

## **APPENDIX ONE: BETTER SPACES STRATEGY**

# Dewsbury: Better Spaces

Strategy and Plan : Narrative of initiatives to improve the spaces of Dewsbury Town Centre.

"First life, then spaces, then buildings - the other way around never works." Jan Gehl

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# Public Realm & Townscape

## Current situation:

Dewsbury town centre has a good frame in terms of layout and existing built form however it lacks green space, which would enhance the look and feel of the town centre. Green environments have been proven to inspire feelings of well being and perceptions of greater value.

With some sympathetic redesign of the public realm to inject some uniqueness and vibrancy back into the town, people and business owners could be inspired to invest time and money in the town. This could create the catalyst for change and giving the town a different future. A future based in a greener, more engaged and integrated society.



### Strengths

- Good Quality Architecture.
- Market – brings people into the town.
- Well proportioned streetscape and public plazas
- Student population within and close to town centre.
- Good Public transport links.
- Multi-cultural population.
- Space for events and multi-functional areas.



### Weaknesses

- Lack of quality in the public realm.
- Lack of Green infrastructure.
- Lack of vibrancy.
- Not a lot to make people linger in town.
- Ring road acts as psychological barrier to visitors entering town centre.
- Not enough opportunities for mixed community interaction.
- Parking within the town centre is mostly on street which can dominate in some areas.
- Insufficient community pride in Dewsbury Town Centre



### Opportunities

- Improve quality of public realm.
- Enhanced biodiversity & green, infrastructure improves physical and emotional health.
- Develop a unique public realm to encourage people to linger in the town and encourage business owner confidence.
- Better links to River corridor.
- Improvements in-line with wider regional and national strategies.
- Better designed on-street parking in some areas to improve perceptions and legibility for pedestrians.
- Integrated travel and increased sustainable travel/ active places.
- Develop the user experience outside of traditional retail.



### Threats

- Continued lack of confidence for business owners, leading to further empty properties.
- Falling footfall.
- Further decline in infrastructure and Buildings.
- Increased anti-social uses within town centre due to reduced natural surveillance by visitors.
- Lack of inviting outdoor environments and further physical and emotional health problems for local population.

# Overview Plan

"In order to develop a cohesive public realm, a number of key principles can provide a framework which help to deliver a logical hierarchy of spaces and streets which will be easily navigable, and will create a distinct sense of place which is faithful to the character and heritage of Dewsbury." (Dewsbury Design Guide)

The proposals for Dewsbury are to create a series of spaces which link through the town utilising existing spaces and creating new ones in order to deliver a distinct Dewsbury identity and legible environment. Spaces which will encourage sustainable transport development and more direct legibility between the bus and rail stations, broader uses of the town centre and bring new vigour to the town.

"People are not out in public spaces because they have to but because they love to. If the place is not appealing they can go elsewhere. That means the quality of public spaces has become very important. There is not a single example of a city that rebuilt its public places with quality that has not seen a renaissance." Jan Gehl



- 1** DEWSBURY RAILWAY STATION PUBLIC REALM
- 2** NORTHGATE /PIONEER HOUSE CURTILAGE
- 3** MARKET AREA
- 4** NORTHGATE/BRANCH ROAD SPACE (No 23)
- 5** PIONEER HOUSE CAR PARK,/SPACE
- 6** LONGCAUSEWAY /TOWN PARK
- 7** RING ROAD DOWNGRADE/LINK SPACE
- 8** TOWN HALL PLAZA
- 9** MARKET SQUARE
- 10** LIBRARY SPACE
- 11** DAISY HILL /CHURCH ST. PUBLIC REALM
- 12** BUS STATION APRON/PUBLIC REALM
- 13** SOUTHGATE & BOND STREET LINKS
- 14** GREENWAY GATEWAY SPACE
-  BUS STATION WALL ART
-  UNDERPASS DECORATIVE LIGHT INSTALLATION

# Key Themes :

(Taken from Dewsbury SDF 2010)

- **YOUNG PEOPLE**

- ① Younger than average population
- ② Opportunity for change, less afraid of change.
- ③ Less concerned with ethnic differences.

- **DISTINCTIVE ECONOMY**

- ① There are fewer Chain shops in Dewsbury
- ② Greater opportunity to expand on local community retailers.
- ③ Many beautiful properties which are an asset to attractive development.

- **RECONNECT**

- ① Better physical connections across the ring road
- ② Better visual connections
- ③ More/stronger reason to enter the town centre
- ④ Opportunities to promote/celebrate Dewsbury



# Aims & Objectives

SDF 2018

Three aims:

Increasing activity

Improving attractiveness

Improving accessibility

## Increasing Activity

- There is a need for more activity into the town centre. This will be addressed in part by introducing new uses e.g. residential and educational uses into the centre, consolidating and building upon the existing Market

### Objectives

- Bringing historic and other vacant buildings back into use,
- Get more people living in the town centre - Living Town initiative, particularly those with higher disposable incomes
- Consolidating and improving the market
- Supporting business growth
- Development of the Creative/cultural sector

## Making the town centre more attractive

- The town needs to be a place that looks good and is pleasant to spend time in. People need to feel safe and welcome in the town. Attention will be focussed on making most of the town's heritage assets and ensuring the public realm is in good condition and improved/extended where possible. In addition there is a need to ensure that the place feels safe and welcoming for all and that townspeople and visitors become more positive about the town centre.

