



Regeneration update

High Wycombe Town Committee

22.11.22





High Wycombe Regeneration Strategy: Vision

By 2030, High Wycombe will be a thriving, resilient town with a strong identity and a hotbed of talent.

The town centre and its surrounding areas will set a new standard of business infrastructure, attracting inward investment, stimulating growth into new sectors, and creating new thriving entrepreneurial areas.

It will be a stunning and unique place to live and work, with beautiful amenities and a high quality of life and wellbeing. The green and blue infrastructure will be a key feature, enabling an environmentally sustainable town centre. The new High Wycombe is ready, and open for business.



THEMES



RESILIENCE

High Wycombe must be resilient and flexible, able to withstand national and international changes in employment and habit

RETENTION

The town can become a place in which people want to live, work, learn and play; with jobs, amenities and infrastructure to retain and attract the best

CONNECTIVITY

Leveraging its already-superb location, High Wycombe can become connected both internally and to the surrounding areas

IDENTITY

High Wycombe can be a place with a unified sense of identity and a strong pride of place





High Wycombe Regeneration Strategy: Next steps

- Currently engaging with stakeholders to collate feedback for the strategy
- Reviewing each location and identifying associated projects
- Returning to High Wycombe Regeneration Board with an updated version in Dec 2022
- The updated strategy will be shared with stakeholders in early 2023
- Sign-off of the strategy will be complete before April 2023



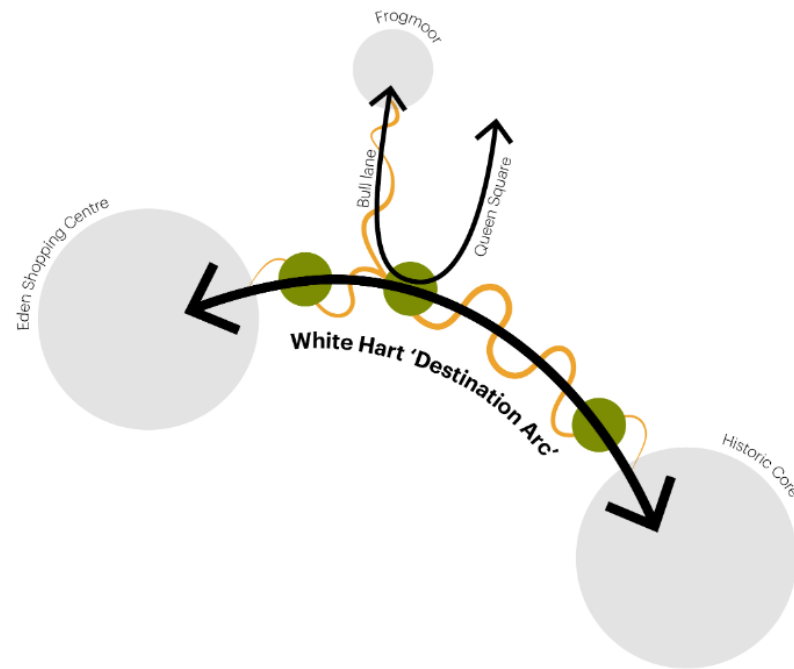


White Hart Street Public Realm Enhancement Scheme

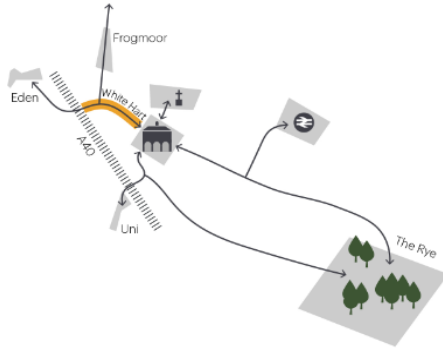


White Hart Street Vision

Transform White Hart Street from a 'cut through' into a 'destination arc', connecting High Wycombe's historic core and Eden Shopping Centre by creating a distinctive and beautiful public realm which celebrates local heritage and natural assets.

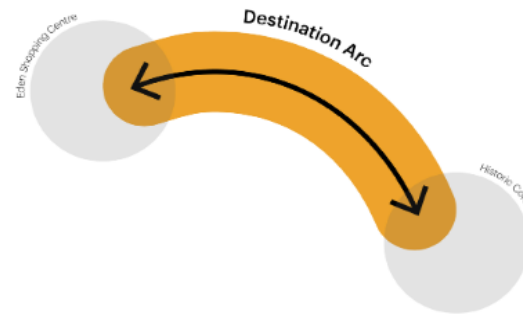


White Hart Street Objectives



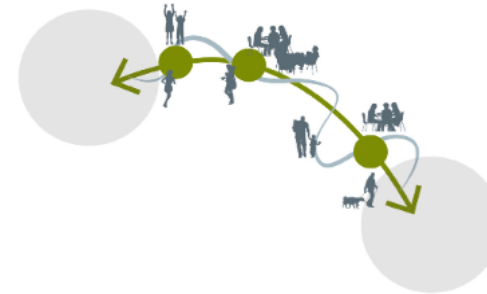
SOCIAL:

