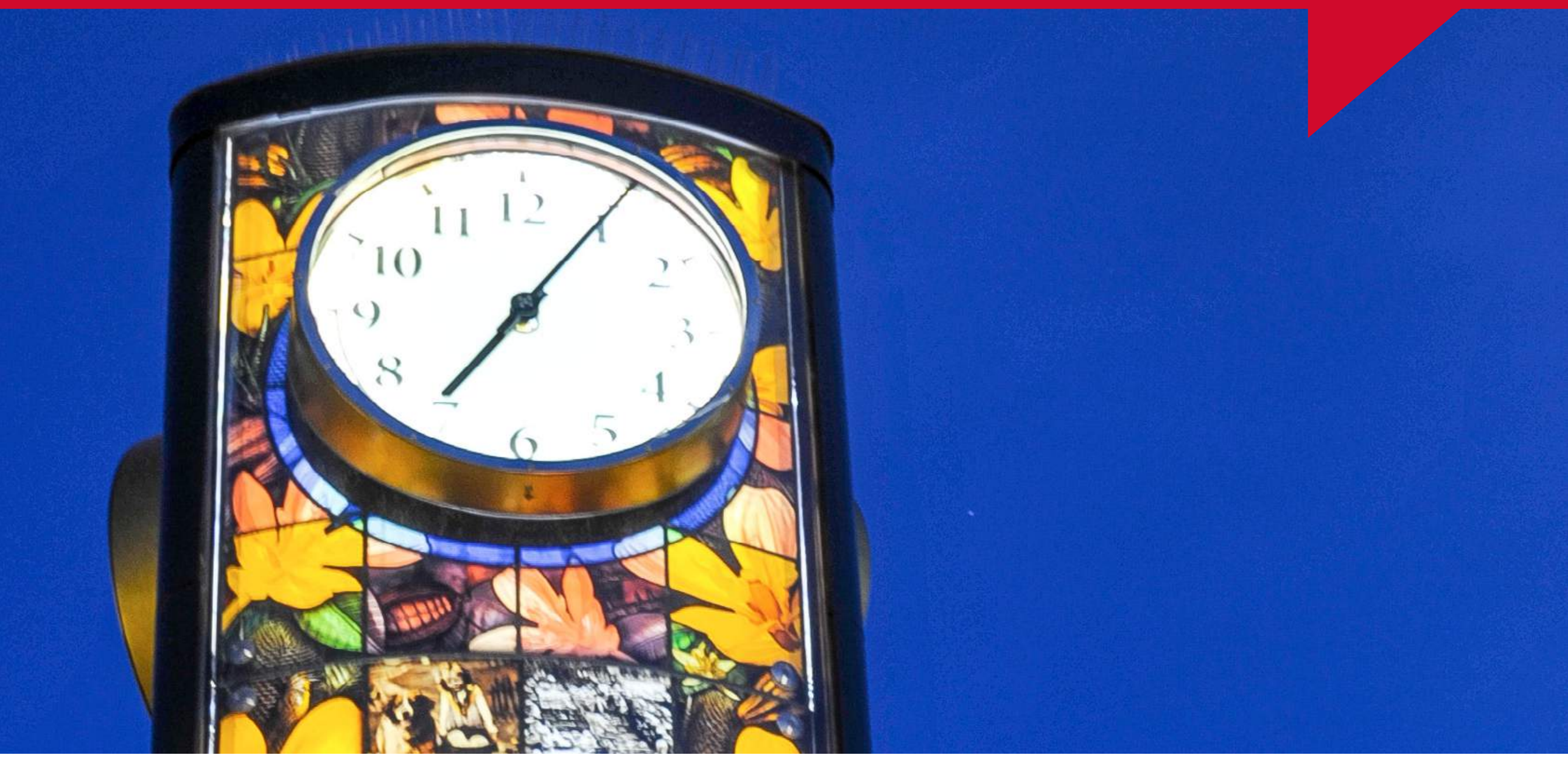
KEYNSHAM TOWN CENTRE

Welcome



Clocktower (Image courtesy of Julian Foxon)

What is this exhibition about?

