

View of the Waterfront



View of Hammerhead Square

# Medina Yard Community Planning Weekend Report Back

February 2013



**You have to work together to make the whole thing happen!**

– Local resident

### A New Vision for Medina Yard

Over 200 people took part in the Medina Yard Community Planning Weekend on Friday 1 and Saturday 2 February at Cowes Yacht Haven to help create a new Vision for this important site. People participated in workshops, walkabouts and hands-on planning groups to consider key issues and opportunities for the site and its relationship to Cowes. Topics discussed included public access to the waterfront, employment, housing and the creation of visitor and heritage attractions.

Following the public workshops, the John Thompson and Partners (JTP) team analysed and summarised the outcomes and created an illustrated Vision for the site, which was reported back to the community on Tuesday 5 February at Cowes Yacht Haven.

A key outcome from the weekend was people's desire to continue to be involved in the development of proposals for the site. In response to this there will be the Community Forum held in March 2013 with the date widely publicised.

### Background

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. What was once a prosperous part of the town for large scale ship building has now become largely obsolescent, dilapidated and isolated from the local community.

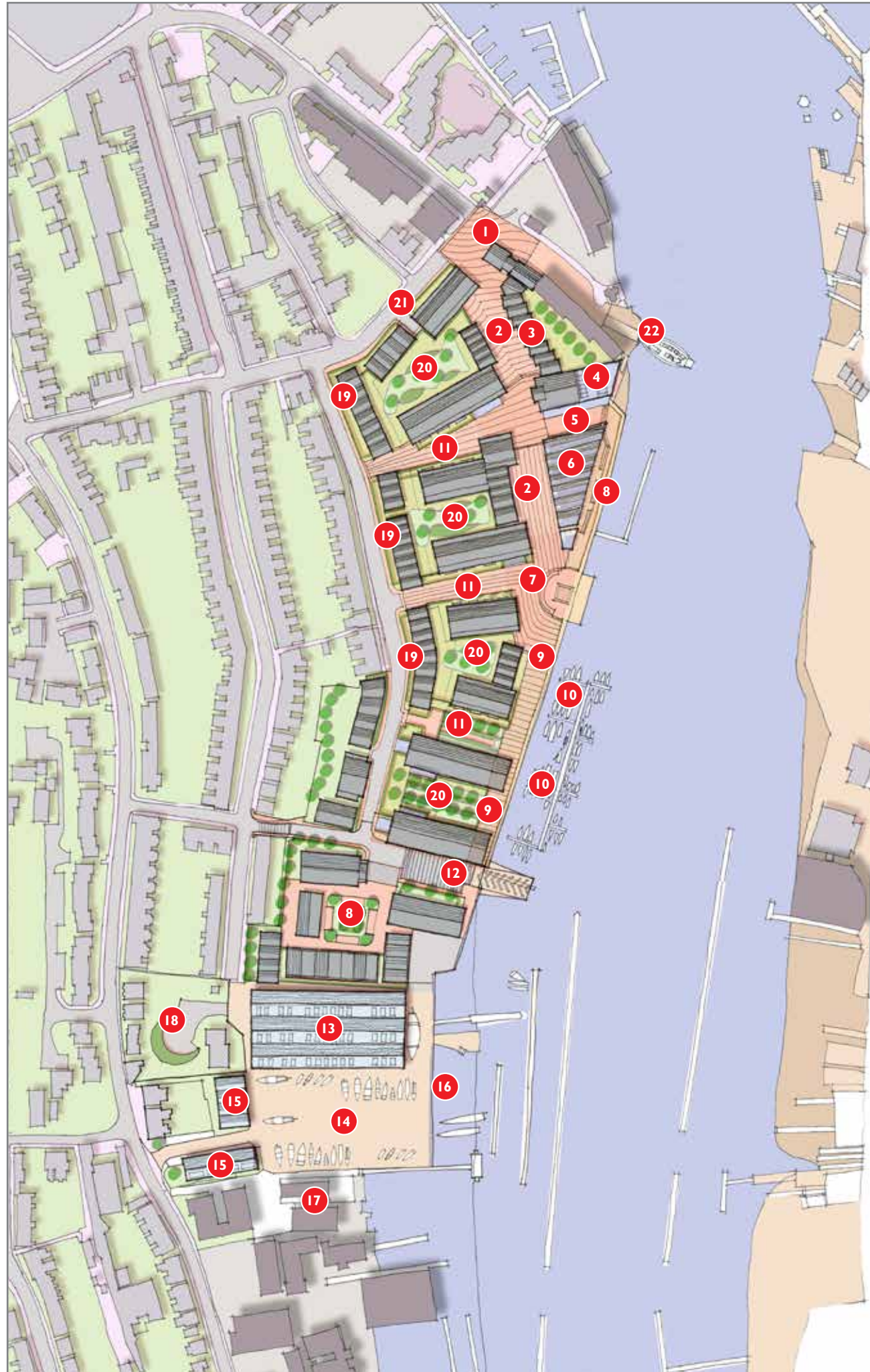
JTP, architects and community planners, has been appointed by the Harrison Trust, to work with the local community to create a new Vision for the site, incorporating a viable mix of uses.