### Objectives

- Improving, creating & extending the public realm
- Improving the appearance of buildings in the town centre
- Ensuring the centre is, and also thought of, as welcoming and safe
- Improving perceptions

## Improving Accessibility

- The town centre needs to be accessible and to achieve this it is proposed to have an integrated approach to sustainable transport in the town ensuring that it is easy for sustainable modes to get in and around the town centre and that transport infrastructure supports the viability of the town centre.

### Objectives

- Improving pedestrian gateways to town centre, reducing the barrier effect of the ring road
- Improving pedestrian and cycle routes
- Improving key ring road junctions and vehicular routes
- Ensure car parking provision is fit for purpose

# Key Principles to consider:

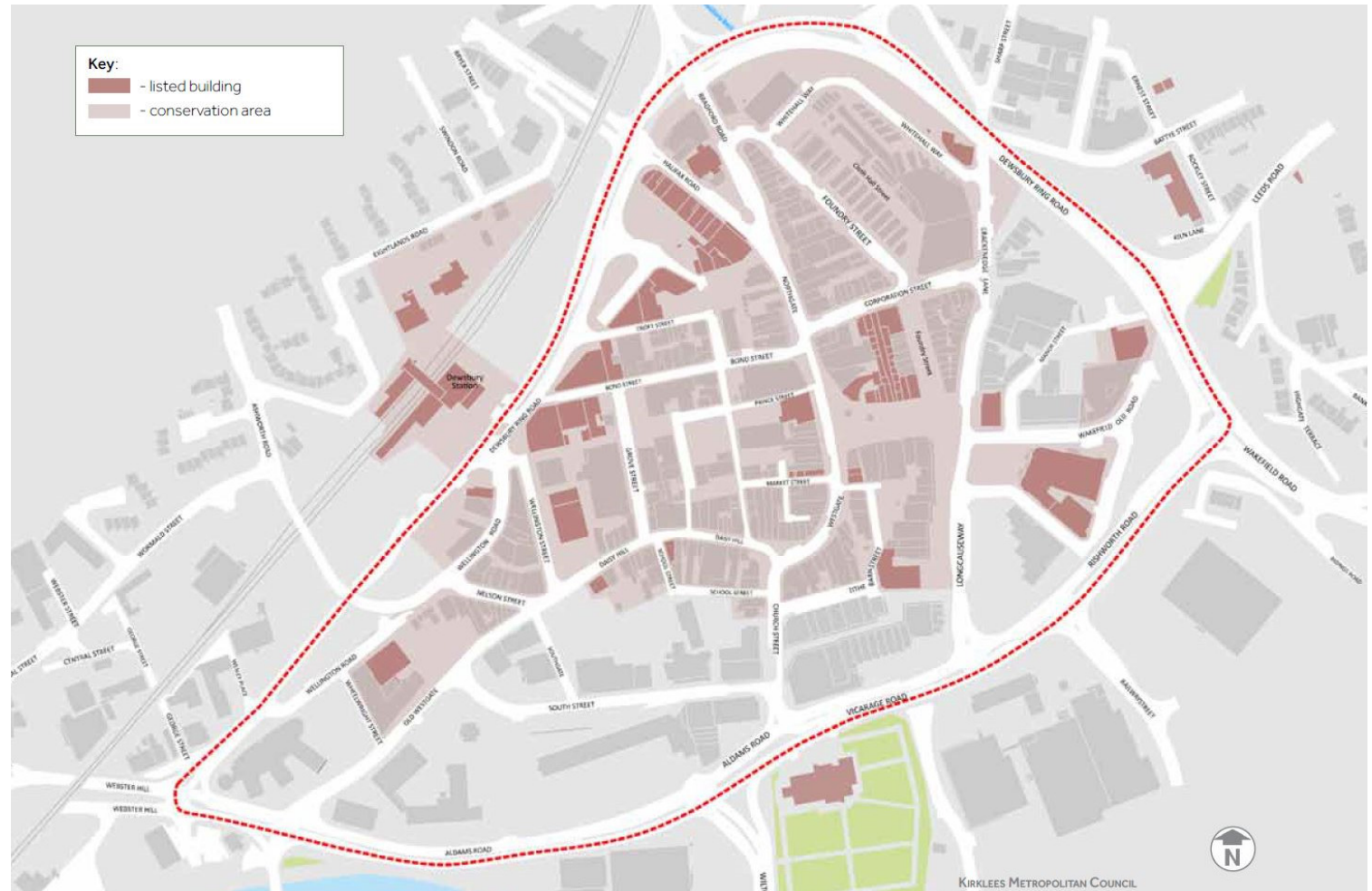
(Taken from Dewsbury Design Guide)

- **Attractive:** To promote a materials palette which is attractive, consistent and reflects the character of Dewsbury.
  - **Maintainable:** The choice of materials should be suitable to location and easy to maintain in order for the public realm to be fit for requirement with a satisfactory duration of use.
  - **Functional:** The public realm should be designed to function for their intended use through simple design and appropriate applications of materials and furniture
  - **Flexible:** The public realm should also be as flexible as possible, maximising opportunities for any civic events and gatherings. (Spaces within Dewsbury that really need to be flexible are the Town Hall Plaza and Market Square, and potentially the proposals for the Market reconfiguration)
  - **Uncluttered:** Simple palette of materials, adaptable signage and integrated street furniture will ensure that the public realm is attractive, legible, navigable and functional.
  - **Navigable:** A clear hierarchy of materials, signage and landscape components will help to make streets which are easily navigable.
  - **Town Greening:** Street tree and shrub planting can help to connect and define spaces, increase shelter and shade and create a pleasant, walkable environment.
- An overarching ideal is to develop quality spaces which weaves and overlaps many of these key principles.**



