



## MAINDEE DISTRICT CENTRE RENEWAL - Outline brief for a design consultant

### Vision statement

Maindee District Centre is long overdue for a rethink and investment. It is time to radically improve the quality of the street scape and public spaces for the well-being of our community and traders. We want Maindee District Centre to be of the best quality design to meet today's unique challenges and an example of future practice- ready for a zero-carbon world and upgraded as a sustainable, convivial urban landscape.

Building on six years of successful community-led development work, the "Maindee District Centre Renewal" project is running from December 2021-July 2022 to complete the analysis, community engagement, detailed planning & design to support the transformation of Maindee District Centre on Chepstow Road, East Newport into a 21<sup>st</sup> century, green and people friendly place.

The key issues for this project are:

- To design radical improvement to the use of local public space for walking, cycling and recreation, consistent with prevailing guidance on the Active Travel Act and dovetailing with emerging Local Authority plans for an improved bus service along Chepstow Road as part of the implementation of the Burns Report.
- The need to redesign the area to help reduce flood risk and help reduce waste.
- To help support the local daytime and night-time economies by making the areas safer and more attractive.

By the end of this project we want to have the detailed evidence base and outline designs and plans ready so that we are in a position to raise the funding for the realisation for the further development and implementation of a top-quality scheme.

### Who?

The project will be delivered by Maindee Unlimited, a community led charity that was set up by a group of local organisations and residents in 2015 to: *"Transform Maindee into a sustainable community with a strong local identity and strong local economy, with a reputation as an attractive, safe, culturally vibrant and cohesive place to live, relax in and work."*

The Charity is best known for reopening our local branch library in 2015. Six years on, fully refurbished and now re-opened post-Covid lockdown, Llyfrgell Maindee Library is a thriving and self-sustaining volunteer-run service. We are currently

refurbishing a former public toilet block into a meeting space, café and public loo, surrounded by a community garden- The Maindee Triangle.

We launched our “Greening Maindee” strategy in 2020 to respond to global warming and to locally tackle environmental issues, such as excessive litter, poor air quality, noise, flood risk and the lack of green space. A local group of volunteers have been putting this strategy into action and have created a number of new green areas for people and nature.

MDCR builds on the extensive community engagement and R & D developed by MU to understand the needs of Maindee and its people. The organisation has established strong partnerships and connections and built considerable good will, trust and respect within and outside of Newport.

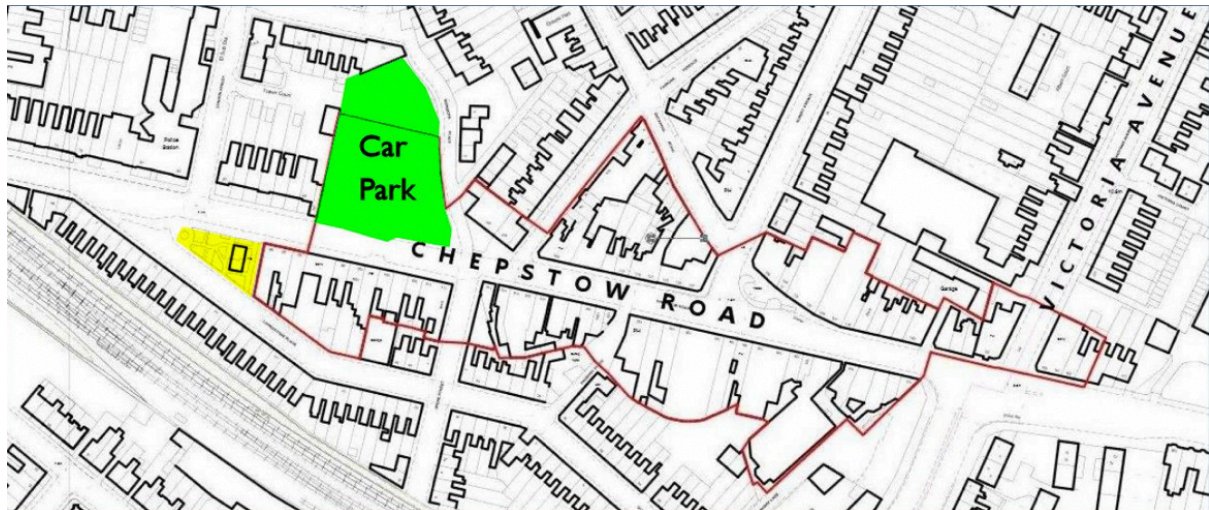
Maindee Unlimited will work closely with Newport City Council and other local partners. Wastesavers will lead on developing circular economy improvements, based particularly on waste reduction and reuse. A small project steering group of representatives of Maindee Unlimited, Wastesavers and Newport City Council will oversee the project. We have employed a project manager and circular economy officer to develop and manage the project.

