



Newport Harbour Masterplan Consultation Report

4341 Newport Harbour Masterplan

24th February 2020

ARUP



Luken Beck



**Kay
Elliott**

Introduction

This document summarises the activity, objectives and modes of consultation undertaken for Newport Harbour Masterplan

Consultation Report

The implementation of the strategy for engaging with the public took place between December 2018 and January 2020 and broadly followed 4 phases leading to the final masterplan report. These are characterised here as Confirming the Brief, Testing the Options, Inviting Response and Refining the Masterplan.

After an initial period of consulting stakeholders on an individual basis the strategy was evolved to reflect the need to provide a higher degree of collective stakeholder engagement prior to public engagement. The objective was to make sure that the design could be developed with the input of representatives of the local community, listening and representing the responses through design workshops. It was also an objective to ask stakeholders what they thought the public should be consulted upon.

This report also acknowledges the support of the Shaping Newport programme instrumental providing a point of contact with the masterplanning process and a base for the consultation.

Confirming the Brief

Confirming the Brief (RIBA Stage 0)

The first phase involved strategic consultations with councillors, officers and key stakeholders discussing and reconfirming the brief, vision, objectives and the scope. The feedback from these workshops, an initial presentation to the Harbour User Group and a series of conversations with other stakeholders took place between January and March 2019. These also helped to establish some new stakeholder targets.

This led to an adjustment of the site boundary to incorporate both the cemetery in order to provide some underpinning to any funding application to help with restoration and also improved access to this important amenity. It was also revised to include the service station on Fairlee Road as an important part of the site both fronting onto Fairlee Road and blocking the surveillance of the park. The significance of the potential for a higher education element within the masterplan and as a priority for the island and the cultural context for Newport also influenced the approach going forward.

Mode 1

Project Inception workshops and individual meetings with invited key stakeholders conducted over three days with representation from Kay Elliott, Lavigne Lonsdale, Arup, RLB and Montagu Evans.

This formed the basis of the Stage 0 Report.

The Stage 0 report captures the involvement as follows:-

MP Bob Seely

Representatives from:

Isle of Wight Council Elected Members

Newport and Carisbrooke Parish Council

Newport Harbour User Group

Platform One

IOW Espresso

Riverside Centre

Age UK

Council officer representation from Planning, Heritage, Regeneration, Transport, Sustainable Energy, Property Services, Harbour Master,

Estuaries Officer, Legal Services, Housing Delivery, Communications.

Development control highways Island Roads

Shaping Newport team members

Local Agents / Surveyors

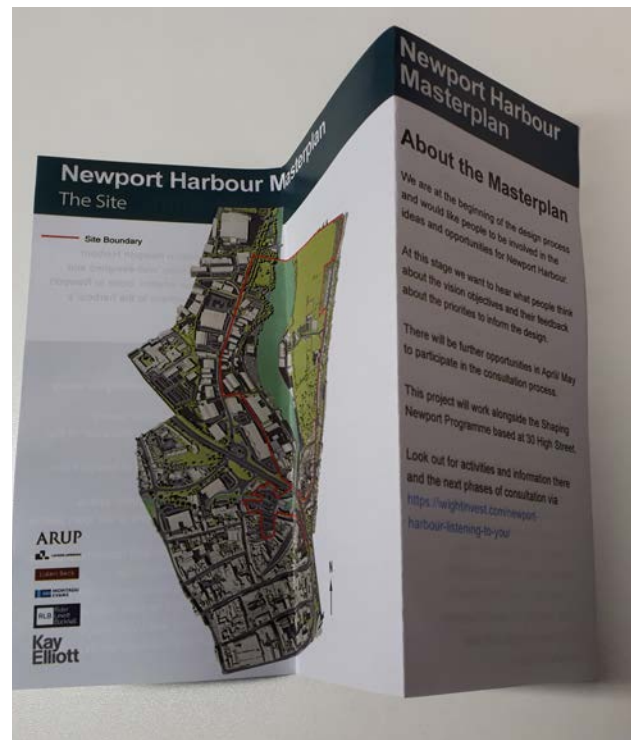
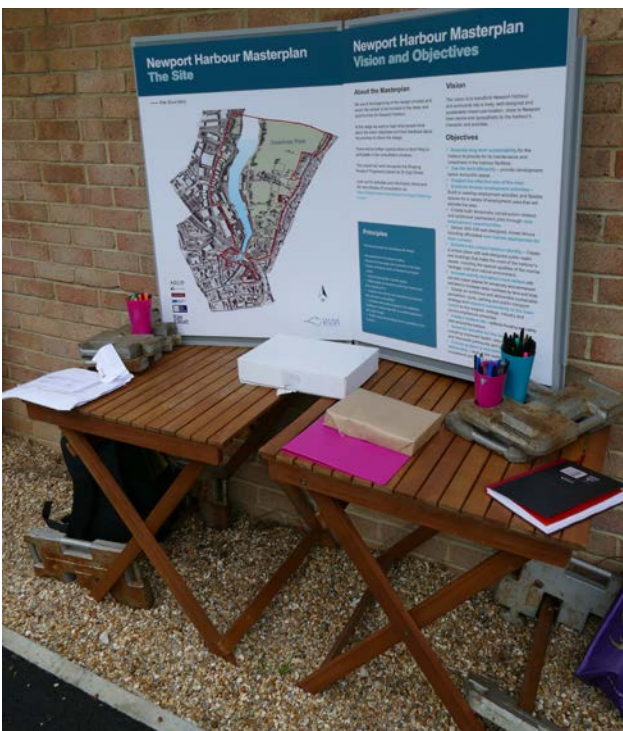
Mode 2 Public Consultation

