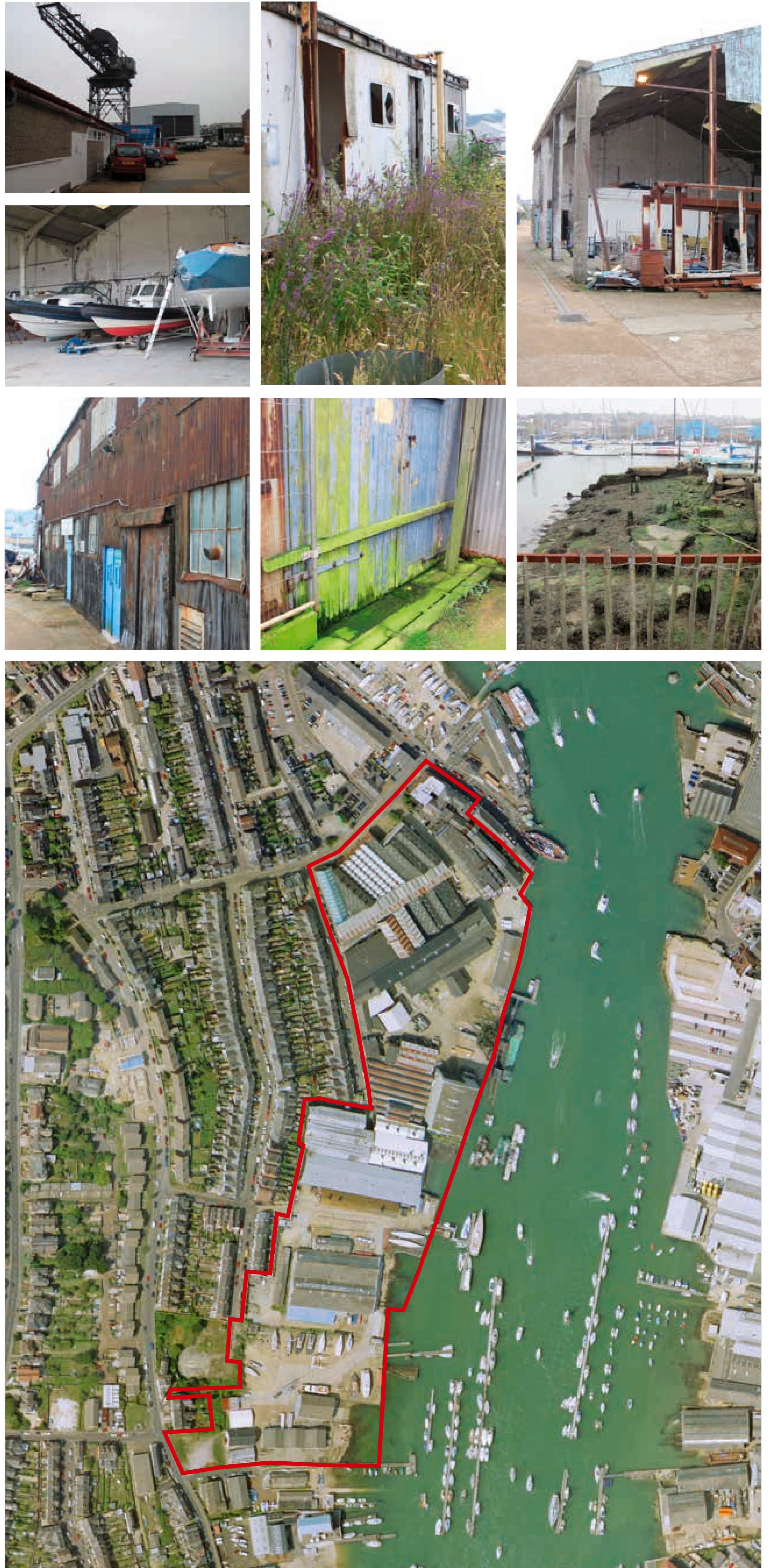
Medina Yard is a significant urban brownfield site located within walking distance of Cowes town centre, occupying a highly prominent stretch of river frontage approximately 460 meters in length at the mouth of the Medina Estuary.

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.

The site is owned by the Harrison Trust who have recently appointed a consultant team to undertake a community consultation process and through this develop proposals for the site. A number of discussions have taken place with the Isle of Wight Council's Planning Department and it has been agreed that a Planning Development Brief should be created to guide the future redevelopment of the site.

The Planning Development Brief will be developed by the consultant team, in negotiation with the Council, other statutory bodies and the local community. Once complete, the expectation is that the Council will consider the Brief for adoption as a Supplementary Planning Document (and therefore part of the Isle of Wight's Local Development Framework).



Medina Yard Site Area

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Community Planning Weekend

2pm-7pm, Friday 1 February
& 11am-4pm, Saturday 2 February 2013
at Cowes Yacht Haven.