An important space within a wider network, that sets a high standards for future public realm investment (e.g. high quality, celebrates heritage, accessible for all)



ECONOMIC:

Reprioritise people and local businesses by minimising traffic, to create a standalone destination



ENVIRONMENTAL:

Reallocate space for nature and SuDS to create a beautiful place to dwell which is climate resilient



Design Concepts and Data Requirements

- Change Framework developed (monitoring impact of interventions)
- Extensive survey work completed to inform design work (Sept, Oct and through Nov 2022)
- Two design concepts for WHS in progress:
 - Chilterns in the Town
 - Craftsmanship
- Sustainable Urban Drainage (SUDS), Greenery and Lighting all key design aspects
- Bull Lane Service Yard – Design concepts being considered with short, medium and long term interventions planned



White Hart Street



White Hart Street

Concept Option 1 - Chilterns In The Town



F&B spill out/ delivery access



Planted mounding



Curved edging



Rain garden

Concept Option 1 - Chilterns In The Town

Inspiration

Undulating landscape

Beech woodland - colour, seasonality, historic importance



Lighting Design



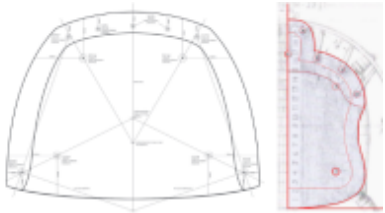
White Hart Street

Concept Option 2: Craftmanship



Concept Option 2: Craftmanship

- Inspiration**
- The furniture capital of England - 5000 Windsor chairs made daily in 1875
 - Use of local natural resources e.g. Beech woodland, River Wye
 - Historical curved chair forms to inform overall design language



Bull Lane Service Yard

Short Term

Focus on the essentials through high impact, low cost interventions (temporary and permanent) which trial ideas:

- Improve safety
- Inclusive pedestrian route
- Reduce opportunity for anti-social behaviour
- Rationalise and organise uses

Change framework

Focus on social objectives:

- Increase safety in the street and wider area, especially violent crime, public order and ASB
- Attract a younger population, inc. families and young professionals to the town centre and White Hart St (inclusive)

Medium Term

If the Curve isn't redeveloped for a long time, provide a permanent, attractive and shared surface service yard space:

- Improve attractiveness and greening
- Shared surface
- Welcoming and attractive hotel arrival
- Provides flexibility for future Curve redevelopment

Change framework

Focus on environmental objectives:

- Prevent flooding & water accumulation
- Absence of green spaces in WHS
- Develop a vibrant F&B and hospitality offer along White Hart St to capitalise on public realm improvements and drive footfall

Long Term

Attractive, robust and pedestrian focused space which still allows service yard uses and integrates the Curve redevelopment:

- Improve attractiveness and greening
- Encourage positive activating uses
- Welcoming and attractive hotel arrival
- Could be secured through the Curve redevelopment planning permission

Change framework

Focus on environmental objectives:

- Prevent flooding & water accumulation
- Absence of green spaces in WHS
- Develop a vibrant F&B and hospitality offer along White Hart St to capitalise on public realm improvements and



White Hart Street: Next steps

Completing engagement with key stakeholders on Phase 1 (Nov 2022)

Completing Surveys on site (Nov 2022)

Development of Concept Designs (Nov 2022)

Development of Preferred Option (Dec 2022-Jan 2023)

Phase 2 - Consultation informing Design work Spring 2023

Construction Delivery incl. Detailed Design – Summer 2023 onwards





General updates

Oxford Rd - Oxford Road is a key priority for 2022/23. Major surfacing and repair works were completed in October 2022 along the stretch of road from M&S to the traffic lights at Bellfield Rd.

Brunel Shed - Works on Brunel Shed were completed in April 2022. Significant interest was received in the building from multiple parties. With negotiations ongoing throughout summer 2022, legal process and internal sign off is nearing completion with a planned announcement of the tenant due.

Dandara - Dandara is redeveloping the Chilterns Shopping Centre. The Council is keen to see improvements to the public realm in Frogmoor. Dandara want to understand the synergies between Frogmoor public realm and the White Hart Street project and reflect these in proposals for the area. The planning application is anticipated in the early part of 2023.





Brunel Shed