### **The context....**

Maindee District Centre is located one mile east of Newport City Centre. It lies within Victoria Ward and the western edge of Beechwood Ward. Maindee is an area of high density, mainly terraced housing and mixed use, including industry and commercial areas. It is dissected by trunk roads and railway lines.

Maindee is a highly multicultural and diverse community. The district centre reflects this diversity with traders coming from a whole range of cultures and backgrounds. It has loads of character and a strong community. However, there are high levels of deprivation and environmental issues- in particular – a huge lack of green space, pollution issues and situated in a C1 flood risk zone, drainage problems.

All of Victoria Ward’s Lower Super Output Areas (LSOAs) scores rank in the top 7% “most deprived in Wales” on the measure for physical environment. By a significant margin, Victoria Ward has the least amount of recreational space of any Ward in Newport. Our surveys have shown a need for greening the neighbourhood as being a top priority for residents.



Plan of project zone- Maindee District Centre outlined in red, car park green, Maindee Triangle yellow.

The District Centre runs along Chepstow Road, a main arterial route for the city, from the railway bridge at the intersection with Hereford Street down to a major junction at Wharf Road. It also incorporates a handful of businesses based on residential roads branching off the main road. It serves a catchment population of approximately 10,000 people. It consists of two or three storey buildings- 82 units in all- with a range of commercial and non-residential uses on the ground floor. The centre has distinctive day and night-time economies hosting a range of eateries, takeaways and pubs. Whilst being a historically important district centre with a diverse mix of shops with some long established businesses it is blighted by a number of things, in particular the domination of Chepstow Road and extremely poor pedestrian environment; outmoded design features such as an abundance of railings and a lack of road crossings; poorly designed public spaces, pollution and drainage issues.

The MDCR project is taking place at a crucial and opportune moment for Maindee. The 2020 Burns Report set out a plan for a modern transport system in Newport and Chepstow Road is identified as a potential major artery for a rapid bus route linking Newport City Centre, the Celtic Manor conference centre and the M4. As a result, this MDCR project is running alongside detailed options appraisal, planning and design work for Chepstow Road being undertaken by Newport City Council. Both sets of work will need to be carefully coordinated and integrated so that the best possible outcome is achieved for the district centre.

### **The Brief:**

We are looking for a team of multidisciplinary consultants to work with us February-end June 2022 to develop a prospectus for change- an urban and landscape design and implementation plan together with a business case and outline costings for the transformation of MDC. This would form part of a package of information to support Maindee Unlimited to raise further funding to undertake

the proposed scheme of works. The brief is underpinned by the following concepts and priorities:

**-Maindee as a 15-minute Neighbourhood:** Planning and designing around the concept of the district centre at the heart of a '15-minute neighbourhood'- livable, walkable, connected which is easily accessible on foot and by bicycle. Reinforcing and designing for a scale which prioritises walking and cycling over cars.