Background

John Thompson & Partners, architects and community planners, have been appointed by the Harrison Trust, to work with the local community to create a new Vision for the Medina Yard site, incorporating a viable mix of uses that supports a range of active business, marine and leisure related uses and a variety of residential accommodation. The intention is to provide a distinctive place with attractive public streets and spaces, access to the water frontage and strong connections to neighbouring areas including Cowes town centre.

Following the creation of the Vision, the team will develop the proposals and draw up a new Development Brief for the site, in negotiation with Isle of Wight Council.

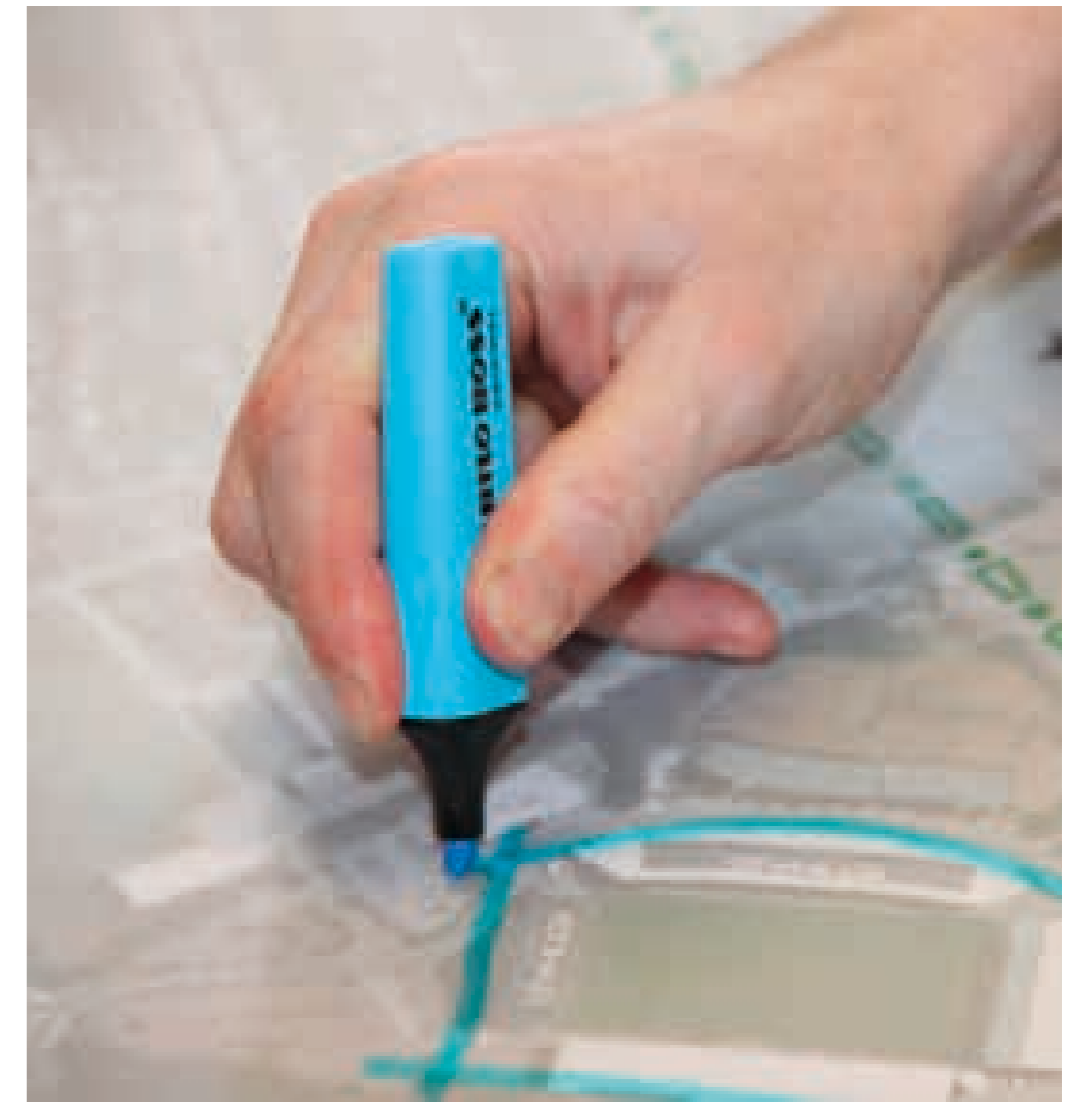
What to expect at the Community Planning Weekend

People will have the opportunity to take part in workshops, walkabouts and hands-on planning groups to consider key issues such as sustainability, connectivity, landscape design, heritage and interim uses. This event is an opportunity to share local knowledge and ideas and contribute to the emerging Vision for the site. People can pop in for a short while, a few hours or stay for the entire time if they can. Team members will be on hand to explain what's happening.

Vision Report Back

Following the public workshops on Friday and Saturday, the JTP team will analyse and summarise the outcomes and draw up an illustrated Vision for the site. This will be reported back to the community at 7pm on Tuesday 5 February at Cowes Yacht Haven.