An opportunity then arose to carry out some public consultation located in Seaclose Park and engage a different stakeholder catchment including users of the park and those participating in the Parkruns (people from Newport and all over the Island).

The event took place in the Seaclose Park 16th March 2019 with a simple board display and leaflets – this included directing people to the council's website with the same information. The councils' social media was used to promote the activity.

A large number of participants and spectators were assembled and in spite of very bad weather (it was too windy to set up the marquee) the stand was well attended with queues forming. Some very useful conversations were had and started to shape some of the masterplan design approaches and also some of the modes of communication. Notably, it confirmed sensitivities around the allotments, the park, cemetery and revealed some new input from users of the harbour. A number of new potential stakeholders came to light including the owner of the service station on Fairlee Road.

There followed a series of workshop internally within the team to establish the basis of the next design phase working in initial market research and technical appraisals.



Parkrun event 16th March 2019

Testing Options

Stage 1 Stakeholder Consultations 29th April -1st May

Mode 1 Testing the Options Briefings and Options testing workshops (RIBA Stage 1)

A series of masterplan design workshops were designed to test the options prepared and to provide a structured approach to inviting a diverse range of interest groups to discuss and influence the design.

In addition a number of briefings for county and town councillors took place.

The focus of the workshops was first on understanding the character of place, principles of structuring the masterplan. The objective was to capture the views of participants and also for the group to inform what would then be presented for public consultation in the next stage

Options were presented to explore and challenge the approach including the use mix and to having higher education focus, residential-led, or a visitor destination/ cultural regeneration led. Other themes were also revealed in the process some other themes eg. sports and health, a focus on the creative industries and also making sure of a balance of the generations an not a focus on a single aspect.

To ensure transparency the report arising from this stage of the consultation was issued for comment to all participants and stakeholders who had been unable to attend.

The next phase took the analysis and the initial design response to the masterplanning brief to the next stage of the consultation.

Mode 2 Informed conversations

Some follow up meetings took place with specific users and stakeholders.

The complexity of the masterplan meant that there needed to be some consideration of how this would be presented and consulted upon. It was decided in consultation with council officers to pursue a base masterplan with some use options which would allow the consultation process to text public views on particularly more aspirational approach for the cultural destination venue, the inclusion of more or less emphasis on higher education and residential.

Newport Harbour Masterplan Stakeholder Engagement



Design Workshops

Workshop 1 2pm- 4.30pm 30th April
Bargeman's Rest, Little London, Newport
Workshop 2 9.30pm- 12pm 1st May
Bargeman's Rest, Little London, Newport

These are invitation only for members and key stakeholders as a precursor to much wider public consultation.

Please email stating which workshop you would like to attend this will be on a first come basis to admin@kayelliott.co.uk or ring 01803 213553 and ask to book a place.
If you would like to participate but cannot attend please let us know. Please note that venue is on the first floor with no lift.

We have allowed for 2 workshops working on the same principles, this is because we anticipate high levels of interest in participating and these kinds of activities are more effective when managed as smaller groups (up to 36 participants).

Objective

The objective of this work is to examine and test the assumptions made in developing the options and work towards selecting a preferred option (or options) to take to the public consultation phase.

The purpose of the workshop format is to more fully engage members and key stakeholders in the design process and crucially to inform it.

There will be an introduction presentation covering the project brief and the work to date. The workshop format is a series of exercises working in groups reporting back to the wider group at intervals so that ideas and views are shared with the workshop outputs and findings forming a report to be shared with both groups.

Part 1 Strategic Masterplan

We will explore the overall site in its context and aspects of the site areas reviewing the Constraints and Opportunities.

Movement, access and connections
Harbour
Character
Key views, Landscape and public space
Land Use and Existing and Future

Part 2 Site Proposals

We will again in groups looking at specific areas within the masterplan looking at the merits of different options for use, new build and refurbishment options, scale and character and public space.

Part 3 Options Discussion

This is an opportunity to discuss as a whole group the findings of the group work.



Invitation to the stakeholder workshops

Newport Harbour Masterplan

Stakeholder Workshops
Summary Report
DRAFT 190622

Record of Responses

A more detailed description of the responses which is intended to represent the cross section of views expressed in the workshop follows -

The strategic principles were broadly accepted with the uses on the site and some of the buildings which may be more economic to reuse than to build new. A strongly mixed range of uses.