# Conservation Plan

“Conservation areas are defined as 'areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance' in Section 69 of the Town and Country Planning(Listed Buildings and Conservation Areas) Act 1990. Conservation Areas are recognised for the contribution they make to the heritage and economic well being of the locality and country. The Council has a duty to protect and enhance these areas and additional rules exist to govern building and restoration work. The primary aim of the Council's conservation policies is to preserve the historic buildings and special character of the area and to ensure that changes, whether large or small, complement and add to its character. A further objective is to promote new architecture of the highest quality.” (Dewsbury Design guide)



# Dewsbury Better Spaces

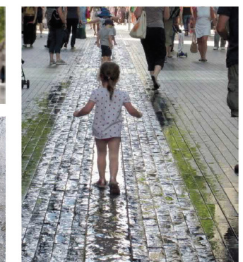
## The Better Spaces Strategy

### Aims

- To Improve the public realm
- To increase the amount of greenery and green space in the town centre
- Create new & enlarged spaces for people

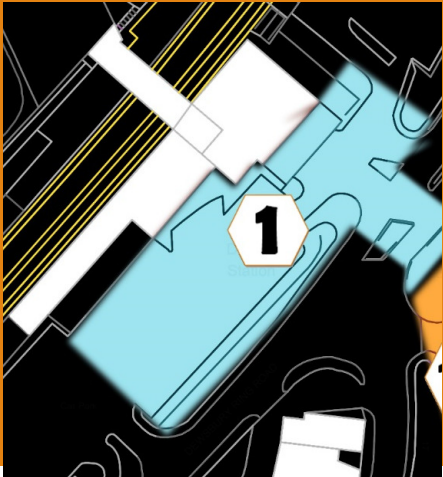
### The Better Spaces Plan

- The following pages describes a range of potential interventions across the town that will deliver the strategy.
- Some of work has already been completed e.g. Station Gateway and others will be implemented in the short term. This are highlighted in the document
- Several of the potential schemes are long term aspirations and will be dependant on key actions having taken place such as acquisition of land & buildings, implementation of legal processes , approval of associated transport funding bids,.
- The above will be complemented by the implementation of a Public Arts Plan for the Town Centre.
- Kirklees Council will be a key source of finance for the plan. Complementary funding will be sought from a variety of other sources.
- The Plan will be regularly reviewed and individual projects will be added as opportunities arise.



1

## Dewsbury Railway Station



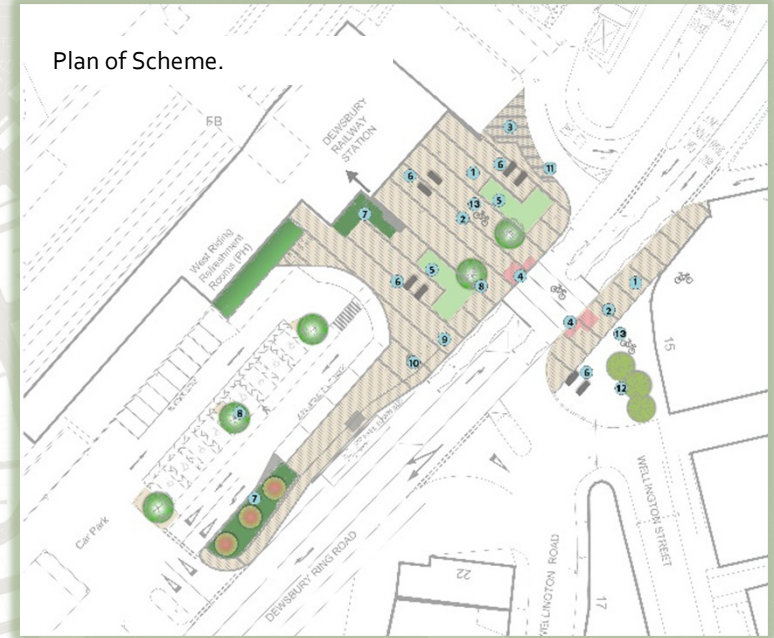
Work was completed on construction of a new public realm area to the frontage of Dewsbury Railway Station. In February 2019.

The new space creates a new public space and focal point to the station, whilst addressing some key issues surrounding traffic management and pedestrian safety.

The detailing and materials used have considered the Dewsbury Design Guide suggested approach and colour palette. The materials used are Silver grey wide kerb, with local Yorkstone and granite aggregate concrete blocks in the mid and dark grey tones. The alignment of the furniture has been placed in keeping with the paving layout and consideration of circulation and reducing clutter. New mature tree planting frame and link the space to existing and future tree planting to enhance the overall urban greening of Dewsbury.

**Current Position:** Complete.

Plan of Scheme.