In the meantime, if you would like any more information please contact Ieva Ansaberga, John Thompson & Partners at ia@jtp.co.uk or on freephone telephone number 0800 0126 730.



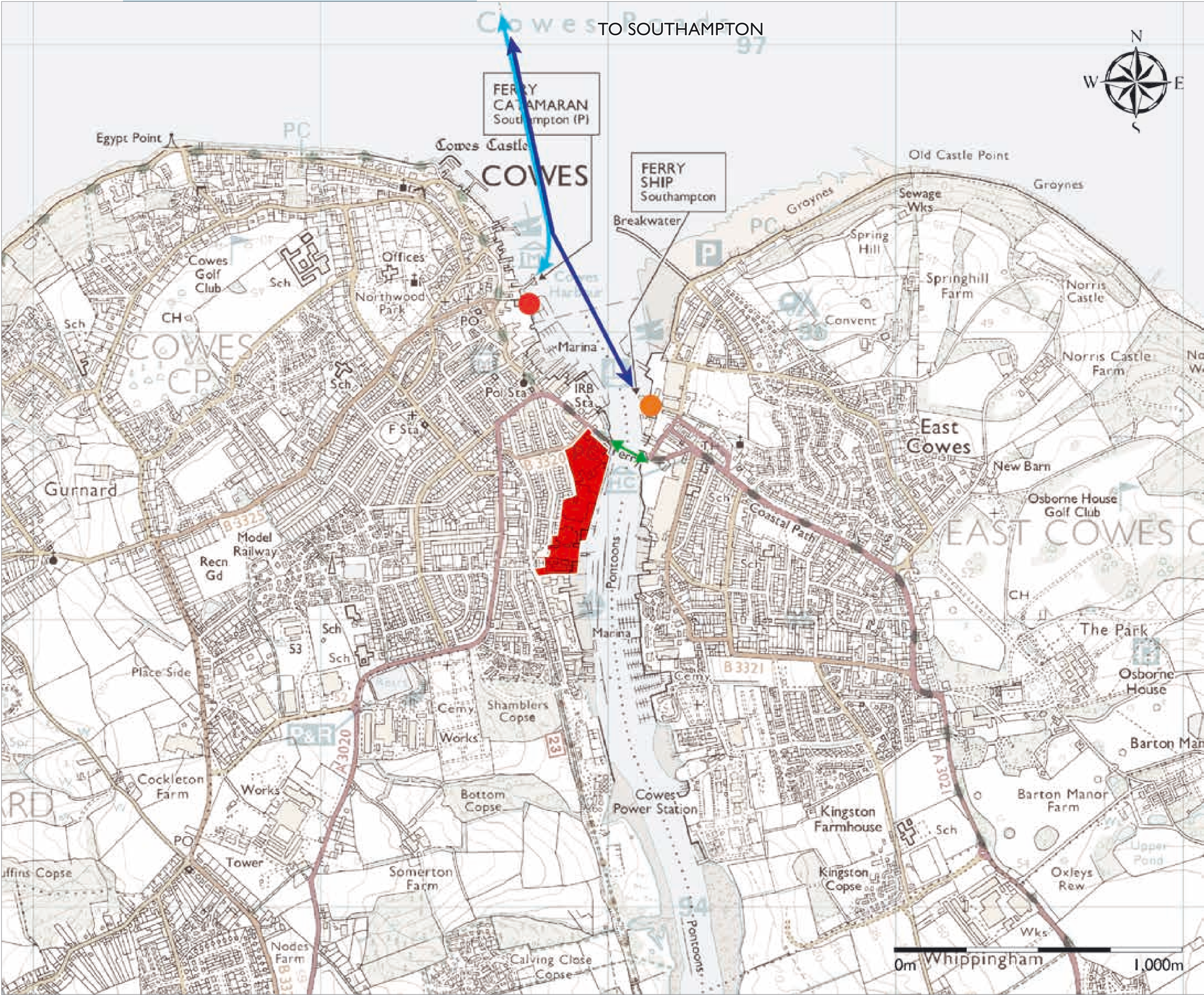
Community Planning Weekend
Publicity Flyer

Medina Yard

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Site Location & Context



- West Cowes Ferry Terminal
- East Cowes Ferry Terminal
- Cowes Chain Ferry
- Catamaran
- Ferry
- Site