**-Taking a holistic approach:** Drawing on placemaking and urban design best practice landscape, green infrastructure and sustainable drainage well integrated into the built environment. Streets and public spaces well defined, welcoming, safe and inclusive with an identity which reflects and suits our diverse community and supports wellbeing and health. Maximising the potential of available public space to create greener, more sociable spaces. Promoting opportunities for plenty of social interaction including incidental interaction and play and a wide variety of uses throughout the day and evening to suit a wide spectrum of people.

**-Reflecting the distinct character and community of Maindee:** Design which reflects and values the positive, distinctive qualities of Maindee which considers the cultural and language makeup of Maindee and what impact development might have on it. We see high quality design being places which are valued by the people who use our district centre and meeting the needs of a diverse set of users. This includes not just residents and visitors but also traders....we need a place which supports the local economy.

**-Future focused:** Designing not for the here and now but for where we need to get to. Tackling climate change and achieving a low carbon future in Maindee, supporting a stronger circular economy. Maindee is built on the Gwent levels but the built environment totally obscures this natural ecology. We want Maindee to make a positive contribution to biodiversity in Newport. Every opportunity must be taken to enhance biodiversity and natural ecology within the open spaces of Maindee.

**What we need you to do:**

**-Analysis & baseline data:**

We have commissioned and undertaken various studies to collect baseline data and understand what the needs and potential are of Maindee. We need support identifying the gaps in this data to ensure we have a robust baseline analysis using relevant measures, prevailing data and new baseline qualitative and quantitative data. We are also working with project evaluators Miller Research on this process.

We need you to help identify and collect the relevant information to form the basis of design planning and to help us measure the impact of any future interventions. This includes for example technical surveys around drainage improvements,

existing utilities and underground cabling, pollution and biodiversity levels and evidence of car parking demand and pedestrian movement patterns to inform the redesign of this space. This should not only take into account the current situation but should factor in future projections and behavioral changes required to achieve a low carbon future.

### **-Urban and landscape design plan:**

Through a process for appraisal this brief is to develop a series of design solutions to improve the district centre environment and public realm. The map on page 2 shows the official boundary of the district centre. Building on the recent transformation of the Triangle at the western end of the zone, our aspiration is for a network of small public spaces connected by planting schemes to create a swathe of greenery through the district centre which respects, responds to and exposes the underlying ecological identity of the place. The proposed solutions are likely to reference the traditional reed drainage systems of the Gwent levels.

A strong focus of this work is the car park which is currently inefficiently laid out and poorly designed. There is considerable potential to retain car parking function and create a much more useful, attractive and more permeable space for people, nature and drainage hydrology. There are also a number of smaller public spaces and the potential for creating parklets or smaller areas of greenery/social space. We would like to identify opportunities for road narrowing, broadening of pavements and the improvement of the pedestrian environment.

Designs would need to take into account the local identity and needs of the area to develop an inclusive environment in which people with different physical abilities, ages or backgrounds are not excluded and all people feel safe. We also want designs to support the local trading environment so that local business can develop and thrive. Additionally, we are looking for design solutions based on minimizing waste and pollution with reduce, reuse recycle and renovate central to time cost and quality considerations to support a strong local circular economy.

Being in a C1 flood risk area, there is a particular focus on flood prevention and sustainable urban drainage with an integrated multi-layered planting scheme. We want solutions which help to protect people, wildlife and local hydrology systems (ultimately the river Usk habitat) from air pollution and contaminants in particular, oils, heavy metals and microplastics from the road.

While the main focus is on developing a scheme of public realm and landscape improvement to create a high-quality pedestrian environment, we would welcome any proposals for improving the wider district centre public realm- the look and feel, decluttering, lighting, materials, street architecture

**-Chepstow Road-** Critical to transforming the district centre environment is integrating Chepstow Road into a wider scheme which prioritises people and pedestrians and contributes towards a healthier environment. The road in its current state results in an unhealthy, car dominated and unsafe environment. There is a need to ensure that the priorities of the district centre do not get subsumed by the design solutions being developed for Chepstow Road rapid bus transit. We need the input of expertise in highways engineering and street design to firmly integrate placemaking principles into the section of Chepstow Road running through the district centre and to creatively design in traffic calming and pedestrian priority. This will mean proactive liaison with Newport City Council.