Harbour

Bridge
Support for the bridge in principle and the rationale for making the east-west link was generally supported.

'Stokers we haven't got one yet'

Impounding water in the harbour
Many expressed a view in favour of retaining the natural tidal state. However, in acknowledging the recommendation against the impounding, in the presentation (environmental, technical and commercial) there was still some who thought it should be pursued further.

Some strong views were expressed about the value to people of seeing the tidal quality and the nature it attracts.

There was criticism that there was an expectation of more focus on the river activities (it was explained there is a need to have consensus on the bridge location and off before evolving detail on this aspect).

Possibility of describing more about the harbour use and eg restaurant barges, house boats floating accommodation and sailing boats moorings. Questions arose on winter boat storage.

Concerns about the compatibility of the higher education student housing (with in-house activity (visitor moorings and residential) were noted. The location of the harbour master might be better downstream of the bridge look again at the configuration of the super of buildings around the bridge on the East Quay.

Seaclose Park

Diverse perspectives were in evidence and some very strong views were expressed about specifically residential development in the park and that any loss

even of currently poorly used space to residential would be either resisted by local residents or would need to be mitigated against through improvements and the architectural approach, setting up a gateway and making a new public square.

Some groups were not concerned about this aspect and were supportive of the need to provide a mix and not just apartments on the quay.

'If you move the play area as a consequence of the development, the new play area must be built before any development is carried out and it must be better than the existing play area.'

Access to the play area was considered very important.

There was interest in low carbon and green approaches especially in the park.

A number of participants noted the IOW Festival's use of the park, the impact on the logistics and movement was noted - this will be part of ongoing negotiations with the festival organisers.

Use of the park by sports and recreational users generally needs to be fully understood. This is the subject of a separate assessment some of which may be able to inform the (masterplan) on football pitches and also weekend parking.

Ideas were shared about introducing some food offering in the park to service the sport users (see uses of the harbour and the improved park).

Thoughts on Uses

Several groups identified that the good proximity to the town centres (with improved public transport connections) would make a senior living option beneficial. It was also important to create residential for single sections of the generational ghettoes i.e. just for older people. A possible designation for Live / Work esp on the quay would be welcome.

The proposed increase in visitor accommodation was positively received.

Could the planning building be used differently e.g. to support the sport facilities or a youth centre? There was also a suggestion this could be student housing.

There was a desire to see more of a focus on Creative Industries and opportunities for small businesses (and intermediaries) and the potential for artist involvement especially in the public realm. The example of Folkestone creative industries provision was used and shipping containers like Bopark activity to stimulate interest was discussed.

The viability of cafes in the harbour was questioned - suggested start-up businesses linked to college. Interest from breweries was supported.

Higher Education - how this can deliver on the emerging strategy, what is the scale of the ambition is it a campus or a hub? Are there other sites more suitable or is this the kind of anchor that the masterplan needs?

Other possibilities highlighted for the AB Cooke building - cultural use.

Some start-up space on the West Quay or elsewhere in the masterplan would be helpful.

Public Realm

The idea of creating a series of new spaces and the areas identified were broadly supported noting the importance of supporting the night time economy and safety (the underpass was highlighted but also identified as opportunity).

The underpass should be seen as a gateway to a gateway.

Shading of the allotments was raised as a potential issue.

There was a need to factor in street furniture, seating and WCs. The masterplan should consider flexibility of public spaces and the potential for performance spaces, bandstands etc.

More access for all people in the park.

Movement

Vehicle movement and congestion were debated throughout the workshops. The broad consensus on the strategy was positive in taking traffic away from Fairlie Road and encouraging walking and cycling and more movement on the river but generally more reassurance

is required that the additional development and a consolidated parking area in the park would work. Some asked the team to consider the possibility of a consolidated parking which is more substantial and revenue generating. Others were concerned about attracting more traffic.

What is the impact on Fairlie road going to be, junction improvements may be required Seaclose to Fairlie Road?

Various ideas were put forward about the multi-storey car park both in terms of where in the Seaclose and East Quay area this might be located but also some alternatives.

A second dock on Little London and/or County Hall car park was discussed by one group.

Other alternative locations for parking included Land at the back of BHM (further directors also) for parking on a much bigger proposal on the W1 site, where residential is proposed. Also the Gas works for car parking which might raise the council car park earlier in the phasing.

3 groups identified that there should be a pedestrian crossing at the top of Hillside over Fairlie Road.

There was a discussion about future proofing other modes of transport running along the line of the old railway - this is the subject of a separate study but the masterplan would not prevent a future plan.

There was a note to pick up more on the significance of the coast path and the role of the river (2 rivers).

Cultural Destination/ Venue

There were mixed reactions to this idea of the more ambitious cultural destination and concerns about how this would be realised but overall many were very supportive of this idea and felt that the masterplan need something more ambitious and something to excite people about the possibilities for the harbour and the future of Newport as the county town.

It needs the 'Wow factor'

'Be Adventurous'

People felt it would contribute to the idea of the harbour as a destination area and a draw for visitors.