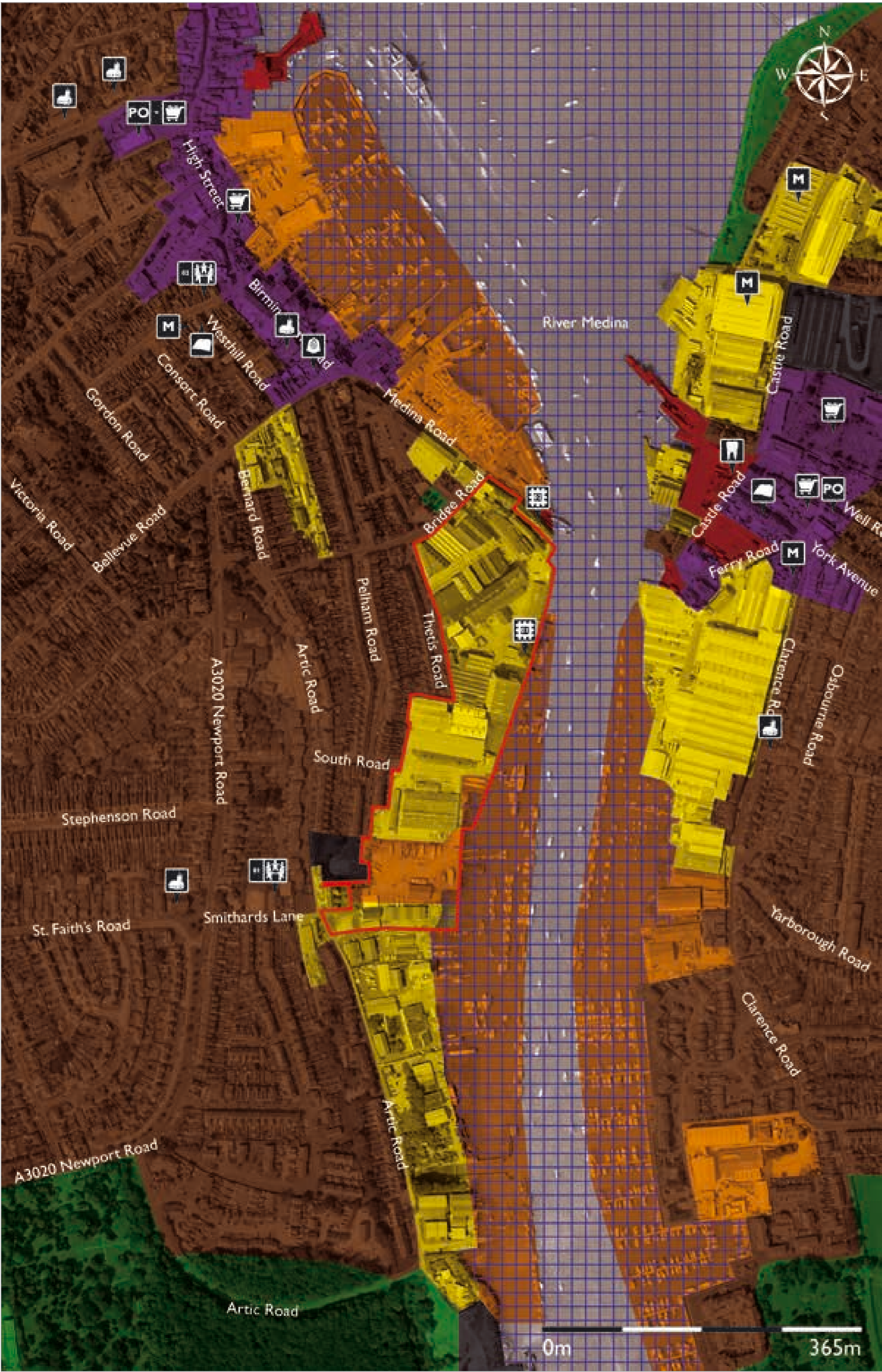


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Urban Analysis



Local Land Uses



Existing buildings on site

Key	
<div></div>	Predominantly residential
<div></div>	Predominantly mixed use/town centres uses
<div></div>	Predominantly employment
<div></div>	Predominantly marina/boat yard
<div></div>	Ferry terminus
<div></div>	Potential development site or under construction
<div></div>	Public open space
<div></div>	Listed building
<div></div>	Post office
<div></div>	Dentist
<div></div>	Library
<div></div>	Supermarket
<div></div>	Place of worship
<div></div>	Community centre facility
<div></div>	Police station
<div></div>	Museum

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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 starts on Tennyson Road. 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