This exhibition is about improvements to the streets and spaces in Keynsham Town Centre.

Keynsham Town Centre is at the heart of the community and the local economy. To help build a strong future in the face of heavy competition, Keynsham Town Plan and B&NES Placemaking Plan prioritise making it an attractive and convenient place to live, work and visit.

B&NES now has the opportunity to bid for £1.5million to help deliver improvements to the streets and spaces in the High Street by Spring 2021. This has been earmarked for Keynsham by the West of England Local Enterprise Partnership (LEP).

How to have your say

You can make your comments online at

www.bathnes.gov.uk/keynsham

or you can fill in a response form and post it in the response box at this exhibition.

How you can get involved

Between Thursday 22 November 2018 and Friday 11 January 2019, B&NES is seeking your views on:

1. **Draft High Street improvement plans to form part of the £1.5million funding bid.**
2. **Priorities for longer term improvements to the Town Centre.**

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KEYNSHAM TOWN CENTRE

Background

1 History and role of the Town Centre

Keynsham is a market town with a long and rich history. This is reflected in its Town Centre, which is designated as a Conservation Area containing 57 listed buildings of national heritage significance.

2 Change and challenge

Keynsham Town Centre is constantly changing and like many historic towns across the country it has suffered from poor quality developments, loss of historic buildings and traffic congestion.

In addition to being affected by the national economy, the Town Centre faces competition from nearby out-of-town outlets and internet shopping. As a result Keynsham has a reduced range of shops and share of the local retail market.

But despite these setbacks, it is a place of great character, a distinct market Town Centre and the focus of Keynsham's public life.

3 Regeneration and investment

In the last five years the Town Centre has seen significant new investment. Examples include the Civic Centre and new Riverside Apartments and sports centre, the latter enabling the Town Centre to retain its civic and leisure role and increase its residential population.

Keynsham High Street (1950s)

Keynsham High Street (2018)

Roundabout on Temple Street (2018)

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The vision

Vision

Previous stakeholder and community feedback has shown you want the Town Centre to grow and be able to keep its position as a successful and independent centre of economic and community life. This ambition is set out in both Keynsham's Town Plan and the B&NES Placemaking Plan, making its achievement a commitment of both the Town and District Councils.

Objective

The proposed investment in the public realm will build upon the foundation of previous investment and the one-way traffic scheme. The future improvements will help restore the High Street as an attractive and convenient place that will encourage people to choose Keynsham Town Centre for shopping, services and leisure. This will also support future investment.

New one-way scheme

Steps towards creating a better quality high street

£1.5million funding opportunity

The West of England LEP has made £1.5million available for Keynsham Town Centre improvements, which B&NES has to apply for. This amount of funding could pay for the first phase of improving Keynsham Town Centre public realm and the appearance of this part of the conservation area. The application must meet the LEP's criteria to be successful. This dictates that the majority of funding is focused on the High Street between Charlton Road and Rock Road.

B&NES intends to submit a proposed scheme and application to secure this funding in March 2019.

B&NES has committed £220,000 of funding to Keynsham to produce a funding application for the £1.5million priority improvement scheme and a longer term strategy for the Town Centre.

One-way traffic

The formal High Street one-way system "Traffic Regulation Order" process is close to completion. This will confirm the new traffic flows as permanent. The experiment took a large step towards creating a safer and more pleasant High Street. A reduction in traffic congestion has removed dangerous levels of nitrogen dioxide from the air.

Your help is needed to get the best Town Centre improvements for Keynsham.

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Issues

What are the key public realm issues?

To help guide the design process, the Council has looked back at previous community feedback, spoken with a group of Town Centre stakeholders and undertaken a number of surveys and technical assessments. The following boards set out key themes from community feedback and what B&NES believe are the most important issues that need to be tackled to improve the Town Centre's environment.