Conference facilities, venue for touring activity national / international standard will need additional bed spaces. The traffic impacts of this as a proposition need to be understood.

There was an understanding that a significant and outstanding building visible on approach to the town would be a signal of regeneration and the status for Newport.

The idea that the Riverside Centre could combine with Healthcare was well received as was the idea of combined community and a cultural venue, although there were some views that the centre could be relocated away from the harbour.

The Riverside Centre should have some Food and Beverage facing the quay.

There was a positive response to extending Hillside as terraced housing to frame the new public square in Option 2.

Making use of the council owned buildings off Fairlie Rd and Hillside was noted.

The masterplan should facilitate meanwhile uses and make this more explicit.

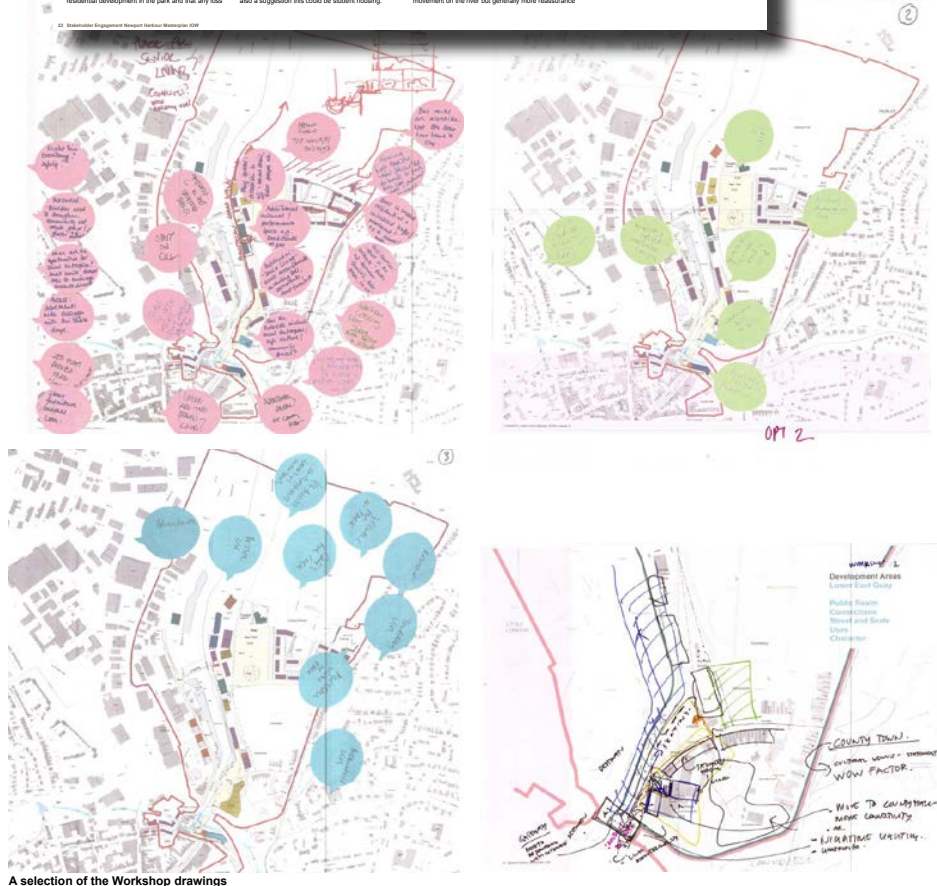
Other

There were concerns expressed about the integration of flood design- these are integral to the thinking especially about ground floor uses.

The significance of Quay Street was noted and it was queried whether it should be within the boundary can the space be used differently removing cars? (Outside the commission but could be explored through Shaping Newport).

"Use income from the development through CiL and levies imaginatively!"

Reference should be made to emerging Cultural and Industrial Strategies.



A selection of the Workshop drawings

Inviting a Response

Inviting a Response Public Consultation (RIBA Stage 2)

July 16th - August 25th 2019
Manned public and invited sessions 15th 16th 17th July and 25th -27th July 2019

The main focus of this activity was be centred on 30 High Street combined with awareness raising and clear explanation of the process, the proposals and how to participate. The opening invited groups and public sessions were manned by the consultant team and covered day and evening openings and to ensure coverage a second session on a weekend was arranged which also allowed for some additional briefing for councillors and the MP.

The consultation benefited from being able to use the 30 High Street as a consultation base for activities and was supplemented by other activities including two sets of mobile panels which allowed the exhibitions to be sited in other locations which included the Business Expo, a period at the library, County Hall and other key sites supported by officer attendance.

The exhibition panels showed the key ideas in the masterplanning strategy about sustaining the harbour, movement, mix of uses, massing, character and delivery phasing. The flythrough was available on tablets. Historic photography was also supplied to help engage people in the heritage aspects.

The content of the panels also formed the basis of the website pages with the addition of a flythrough of the masterplan.
www.newportharbourmasterplan.co.uk

Access to the website, shop and the survey was advertised through the council's press team using social media and local press.