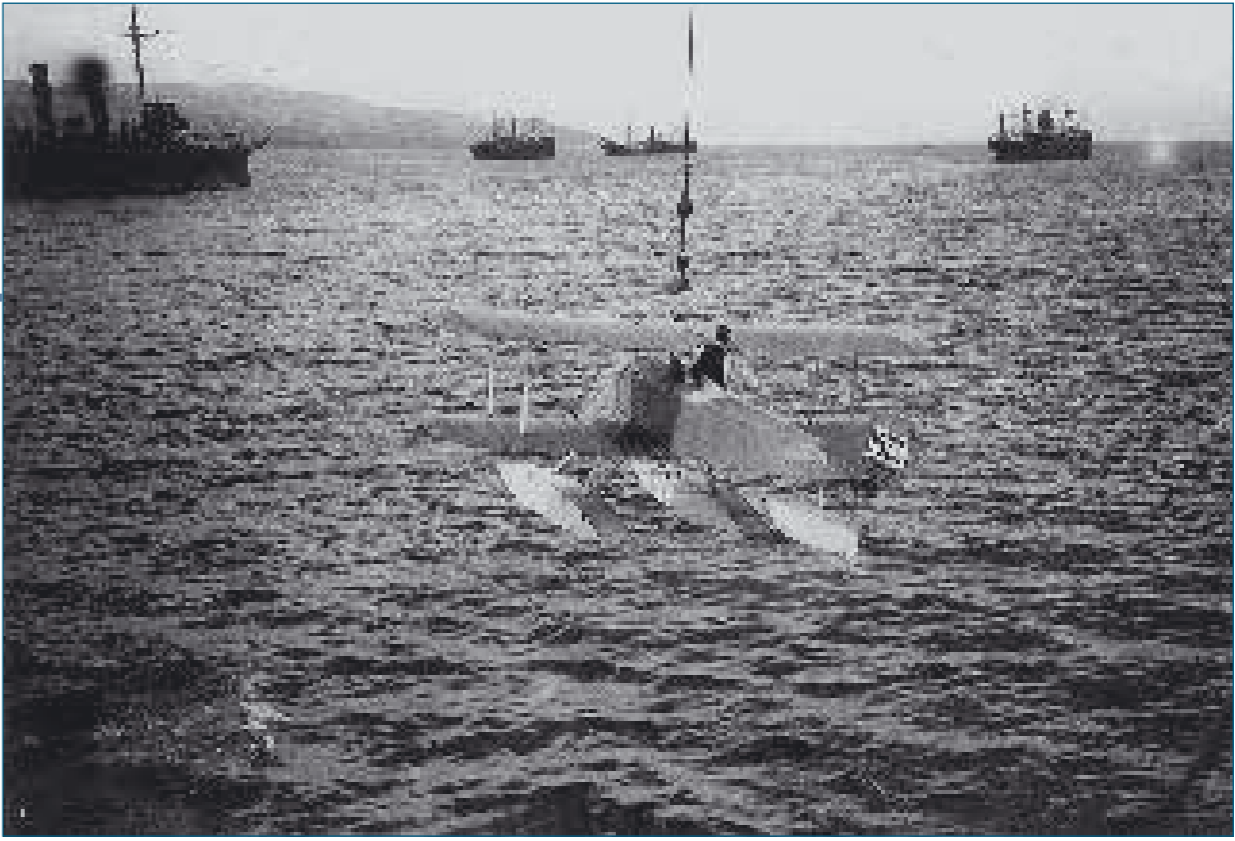
Engraving (published by S. Horsey Jr.), A view of West Cowes from East Cowes circa 1815 Source: County Record Images (CWS008). © Dave J. Quigley, 7 October 1997



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.



GVA is a specialist property advisor with approximately 1,200 staff in the UK of which 800 are fee earners. The company has 12 offices across the UK and turnover of £140.4m in 2011/12. It is one of the largest multi-disciplinary practices in the UK providing a full range of property related services to clients in all sectors, across the UK. The company is committed to providing our clients with innovative, strategic solutions, focussed on helping them achieve their business objectives.



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, S106 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.