# 2

## Northgate /Pioneer House



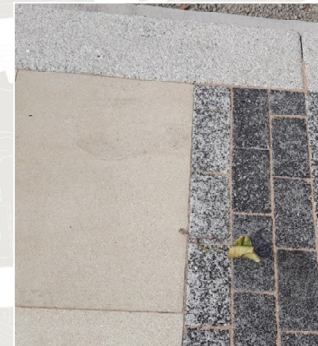
Work on restoring Pioneer House to its former glory and giving it a new purpose as a Dewsbury College building is due to complete in September 2020. In line with this work and the buildings prominence as a gateway to the town centre, a proposal to enrich the surrounding public realm is underway.

Part of this will be widen the existing footpath to improve circulation space and pedestrian safety. This work could also be extend to include the 'island' pavement where the space could be enhanced for a meeting point and incorporate tree planting or urban greening. This space could create a focal point viewable from Market square and encourage movement up Northgate from Market Square and into the arcades and market.

**Current position:** The footpath along the highway has been widened to improve the apron to Pioneer house. Work is underway to install a wide canopy tree within the island (Yr1 Project).



The aim is to create a more pedestrian friendly area where the roads converge and a meeting point for students of pioneer house. The area would aid better links across the town both physically and visually. The space lends itself to a specimen tree.



The colour palette would continue, with stone paving and kerbs .

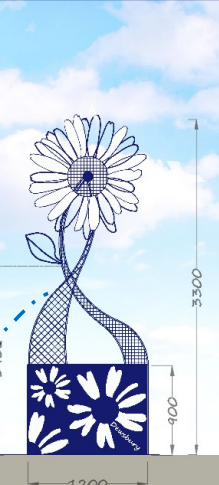
# Year 1 Projects : Pioneer/Northgate



Power point.



1 Daisy Planter

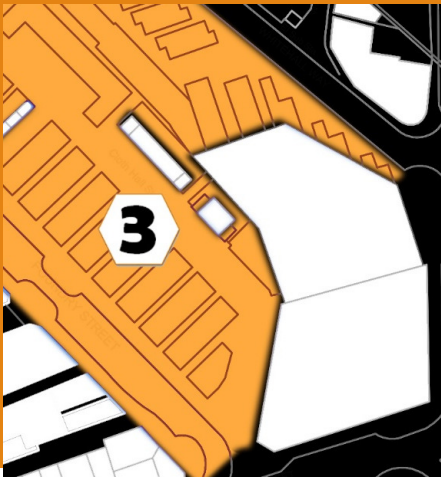


Proposed wide canopy tree to the public realm



# 3

## Market Stalls/space



The market has always been an important contributor to Dewsbury's identity and commercial activity. The external stalls are not fully utilised and this is possibly due to the arrangement which creates a barrier to the shopper. One aim is to reconfigure the external market area and improve legibility and circulation, which should help rejuvenate the market area. The inclusion of an area of public space will help give a focus to the area and allow the development of events based around the market. It would also give greater flexibility to the function of the market as well as giving better links through the town. The new college building could develop links with the market and potentially have student market stalls/exhibitions, an idea suggested in the Dewsbury SDF. The Market building itself will be given the space to be appreciated as an interesting piece of architecture. The space positioned next to the market building would allow visual links down market street and also through the Kingsway Arcade onto Northgate.

**Current Position:** Proposals are being drawn up to reconfigure the Market.



Reconfiguring the area and creating a public space would allow for 'pop-up' stalls and activities/entertainment centred around the market, which would also extend to the wider town.

# 3a

## Market space (North)



As part of the reconfiguring the market it is likely that some space will be released for other uses at the northern end of the market.

The inclusion of a pocket park would help give a focus to the area and potentially allow the development of events based around the market. It would also give greater flexibility to the function of the market as well as giving better links through the town.

Reconfiguring the area and creating a green space could allow for additional 'pop-up' stalls if required and activities/entertainment centred around the market, which would also extend to the wider town.

**Current Position:** An area to the north of the existing market area has been identified for an alternative uses. The visual opposite give an impression of this space might look like if were used for green space..



4

## Northgate no. 23 New Public Realm



The site of 23, Northgate provides an ideal opportunity to create a 'pocket park' that will help address the lack of green space in the town centre and in a location next to a key building.

The existing building and wider site at Northgate no. 23 is dilapidated and unattractive. Creation of new space would create further links across the town from the market, through the arcade and up to the railway station beyond. Once the Pioneer house is in use as a college building the space will provide an area for students to sit out and relax, read, eat, socialise.

The space would include new tree planting to tie-in with the overall greening of Dewsbury.

**Current Position:** Options are being considered for the design of the new public space. Acquisition of the site will be necessary and a CPO may be required.

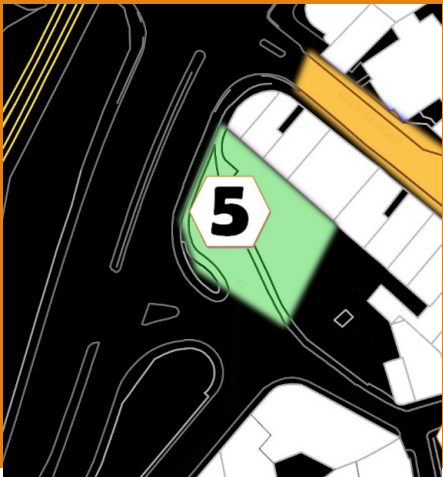


Rear and front view of no. 23 Northgate.