A period of 6 weeks was set as the minimum for formal consultation although the website and information in the shop have remained available for longer.

Survey

The survey questionnaire was supplied as a hard copy available from the shop where it was collated. Generally the team was encouraging people to complete the form online but a good proportion of people especially older people preferred to submit using the paper form.

The questions were detailed covering each principle of the masterplan and with open question areas to allow more detailed responses. As a catch-all for those not wanting to complete in detail the final question invited an overall response.

Additional consultation tools were provided in the shop including colouring and sticker activities

Responses overview

The headline is that two-thirds (67.65%) of people who responded agree or strongly agree with the response of the masterplan.

In addition:

- 81% agree or strongly agree with the principle of new development mainly on the east side of the river
- 75% agree or strongly agree with the movement strategy
- 82% agree or strongly agree with the strategy to increase use of the river
- 63% agree or strongly agree with the approach to the park and cemetery
- 76% agree or strongly agree with the public spaces strategy
- 51% agree or strongly agree with the with the approach for character and scale

There have been 1,502 users of the website in the specified period.

The lowest take up was in the under 18s.

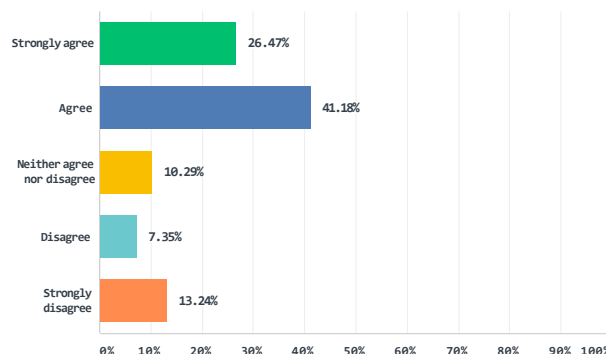
There were some key issues that were consistent in responses. There was a concern about residential development in the park and the loss of public amenity but also the quality of this housing. Whilst many were supportive of the multi-storey car park

and the movement strategy there were concerns about the visual impact as well. The issue of noise from the dual carriageway and its impact on new public space but also the heights of buildings.

Some responses were received in relation to very specific aspects of the masterplan notably on flood and a wish to see the records office integrated into the masterplan. These have been noted as technical issues and carried into the project risk document.

Q14 Overall do you agree with the response of the Masterplan?

Answered: 68 Skipped: 1



The Newport Harbour masterplan will be made available to the public from the 15th July 2019. The design team has carried out design workshops with stakeholders from community leaders, local businesses and interest groups and would now like to hear your views.

Some key ideas for the masterplanning so far are:-

- Public access to the waterfront wherever possible
- Better connections between the town and the harbour
- Improving the condition of the whole harbour environment, allowing the river to be better used and for everyone to be able to enjoy the waterfront
- Improving safe public access to the harbour and security at night
- Understanding the existing buildings and uses on the site and what gives the harbour its special character making sure that the new buildings reflect this in their scale and design principles.
- Better management of the movement and parking of vehicles but also good connections to cycle and pedestrian and public transport.
- Improvements for the facilities and landscape for the cemetery and for Seaclose Park.
- The masterplan presents a mixed use development and a combination of new buildings and refurbishment of existing ones. It explores what other uses would be suitable in addition to the marine activity. To give the harbour new life, these include Higher Education, Community uses like the Riverside Centre, Hotel uses, creative industries, residential and a new major venue or cultural destination.

Visit the exhibition which is based at 30 High Street, Newport from July 15th until August 30th 2019.

See opening times below:-

Talk to the masterplanners
 Opens Monday 15th July 11am to 5.30pm
 Tuesday 16th July 2pm to 8pm
 Wednesday 17th July 11am to 5pm

The exhibition continues.
 Opening hours Tuesday to Friday 10.00 am - 4.00 pm, until August 30th 2019

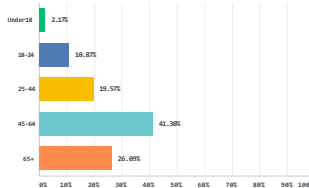
ANSWER CHOICES	RESPONSES	
Strongly agree	26.47%	18
Agree	41.18%	28
Neither agree nor disagree	10.29%	7
Disagree	7.35%	5
Strongly disagree	13.24%	9
TOTAL		68

4341 Newport Harbour Consultation Survey
 Any personal data you provide will be safely secured for a period limited to 12 months, and only used for the purposes of the Newport Masterplan consultation process.

Questionnaire and example analysis from the consultation response.

Q3 Age group:

Answered: 46 Skipped: 23



ANSWER CHOICES	RESPONSES	
Under 18	2.17%	1
18-24	10.87%	5
25-44	19.57%	9
45-64	41.30%	19
65+	26.09%	12
TOTAL		46

Newport Harbour Masterplan Consultation

Vision, Objectives and Principles

www.masterplanfornewportharbour.co.uk

The vision is to transform Newport Harbour and surrounds into a lively, well-designed and sustainable mixed-use location, close to Newport town centre and sympathetic to the harbour's character and activities.