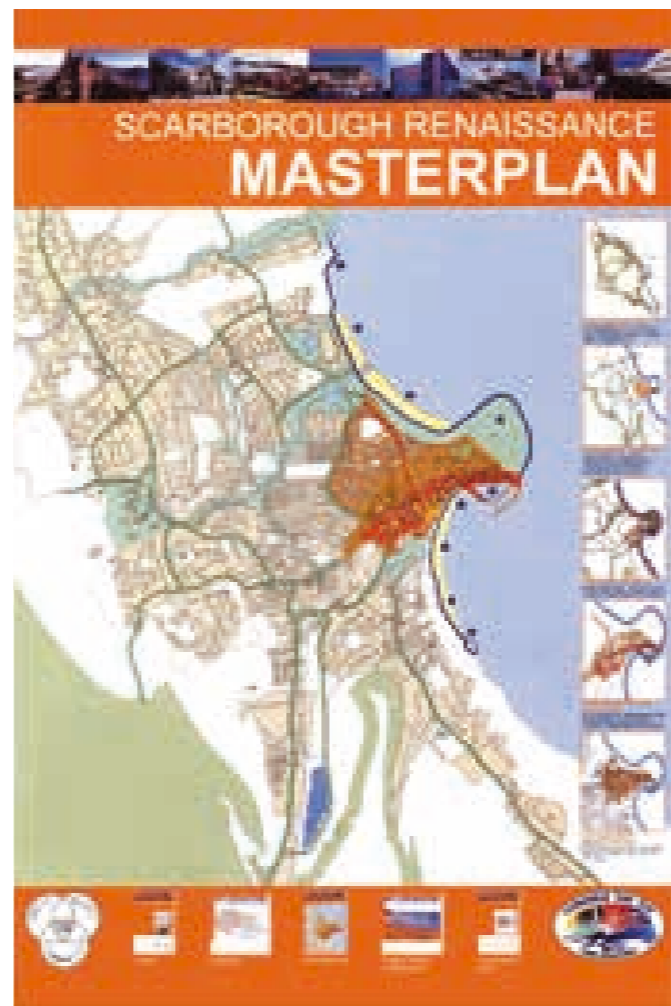
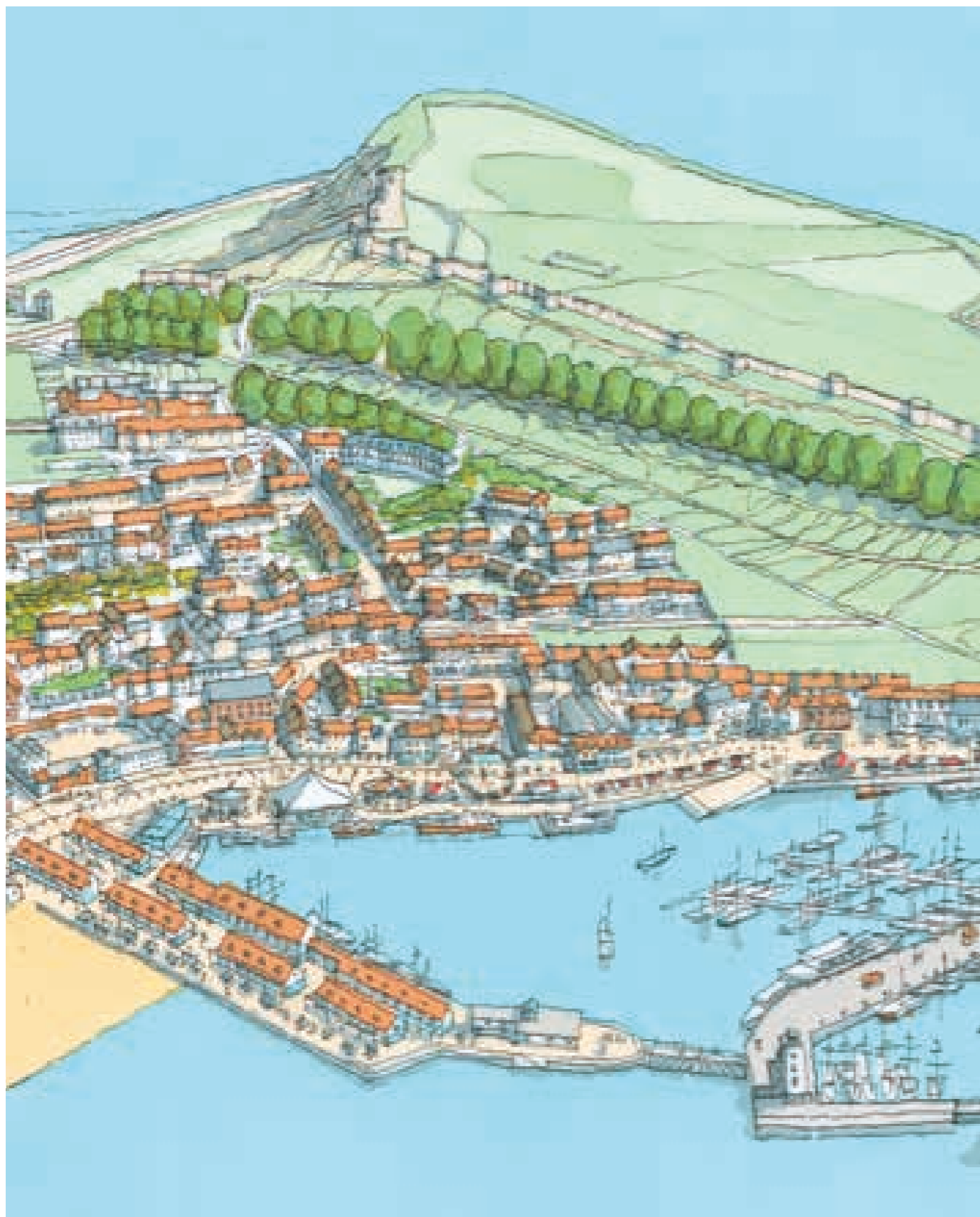
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Relevant Experience



GUNWHARF QUAYS, PORTSMOUTH

Landmark waterfront development: Creating a Lively Waterfront within a conservation area

John Thompson & Partners' scheme at Gunwharf for Berkeley Homes has involved the design of a significant new residential development on a highly visible site within a Conservation Area. The project has won acclaim from English Heritage and other authorities for the way in which it exploits its waterfront location whilst respecting and enhancing the setting of the Vulcan Building, a scheduled ancient monument.