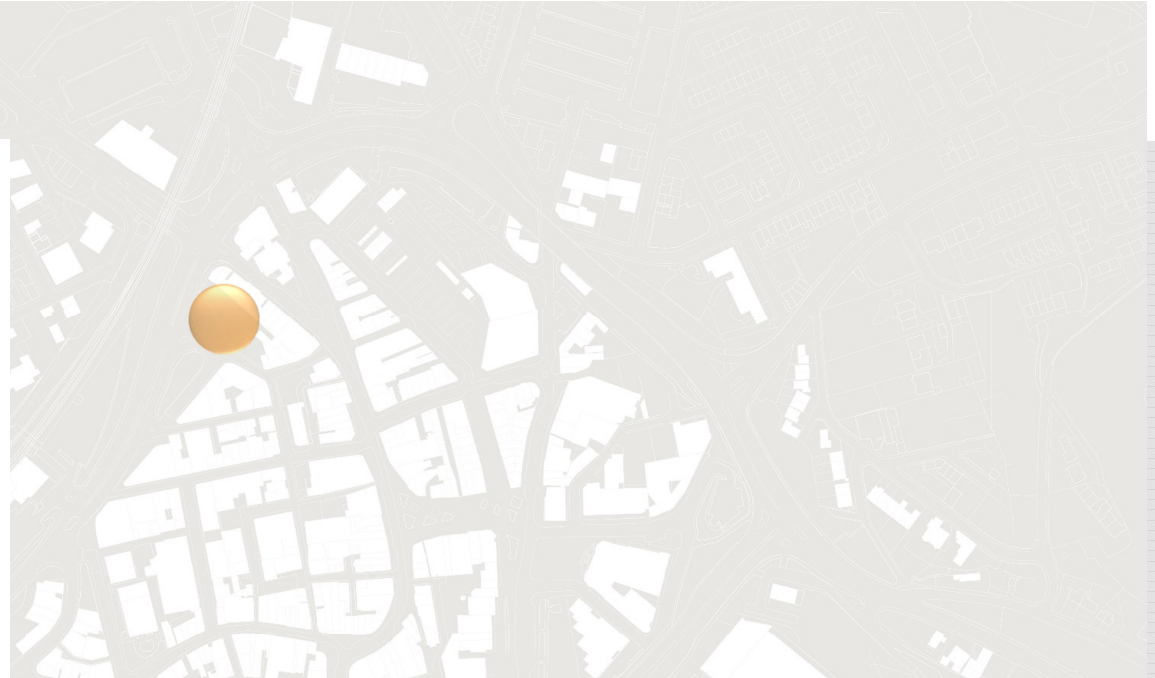
5

## Rear of Pioneer House



Pioneer House is due to be reopened as a new college for Dewsbury. The back of the building is a large open space. The site is sloping and much of the flatter areas will probably be required for car parking. The space could be designed in a way which is in keeping with the principles of Dewsbury Design Guide of greening, sustainability and flexibility. This space could also act as an important visual link and connectivity from the railway station down into Dewsbury town centre.

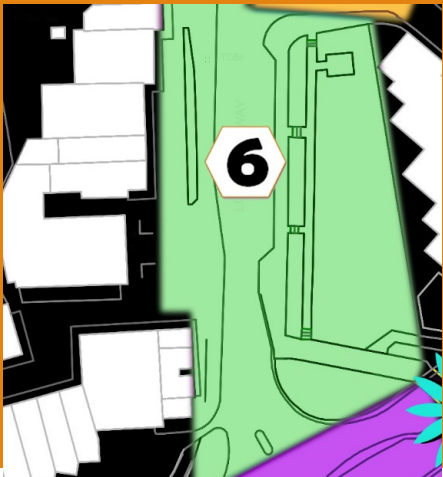
**Current position:** Consultation needs to be carried out with the College, prior to them occupying the building.



The images above show examples of how car parks can be designed to incorporate greening and consider water management as well as creating an attractive flexible space which could have an alternative use besides parking cars.

# 6

## Town Park Public Realm



The part of Longcauseway running adjacent the Dewsbury memorial gardens has the potential to become a focus for the town by making the area more pedestrian friendly and extending the area to create a large town park with enhanced greening. The North-South facing nature of the space provides a great foundation for excellent urban street life, which would give a great community hub; area for incidental play, be a meeting place and a place to relax in the open air.

The area could include a feature to create a draw to Dewsbury as a destination activity hub, such as the Mirror pool in Bradford's City Square. This will give people a reason to visit the town and also act as important green space for what will be an expanding town centre population. The space would be exciting and welcoming both during the day and at night, in-line with the SDF proposals as a low alcohol evening economy.

The space forms is a central link in the route between the space to the South of the ring road e.g., Dewsbury Minster and to the north linking in with the town hall, Dewsbury Market.

**Current position:** Consultants have been commissioned to carry out a feasibility exercise and options for re-routing traffic to enable the road closure. The idea of 'daylighting' the beck which runs below Longcauseway is unlikely based on the technical assessments carried out.



Artists impressions of Longcauseway, either with or without water as a town park.



# 7

## A638- Ring road South.

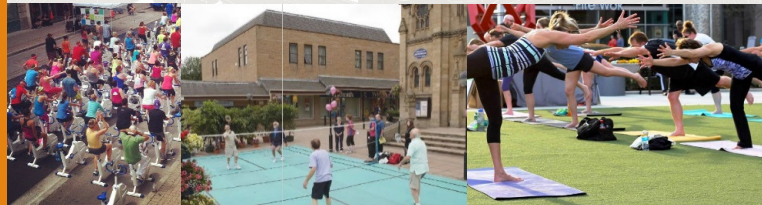
### Downgrade & Link space



The Dewsbury Minster and existing green space are divided from the rest of the town centre. These proposals would consider how to promote better links between the town centre, the minster and the leisure centre. The space in front of the sport centre could be developed to create better links with the minster gardens and used to encourage healthy activities, which would tie-in with the sports centre and possibly extend their provision to develop outdoor classes etc.