Objectives

- Generate long term sustainability for the harbour to provide for its maintenance and investment in the harbour facilities.
- Use the land efficiently – provide development space and public space.
- Support the effective use of the river
- Enhance diverse employment activities – build on existing employment activities and flexible spaces for a variety of employment uses that will activate the area.
- Create both temporary construction related and additional permanent jobs through new employment opportunities.
- Deliver 200-300 well-designed, mixed tenure including affordable new homes appropriate for their context.
- Enhance the unique harbour identity – Create a unique place with well-designed public realm and buildings that make the most of the harbour's assets, including the special qualities of the marine heritage, built and natural environment.
- Increase activity and attract more visitors with out and indoor spaces for temporary and permanent activities to increase visitor numbers by land and boat.
- Create an ambitious and sustainable pedestrian, cycle, parking and public transport strategy and improve connectivity to the town centre to the hospital, college, industry and community/leisure amenities.
- Create a resilient site – address flooding and stability risks around the harbour.
- Generate benefits for the local community including improved health, reduced unemployment and improved connectivity and public spaces.
- Ensure project is economically viable and deliverable – look at the realistic options for investment and make sure there is feasibility.

Capturing the Character of Newport Harbour

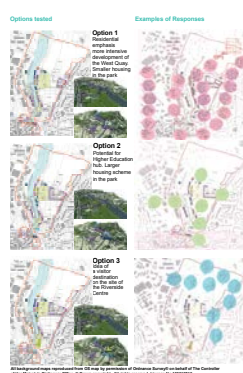


Our Approach

- Based on market research with a focus on delivery
- We have looked at potential anchors for the regeneration: Higher Education, Community – Riverside Centre, Hotel and a potential Cultural Destination/ Venue.
- New development is mainly on the east side retaining the more of commercial functions on the west and especially existing marine related activity.
- The analysis looked at which buildings would be more economic to reuse rather than rebuild and carefully at what activities and uses work together
- Strongly mixed in terms of use and a character which is also strongly marine industrial for the waterfront areas.
- The proposals have been influenced by the analysis of existing character and looking at what makes Newport and Newport Harbour distinctive.
- The regeneration has also looked at the pressure of movement around the site and the desire to make good connections, create a harbour circuit and encourage use of sustainable transport modes.

Design Development Previous Options Explored

Some initial ideas were tested with stakeholders in design workshops. This was based on the analysis of 3 options with different characteristics and concentration of development in different parts of the site. The responses have informed the proposal presented in this consultation.



Have your say
www.masterplanfornewportharbour.co.uk

ARUP

Urban Rec

MENTIONS

RLB

Kay Elliott

Isle of Wight

Have your say
www.masterplanfornewportharbour.co.uk

ARUP

Urban Rec

MENTIONS

RLB

Kay Elliott

Isle of Wight

Curved frame display

Welcome to the Newport Harbour Masterplan Consultation

The vision is to transform Newport Harbour and surrounds into a lively, well-designed and sustainable mixed-use location, close to Newport town centre and sympathetic to the harbour's character and activities.



Some Options

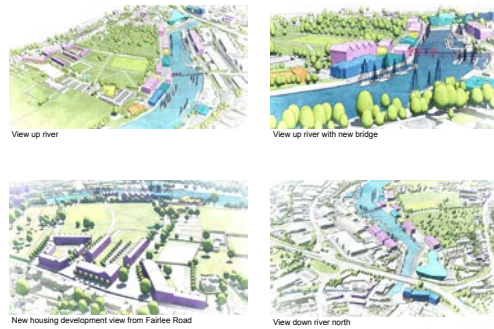
- North Quays - High Education, Community and multi-story car park
- North Quays - Commercial and multi-story car park
- Riverside Centre - High Education, Community and multi-story car park
- Riverside Centre - High Education, Community and multi-story car park
- Quayside - High Education, Community and multi-story car park
- Quayside - High Education, Community and multi-story car park
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Newport Harbour Masterplan Consultation The Proposed Masterplan

The vision is to transform Newport Harbour and surrounds into a lively, well-designed and sustainable mixed-use location, close to Newport town centre and sympathetic to the harbour's character and activities.

Masterplan Consultation

HAVE YOUR SAY
www.masterplanfornewportharbour.co.uk



Visit the exhibition based at 30 High Street, Newport
Opening hours Tuesday to Friday 10:00 am - 4:00 pm until August 30th 2019
www.masterplanfornewportharbour.co.uk

Your views are important to us: Once you have had a look at the exhibition, we would welcome your feedback. You can complete a survey or post your comments to us before August 30th 2019. The information will also be available on the website www.masterplanfornewportharbour.co.uk which has a link to an online survey.