Following the creation of the Vision, the team will develop the proposals further and draw up a new Development Brief for the site, in negotiation with Isle of Wight Council, other statutory bodies and the local community

For more information please contact Charles Campion at John Thompson & Partners by email [cc@jtp.co.uk](mailto:cc@jtp.co.uk) or telephone 0800 0126730.



# A New Vision for Medina Yard Illustrative Masterplan



View of Lower Promenade



View of Medina Road Square



View of Thetis Road

## 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



# A New Vision for Medina Yard **Key Themes**

## **Support for regeneration**

Medina Yard is an important brownfield site located in a prominent location on the Medina Estuary and within walking distance of Cowes town centre. Participants appreciated its shipbuilding heritage but understood that with the decline of the industry it has become largely obsolete and dilapidated. There is a plentiful supply of cheap industrial units and sites available on the island. The regeneration of the site has the potential to lift the blight from the area and once again connect the site with the local community.

**“Cowes has lived on its past for years - we need to look to the future.”**

## **Complex and costly redevelopment**

Medina Yard is a complex and expensive site to redevelop. Abnormal costs include repairs to the river wall and flood mitigation measures. Any scheme will need to be viable to be deliverable and this will mean a residential-led scheme.

**“Nothing will happen here if it’s not economically viable!”**

## **A new accessible public waterfront**

There is limited public space and access to the waterfront in this part of Cowes. The new development has the potential to create a vibrant public waterfront accessible by foot, by boat and on bike, connecting to the neighbouring residential streets, Cowes town centre and beyond. The new promenade should incorporate elements of Cowes’ arts and heritage and provide public slipway access.

**“The trick is to keep the vibrancy of a living waterfront.”**

## **Revitalisation of the local economy**

Shipbuilding has been in decline for many years and participants felt that Cowes needs to look to the future. Medina Yard could provide space for new jobs and start-up businesses supporting a range of employment and training e.g. creative industries, boating related activities, arts and crafts, hospitality, etc.

**“There is an ample supply of good quality inexpensive industrial/business space on the Island but still some requirement for traditional and start up workshop/office space near boatyards.”**

## **Mixed-use waterfront development**

Medina Yard represents an opportunity to develop an iconic mixed-use development accessible to locals and visitors alike. In addition to housing, mixed uses could include restaurant and retail, hotel, boat yard with industrial units, small business units, water based activity and heritage attractions, including a museum. The regenerated Medina Yard should connect to and complement the town centre offer and provide space for Cowes Week pop-up activity.

**“We want something that’s inclusive not exclusive.”**

## **Retain marine related employment and training**

People expressed a concern over the future of the remaining marine related activity on the site. New plans should accommodate these activities by providing modern units along with training in boating related skills and activities.

**“Think about the people who work there now.”**

## **A place for young people**

Participants felt that young people in Cowes lack facilities to learn new skills and pursue their after-school interests. The Medina Yard development has an opportunity to provide a new community facility with a flexible space for youth activities, arts and entertainment. This place could link-in with local schools and sailing centres.

**“There’s an opportunity to invest in our young people!”**

## **The heart of local heritage**

Cowes has a rich maritime history, which participants felt is not exploited and interpreted fully. Medina Yard is part of this heritage and provides an opportunity to broaden Cowes attraction to visitors, whilst also benefiting local residents. This heritage should be reflected in the new buildings and public spaces and linked in with local museums and activities such as Cowes Week.

**“This area has a proud heritage which should be celebrated!”**

## **Hammerhead Crane**

Participants expressed a variety of views about the listed Hammerhead Crane. Its refurbishment will require at least £2m and whilst some are passionate to ensure its future, others would prefer to see the money spent on other things.

**“Big up the crane as an installation with a light show and fireworks!”**

**“The crane is not universally loved!”**

## **Continuing the process**

Participants were keen to continue to be involved in developing the proposals for Medina Yard. Medina Yard should be planned in liaison with stakeholders and residents through a regular community forum. Issues to be considered carefully include remediation of flood risk, developing effective parking strategies and the design of new buildings.

**“Find a vision that’s economically viable and then support it!”**