There is potential to downgrade the section of the ring road between the sport centre and memorial gardens, with the possibility of a road diversion behind the minster.

**Current Position:** This is a longer term aspiration that would need to form part of a wider highway network improvement.



Pop-up Badminton in Dewsbury Town



Insert of map from Dewsbury 2010 SDF, showing proposed downgrade of the ring road.

8

## Town Hall Public realm



The Town Hall is an important social and community focus of the town. Being a host of various events and a focus for other town activity such as the festival of lights, Dewsbury Beach etc., the town hall square is functional but fairly bland and lacking in many features. The space could be developed as an extension of the proposed urban park/garden along Longcauseway and enhance and frame the Town hall. This would tie-in with the SDF plans to develop around this area for housing.

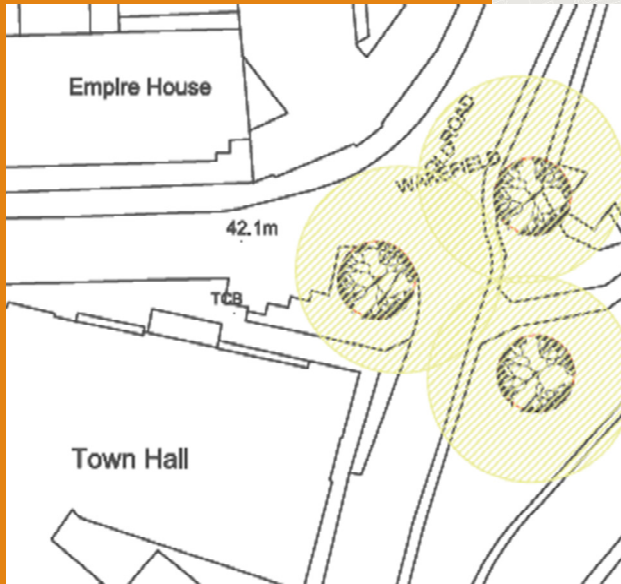
**Current Position:** Existing furniture is to be refurbished. A small project to create bespoke, planting structures/containers for Dewsbury has been commissioned and these will feature in the Town Hall forecourt.



Temporary/mobile elements could be incorporated into the space to retain flexibility of the event space.

# Year 1 Projects :

Town hall area

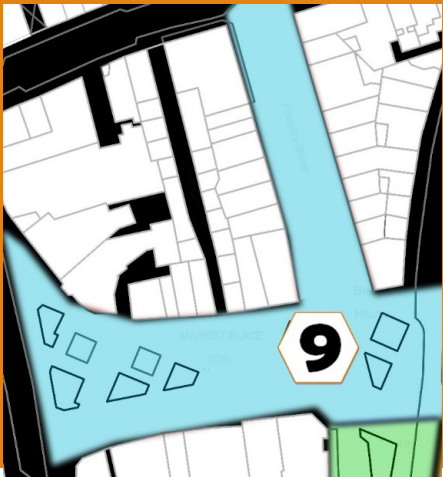


Artist impression of proposed wide canopy trees to the public realm



# 9

## Market Place Public Realm



The Market Square is the original home of the market and key area of footfall through the town. The space has suffered due to loss of shopping facilities generally within the town and has become a focus for antisocial behaviour. Redevelopment of the space and reconfiguring the zones within the space could help to give better functionality. The Black Bull pub has recently been refurbished and wish extend their space into the market square providing an official beer garden utilising one of the existing Gazebos.

The area has links to the town hall plaza, Northgate and the market and is used for events such as small fairgrounds and as an extension area to events held at the town hall, therefore the area needs to be carefully reconfigured, whilst keeping and improving it's use as a flexible space.

**Current position:** The furniture is in the process of being refurbished and the area has been reconfigured with new box planters to create a seating area with new planting in all the beds and replacement trees. Some further rationalisation of bollards is to be carried out and new tree pit treatments.



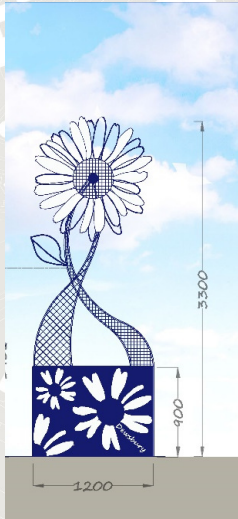
# Year 1 Projects : Market Place



Power point.



2 Daisy Planters to the front of the town hall plaza.

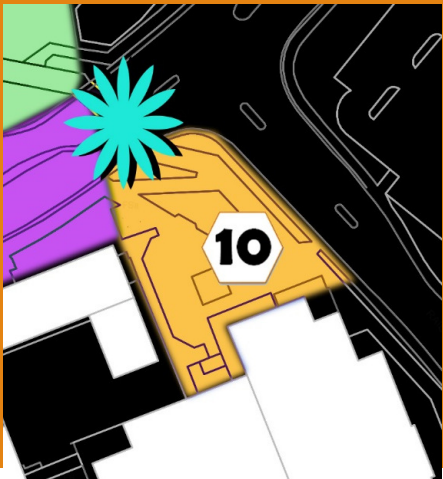


Artist impression of proposed wide canopy tree to the public realm



10

## Library /Subway Space



The space in front of the Library is underused and cut off visually from the rest of the town, this is partially due to the level difference between the road and this space. This could be addressed as part of the ring road downgrade along this section. Reconfiguring this space could provide an extension to the indoor library space as reading garden/activity area.