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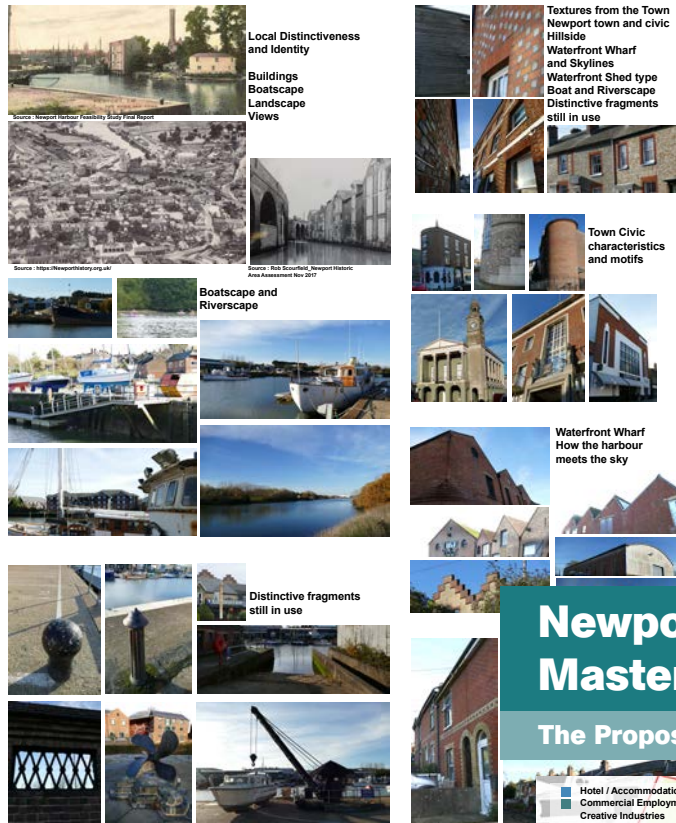
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Left Roller Banner, Above A4 trifold leaflet

Newport Harbour Masterplan Consultation

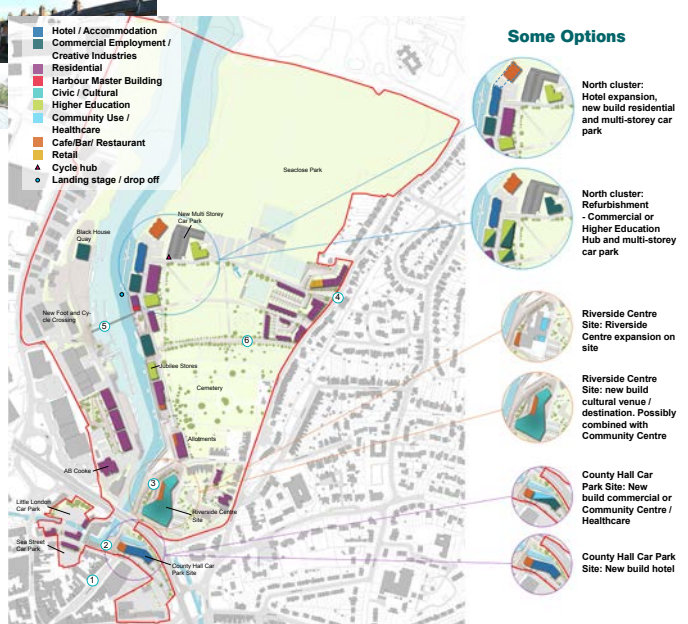
Capturing the Character of Newport Harbour



2 examples of the 9 boards

Newport Harbour Masterplan Consultation

The Proposed Masterplan



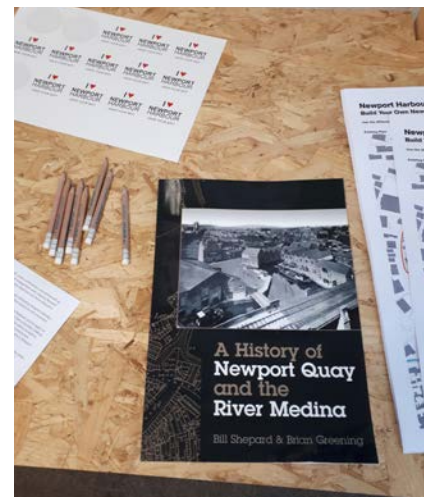
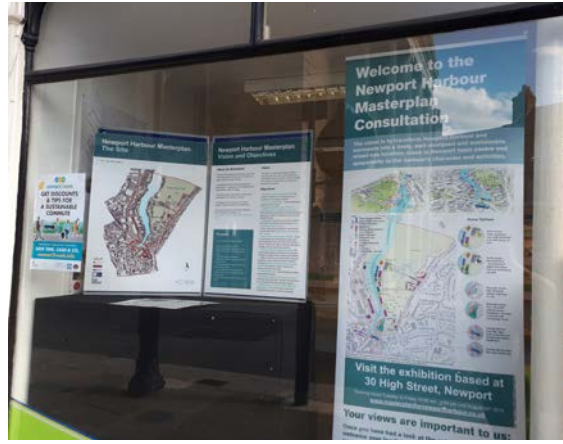
Indicative Section East-West