Project Delivery

- 121 apartments with underground parking, within two contemporary buildings arranged either side of formal landscaped courtyard
- Layout creates framed view of Vulcan Building from the waterfront
- Vulcan Building restored and refurbished, now home to Aspex Art Gallery

- Attractive new pedestrian walkway
- Wide mix of retail, restaurants, bars and leisure facilities have brought new vitality and viability to dock area
- Scheme created 400 construction jobs, 75% filled by Portsmouth residents; and led to 2,500 new permanent jobs
- Integration of mixed use site with waterfront enables Gunwharf to host prestigious events eg Tall Ships Race
- The various aspects of the scheme complement one another, making it popular and successful both as a place to live and a destination for a day out

Client

Berkeley Homes

Awards

National Homebuilder Design Awards
Award for Best Mixed-use Development 2004

Commendation for Best Use of a Brownfield Site 2004

Building for Life Silver Award 2007

SCARBOROUGH, YORKSHIRE, UK

Urban Regeneration: Community-led Masterplanning of a Seaside Town

From the 1970s Scarborough's buoyant tourism and fishing industries went into decline, with a devastating effect on the local economy. In 2001 Yorkshire Forward launched its Urban Renaissance programme to support the social and economic regeneration of major towns and cities in the region. Scarborough was one of the first towns to participate in the programme.

Scarborough's attractive built environment, public realm and natural setting provided a unique heritage to build upon.

Project Delivery

- An illustrated Vision and a Charter defining the long-term strategy for Scarborough.
- Extensive community animation was documented in 'An Audit of Scarborough' which encouraged over 1000 people to participate in the Community Planning Weekend and unveiled the potential of the creative community to drive change.

- Delivery of public realm improvements, harbour and neighbourhood regeneration, the Rotunda museum, Woodend Creative Industries Centre, world-class fibre broadband plus art and culture festivals.
- An initial £20m public sector strategic investment, which influenced a private sector response of over £200m.
- Protection or creation of more than 1500 jobs, an improvement in business relationships and the formation of new industries.
- A £24m investment in Scarborough's business park, a new 4 star hotel and an 8% increase in profitability in the visitor economy.
- Diversification of Scarborough's economy.

Client

Yorkshire Forward

Awards

The Academy of Urbanism 2009
The Great Town Award

International Association for Public Participation's (IAP2)
Core Values Awards 2009
Project of the Year

European Enterprise Awards 2009
Grand Jury Prize

Enterprising Britain Awards 2008
Winner

FRENCH QUARTER & TELEPHONE HOUSE, SOUTHAMPTON, UK

Old Town Quarter: Recreating Streets and Lanes

French Quarter is located within the historic old town of Southampton. Telephone House, an existing redundant commercial building, is located opposite the site.

War-time damage combined with post-war traffic planning had destroyed the historic urban fabric of French Quarter. The existing buildings were of poor quality with frontages set back behind wide pavements, destroying the sense of enclosure and impeding activity on the streets. A four lane carriageway cutting across the historic grid of the city resulted in loss of spatial definition to key streets.

Linden Homes, who had acquired the site, partnered with the local council to deliver objectives of the city plan - to reinforce the north-south spine of activity between the civic, cultural retail centres of the city and the waterfront.

Project Delivery

- A new, mixed-use city quarter that includes office and residential accommodation, retail units and cafes.
- Closure of the four lane carriageway and its incorporation within the development site to recreate the historic street pattern.

- Reinstated street frontages to provide closure to High Street and French Street and the recreation of Vyse Lane to frame the vista of 58 French Street's historic façade.
- 175 homes comprising starter 'micro-units' for students and younger city dwellers, sheltered elderly persons housing, and a variety of one and two bed apartments across a range of tenures including affordable, shared ownership and private housing for sale.
- Articulation and juxtaposition of different buildings, using a controlled palette of materials to ensure the new scheme integrates with its context.
- A mix of uses that reinforces connectivity between the city centre and waterfront with active street frontages bringing new vitality to the area
- The re-cladding and remodelling of Telephone House into a mixed-use residential building with 128 one, two and three bedroom apartments and commercial space at street level.
- The first project within the City Old Town Plan to be delivered, setting an important benchmark for future City projects.

Client

Linden Homes

Awards

Housing Design Awards 2005
Exhibition of Excellence

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Relevant Experience



KEW RIVERSIDE, KEW, LONDON, UK

A Prestigious Residential Neighbourhood: Placemaking beside the River Thames

The Kew Riverside site, on the south bank of the River Thames, contained a former sewage treatment works. The rationalisation of facilities within the site released land for development.

Remediation works meant that there were few natural features to be incorporated apart from the mature tree belt defining the designation of Metropolitan Open Land along the Thames corridor. Constraints included the retention of a small sewage treatment facility to the north, and a waste transfer station to the south.

Opportunities existed to improve pedestrian and cycle connections between the surrounding residential neighbourhoods and the riverside.

Project Delivery

- A masterplan organised around views to the river, sequential spaces and a variety of scale to connect new development to the surrounding areas.
- A new neighbourhood including over 500 new, mixed-tenure homes with a range of housing types and sizes ranging from one-bedroom apartments to large four storey town houses.