**Current position:** Landscape Architects have been commissioned to develop a design for a new space.



The space lends itself to public art , in a fun and functional way. Information technology could be incorporated in to the features of the area, this could also be extended to the town park beyond.



# Dewsbury Year 1 Projects: Underpass Light Display

Bespoke Planters.

Semi Mature Trees .

Power infrastructure.

**Underpass light display**

Tree lighting ; Daisy Hill Bottom.



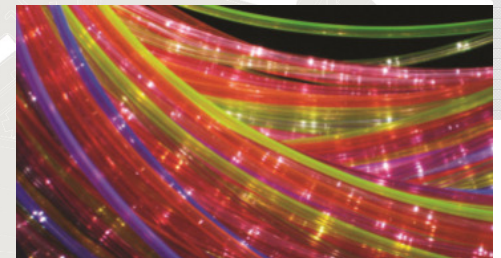
Artist impression of proposed underpass light display

Lighting to Dewsbury Underpass has been designed to create a more welcoming approach to Dewsbury.

Fibres are inlaid into boards, covered with clear acrylic and mounted to the ceiling, the lighting source will be colour changing to add vibrancy.

The design has been kept simple and cheery, comprising 4 large flowers.

The images below show examples of the special side glow fibres that will be used to form the flower shapes.



11

## Daisy Hill Bottom



The existing public realm at this point has a good feeling with existing mature trees. This area could be enhanced to tie in with the SDF proposals to develop Daisy Hill as a residential area. The existing trees create a focus for seating and additional greening could help to develop this area as a pocket park and extension to the Daisy hill residential proposals.

**Current position:** A project is underway to light the trees. A street furniture rationalising scheme is in progress.



Existing Mature trees

# Dewsbury Year 1 Projects: Daisy Hill Bottom

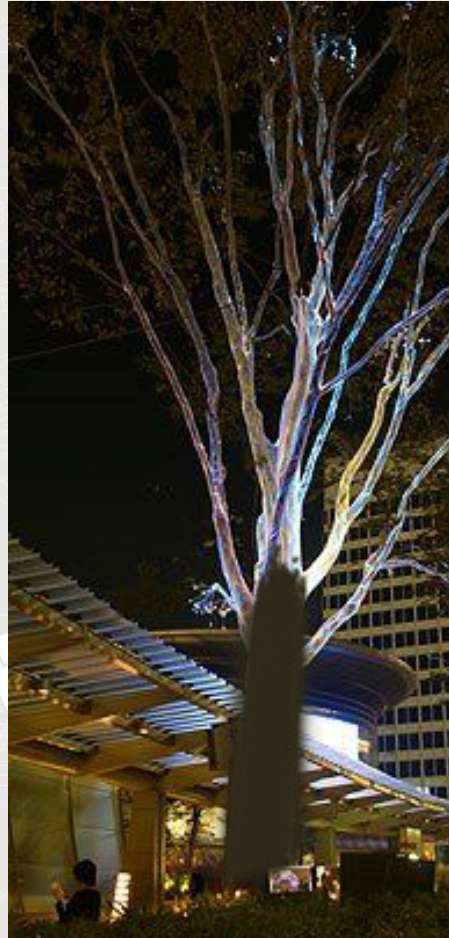
Bespoke Planters.

Semi Mature Trees .

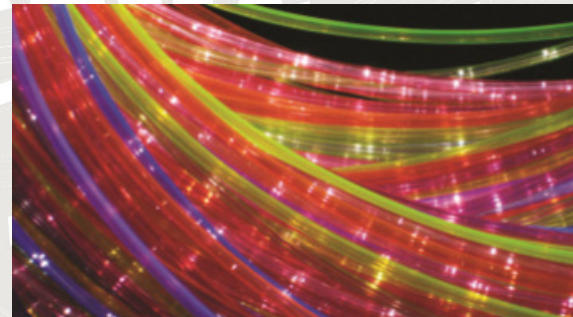
Power infrastructure.

Underpass light display

Tree lighting Church St.



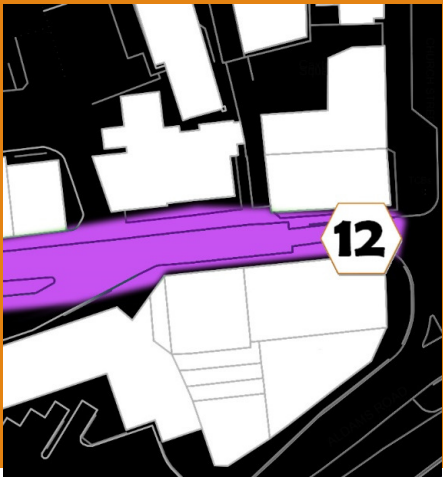
Artist impression of proposed tree light display to trees at the Bottom of Daisy Hill/ Church street



The image is an example of the special side glow fibres that will be used to form the permanent tree lighting

# 12

## Bus station Public Realm



The bus station is tucked away for pedestrians and access to it from the town centre is not obvious. There is potential to create a space in this area which would serve to link across to the Minster Garden, serve as a gateway into the town centre and as a gateway/congregation area for the bus station. It would improve legibility of the streets and develop further links with the integrated bus and rail travel. If the bus station was to be remodelled there may be more wide ranging opportunities to improve the public spaces in this area.