Indicative East Quay Elevation



Consultation Materials



Thirty High Street

Newport Harbour Masterplan Consultation

HAVE YOUR SAY! www.masterplanfornewportharbour.co.uk



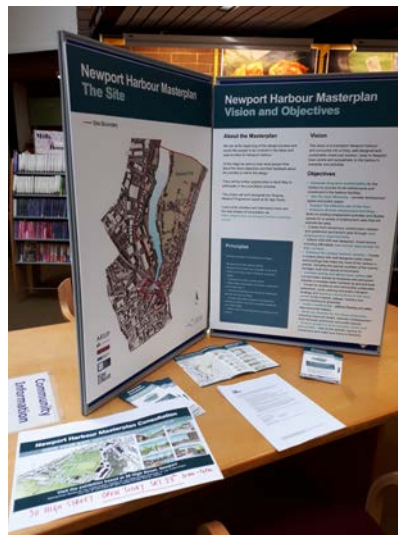
Visit the exhibition based at 30 High Street, Newport

Opening hours Tuesday to Friday 10:00 am - 4:00 pm, from July 18th until August 30th 2019

Advert for display via Hovertravel on Ferries



Library July 26th 2019



Business Expo July 16th 2019



Refining the Masterplan

Masterplan Responding to the Consultation

In addition to the public consultation the responses of stakeholders throughout the process were finally reviewed and some changes to the masterplan introduced. The views contributed by the Urban Panel have also been considered and following the final draft masterplan presentations in January further refinement was agreed.

Heritage impact of position and height/massing of County Hall Car Park site SH3.

This became the subject of a study to look at massing and location both for impact on the view down Quay Street and the relationship with the Quay Arts Buildings. The result was to change the stepped massing for a lower more even approach and to set the building further east. Subsequent comments also then tested an alternative roof profile for this building. (A number of councillor, members of public and stakeholders).

Park and River

Make more evident the relationship and enhance the blue and green infrastructure of the masterplan site with a greater emphasis in the presentation of the masterplan on the connections and the structuring of views making these connections. (Urban Panel comments)

Masterplan loss of amenity and boundary conditions

Relationship between Seaclose Park and the Arboretum making more and better connections for the community to access important amenity space. (Councillors).++

Scale and viability of a cultural destination/venue

Make clear the significance of developing a robust brief and business case for the Cultural Destination to ensure a sustainable development and to appraise which uses are likely to deliver this (a further opportunity to consider heritage (Records Office) aspects.

The possibility of the Riverside Centre locating in the northern cluster (in discussion with the

Riverside Centre)

This has been added the possibilities.

The Premier Inn interest in expansion south.

This has been added to the use options.

Bridge Design and Scope for the Harbour (river based) plan to be developed

It was agreed with the Harbour User group that provision would be made for the brief for the bridge to be developed in the next stage in conjunction with the additional survey information required. This will need to determine the final position of the bridge, its opening section and its operation as this has an impact of both users and key stakeholders including leaseholders.

The provision has been in the masterplan recommendation for the bridge design to factor the ability to receive an impounding structure at a future point in time should regulation change and acknowledging that introducing the cill now as integral part of the plan would hinder or even halt the masterplan. Also provision has been made to consider if the bridge were not to go ahead that for example the location of the harbour master must be reconsidered. Two versions of the provisional harbour plan have therefore been included for with and without the bridge. Other key concerns of the Harbour User group are captured in the Stakeholder Consultation report in particular retaining the working harbour activity and character.

Delivery

A greater emphasis on the significance of the phasing to the delivery of the project, should be reflected in the documentation.

Comparative views
South Harbour SH3



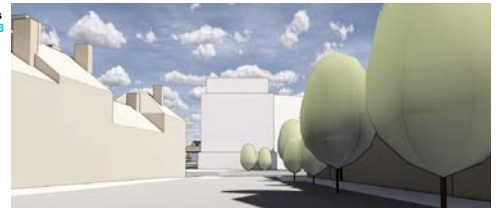
PREVIOUS OPTION



ALTERNATIVE OPTION

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Comparative views
South Harbour SH3



PREVIOUS OPTION
VIEW FROM QUAY STREET



ALTERNATIVE OPTION
VIEW FROM QUAY STREET

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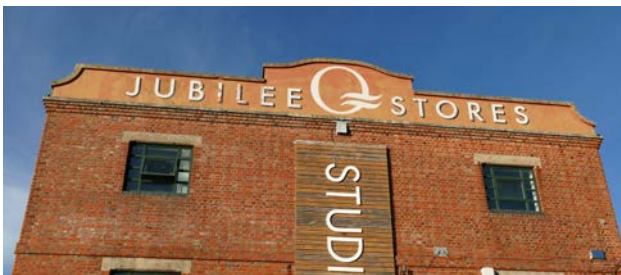
Study testing and revising of the massing of the County Hall Car Park site



Short and long gables referencing demolished building but also articulated gables still evident

4341 Newport Harbour Revised mass/ roofscape SH3 county hall car park site

Further revision to look at the roof profile reflecting the historic wharf forms.



ARUP



Luken Beck



Kay
Elliott