- Crescents of terraced houses facing towards the River Thames with views across Metropolitan Open Land.
- A balanced mix of uses including an extra care home, a concierge service, swimming pool and gym.
- Open spaces and landscaped fingers of different character that incorporate pedestrian and cycle routes to form a network linking the existing and new residential areas to the River Thames. A 'village green' creates a central focus, overlooked by houses for passive surveillance.
- A 100m pond enclosed by mature trees within the main street to create a sense of arrival.
- Parking provision within garages to the rear of homes with studios above for car free frontages.
- Reinterpretation of arts and crafts design to create architecture of timeless permanence.

Client
St James Homes

Awards
Bentley International Property Awards 2003
Best UK Development
Best Architecture (5 star rating)

What House? Awards 2003
Best Development Gold Award Winner



PUTNEY WHARF, LONDON, UK

A New Destination: Creating a Lively Waterfront

Putney Wharf is on the south side of the River Thames adjacent to Putney High Street. The site was derelict with dilapidated warehouses from a disused brewery. The former brewery, a locally listed building was identified as appropriate for retention and refurbishment.

The scheme represented one of Wandsworth's key projects in the regeneration of the waterfront and continuation of the riverside walkway.

Project Delivery

- A mixed-use development that creates a new destination in Putney with apartments, offices, restaurants, bars and a fitness centre.
- Apartments arranged around a new public square fronting the riverside.
- Retention of the locally listed former brewery building as a new public house, with a contemporary glass extension fronting the new square to act as a focal point.

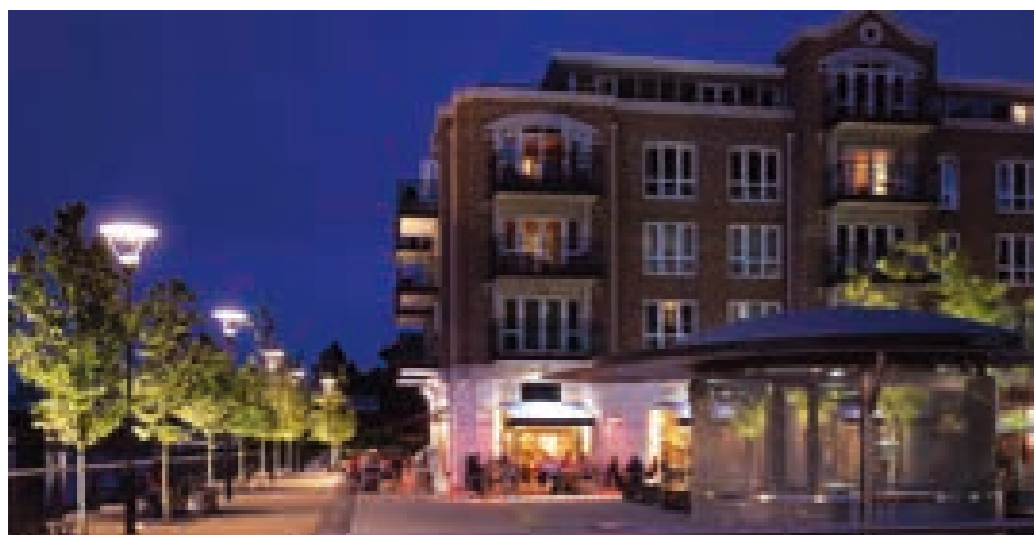
- New town houses as a continuation of an adjacent street.
- Provision of 210 dwellings (174 private, 36 affordable).
- A high-quality, car-free public realm that incorporates the riverside walkway, with underground parking provided for residents.
- Architectural reference to the former warehouse use and character of the area.

Client
St George

Awards
The Waterways Renaissance Awards 2007
Winner of the Design and Construction Category

Building for Life Award 2005
Silver Standard Award Winner

Planning for London Awards 2004
Best Planning built project contributing to London's Future



LAWFORDS WHARF, CAMDEN, LONDON, UK

Canalside Mixed-uses: Revitalising a Neglected Conservation Area Site

Lawfords Wharf in Camden was a former builder's yard. The triangular shaped site is constrained by the Grand Union Canal to the north and by existing dwellings on Royal College Street to the east and Lyme Street to the south. Existing limited vehicular access was via Lyme Street.

The site is located within a Conservation Area and contained two Grade II* listed workers' cottages.

Planning guidance for the site was for mixed-uses to provide housing and employment opportunities.

Project Delivery

- The mixed-use scheme consists of a number of different buildings designed to create local landmarks and denote a gateway into Camden from northern approaches over the canal and along the canal towpath approaches from the east and west.

- The scheme responds to building height constraints, sensitively proportioning new development to prevent overlooking of neighbouring dwellings.
- Creation of an active frontage to address the curve of the canal towpath with two contemporary buildings that contain 12 apartments, and 540 m² of office and gallery/studio space.
- A four storey elevation to complete the street frontage on Royal College Street.
- A landscaped courtyard incorporating surface parking that is enclosed by the canal side buildings and the two Grade II* listed cottages, which have been restored, extended and converted into offices.
- Contemporary elevational approach of white render and timber panelling to sit comfortably within the existing context.

Client
Berkeley Homes

Awards
National Homebuilder Design Awards 2004
Commendation for Best Small Housing Development