**Current position:** This is long term project which could tie-in with any future works in this area or to the bus station.



Removal of this dated building could open up the space and aid better links across the town and sustainable travel.

13

Bond Street

Southgate

## Improved links - Public Transport



These two routes have been identified as high footfall streets for commuters and important town centre routes for public transport users. Bond Street has narrow footpaths and widening at least one of these and potentially reducing on street parking will help to create a better pedestrian experience for pedestrians using Bond Street to and from the station. Southgate could be brought in line with Wellington Street to enhance visual links between the rail and bus stations, and promote joined-up sustainable transport usage.

**Current position:** Proposals are being developed to enhance Bond street and Southgate as part of the wider transportation routes. (A bid has been submitted to the transforming cities fund)



14

## Greenway Gateway



The improvement of the Greenway cycle route between Ossett and Dewsbury is a great asset. However the final exit into Dewsbury is confusing and feels forgotten as you approach onto what appears to be an industrial area and rough road, with no signage or feeling of arrival. This space has the potential to be developed as a gateway in and out of the town, encouraging sustainable and active travel. Also, as highlighted in the SDF, this space is a great sun spot, adjacent the river and would make a beautiful pocket park, linking back to the minister garden and successive spaces.

**Current position:** This could be a longer term project, and tie-in with wider transport schemes.



15

## Public Art

In parallel to this document a public art plan has been developed for Dewsbury Town Centre. This has the potential to add to the quality and interest of the town. The public art will take a variety of forms and will be tied into the Better Spaces strategy to ensure considered placement and a coordinated approach.



# Greening the town

Proposals to create a green edge along the ring road and extending inside the town centre will coordinate with wider West Yorkshire plans for a White rose forest and Green streets® principles.



Street Tree planting in Halifax (2017)

**Current position:** Some large canopy trees are planned for inside the Town Centre. Some damaged trees have been replaced and new trees added to existing planting beds.



# Project Timeline

High level timeline from inception to completion.

2018-2020

- 1. Railway station
- 2. Northgate
- 8. Town Hall plaza
- 9. Market Place

2020-2022

- 3. Market Space
- 4. Northgate no. 23
- 5. Rear of Pioneer House
- 6. Town Park
- 7. A638 Link space
- 10. Library Space
- 12. Daisy Hill bottom
- 16. Greening the town  
Public Art

2023-2025

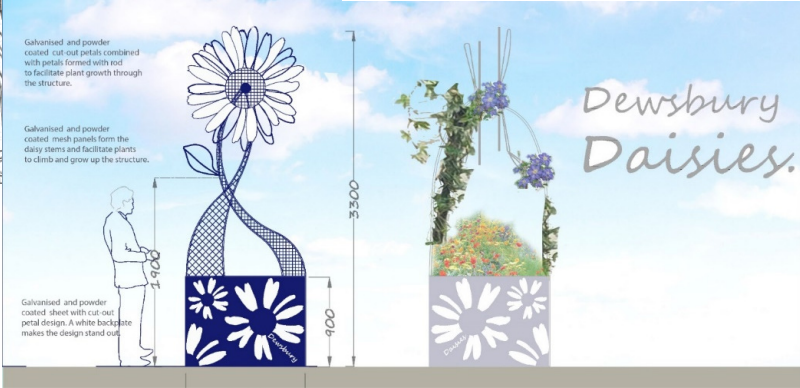
- 13. Bus station Public Realm
- 14. Improved Links -Public transport
- 15. Greenway Gateway  
Public Art

# Dewsbury Year 1 Projects:

- Bespoke Planters.
- Semi Mature Trees .
- Power infrastructure.
- Underpass light display
- Tree lighting Church St.



Approximate locations of bespoke planter



# Palette of Materials

A palette of Greys and Buffs was suggested in the Dewsbury Design Guide. These tie-in with the existing, natural Yorkstone. Yorkstone is the dominant material and also the grey granite cobbles, particularly within the Dewsbury Conservation Area.

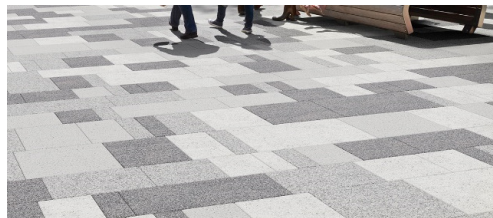
Tumbled Yorkstone setts



Concrete paving slabs



Granite topped concrete block pavers



Silver Grey Granite kerb



Yorkstone paving slabs



Natural Granite blocks



## Furniture Palette

The furniture of Dewsbury retains a heritage feel, and some of this will be retained and refurbished. The addition of a simpler more contemporary furniture in Black will compliment the existing Blue and update a classic look.



Replace benches in cast iron as styles above to match closely to existing.



New steel planters in Dewsbury with refurbished wide Benches, blue bench ends with black planters compliment each other well.

Bollard in cast iron .



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- Kirklees Landscape Architects
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