**-Public engagement:** We need you to work with the core team to collaborate and broaden the skill space on a process of engagement, knowledge sharing and learning with the wider community. Appreciating the time constraints of this project, we need to find creative ways of involving local people (including young people, BAME communities, older people and people with disabilities) in informing and shaping design proposals.

A strength of this project is that the client is a community led group who have over 6 years of R & D and community engagement behind them. It is also developing on the back of visible change and momentum- in particular the recent arrival of the Reuse Centre and Maindee maker space and opening of the Maindee Triangle signifying things can change.

The project manager is working with the local high school St Julians to deliver a learning programme for 10 classes of year 7 pupils about placemaking and urban design and they will work to a design brief which links with this project; The circular economy officer supported by local volunteers is engaging with local traders; This project will work with local artists to create a temporary mobile Maindee reuse garden which will trial and demonstrate potential additional green space and act as a conversation area for the project;

**-Liaise with key partners:** Understand the local policy environment and liaise with the relevant Newport council departments/officers and other relevant statutory bodies where necessarily to ensure they are consulted during the design process. This will involve some liaison with NCC appointed consultants undertaking feasibility research into Chepstow Road highways design to ensure the MDCR designs dovetail with emerging proposals for a rapid bus and commuter cycling corridor along Chepstow Road.

#### **Outputs:**

**-Baseline data and surveys**

**-Summary of analysis (including engagement)**

- Vision and concept for the whole area
- Interventions options appraisal
- Design proposals for prioritised location (car park) and 4 other key locations (equivalent of RIBA stage 3)
- Street design principles for the future Chepstow Road
- SuDS proposals plan
- Cost plan
- Funding opportunities
- Risk analysis
- Maintenance plan

**N.B** Pedestrian and cycling aspects of deliverables need to be consistent with WelTAG Stage 1 and 2. So the various proposals need to be developed to a sufficient level of detail on cost and environmental benefit to be subject to an option appraisal.

**Budget:**

K40 with some flexibility

**Timeline:**

- Brief advertised 24/2/22
- Deadline for contractors to register interest in bidding for the contract 5/3/22
- Written submission of requested information 7/3/22
- Shortlisted Contractors discussion/interview with client team 9&10/3/22 (time TBC)
- Appointment preferred contractor 10/3/22
- Draw up contract and detailed design brief- week beginning 14/3/22
- Presentation of initial thinking and design ideas to Maindee Unlimited board and invited project partners 28/4/22
- Draft design plans and documents presented 15<sup>th</sup> June

-Submission of final prospectus of documents 25<sup>th</sup> June

**Project Completion date 30 June**

**To apply:**

**-Confirmation interest in bidding for this work by 5/3/22**

**-Written submission by 5pm 7/3/22**

Please include:

- Team organogram and roles
- Anticipated data collection/surveys required
- Previous relevant experience (limit number e.g. 5)
- Fee proposal (including hourly rates)
- Response to question (max 1 A4 page): Identify the opportunities presented by this important project for Maindee and what issues could potentially stand in the way?
- Programme/timescale – set out milestones on how you will meet the key dates.

**-Interview & discussion 9 or 10/3/22** to be attended by those who will be working directly on the project

Discussion of your initial response to the brief including an outline of anticipated analysis that will be undertaken, key milestones, outline budget, potential quick wins and experience of similar schemes completed in the last 5 years.

**-Notification of preferred contractor 10/3/22**

**Contact:**

To confirm your interest, submit written proposals and for any enquiries please contact project manager Ruth Essex [ruthessex@gmail.com](mailto:ruthessex@gmail.com) / 07769 205375



The Maindee District Centre Renewal Project is delivered by Maindee Unlimited in partnership with Wastesavers. The project is financially supported by the UK Government's Community Renewal Fund. Newport City Council is the Lead Authority.

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