Getting around

Pedestrian safety

Stakeholders raised specific concerns about poor quality, narrow sections of pavements and dangerous pedestrian crossings and steps. "Shared space" was rejected as an acceptable design solution.

Cycling

The right turn from Bath Hill into the High Street was identified as difficult. The current cycle contra-flow lane was also considered inadequate and is said to be frequently blocked by illegal parking.

Bus facilities

Concern was expressed about the bus stop location, which causes traffic blockages within the High Street. The current High Street bus stop was also felt to be inadequate for the Dial-a-Ride service.

Road signs

Feedback considered existing road signs confusing and unclear, adding to congestion and causing dangerous U-turns. Poor signs also add to clutter and obstruct views of the church tower.

Car parking

The amount of parking and information about car parks was considered to need improvement. There are five short-stay on-street parking spaces and three disabled parking spaces in the one-way section that is the focus of the £1.5million investments. This scheme will not affect car parking or pricing in public car parks.

Deliveries

Feedback highlighted a problem with vehicles parking across the cycle contra-flow lane illegally. The Civic Centre delivery bay in Temple Street is regularly used for short-stay car parking, blocking its intended use.

KEYNSHAM TOWN CENTRE

Issues

Shopping experience and quality

Information/wayfinding

Stakeholders felt that the routes connecting the High Street to the car parks, Memorial Park and the railway station need to be improved. There is also an opportunity to interpret the town's heritage within a wayfinding scheme.

Connecting passages

Stakeholders told us that the passages connecting to Aston Way car park and bus stop and Memorial Park and Tesco are dingy and uninviting. They also requested better lighting, signage and a general facelift.

Seating and litter bins

Stakeholders told us that they want more and better places to sit and improved places to put rubbish. The widening of pavements creates an opportunity to achieve this.

The quality and range of shops

Whilst the public realm scheme cannot provide new shops, there is a well-documented link between high quality streets and spaces and business confidence and vitality. The objective of the scheme and the £1.5million injection from the LEP, is to create an attractive High Street environment that encourages more shoppers, supports existing businesses and stimulates new investment.

Character and appearance

Setting for heritage

Stakeholders told us that the Town Centre's churches and its historic buildings, including in Upper High Street and Temple Street, are treasured assets. However, their setting is spoiled by poor quality public realm.

Trees and planting

There is a strong desire to see more trees and foliage in the High Street. This includes working to increase landscape quality in the High Street's neighbouring church spaces.

Ashton Way

Stakeholders told us that Ashton Way is more important to the image of Keynsham now traffic moves through it. But a number of rear service yards make a very poor presentation of the Town Centre.

Shopfronts and building appearance

Shopfront and building appearance was considered to harm the Town Centre. The public realm scheme cannot invest in buildings or shopfronts. However, in a linked initiative, B&NES is working with the Town Council and Historic England to seek funding to enhance shopfronts.

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KEYNSHAM TOWN CENTRE

Public realm investment proposals

These boards explain the proposals for the £1.5million improvements to the Town Centre and High Street.

They are explained in three elements;

1. Town Centre-wide improvements.

2. Community-led improvements.

3. Investment in the High Street public realm.

Town Centre-wide improvements

A programme of improvements will help improve the quality of signs and character across the Town Centre.

Decluttering

There are more than 339 individual signs and pieces of street furniture within Keynsham Town Centre. Whilst the majority are in good condition and doing a necessary job, some poor signs or pieces of equipment are harming the appearance of the Town. There is proposed to be a comprehensive decluttering of the Town Centre's streets taking into account the replacement of poorly positioned or obsolete signage.

Improved direction signage

Stakeholders told us that the traffic signs in the Town Centre should be clearer about parking and which way to drive. Some road signs are also part of the clutter problem, harm views down the street or block the view of St John's Church. The scheme will remove signage clutter and seek to provide clear information in the right places, without harming the setting of the Conservation Area.

Town wayfinding and information

Good pedestrian and cyclist wayfinding can help connect the Town with the community and link and promote the Town Centre facilities. Keynsham Town Centre and Memorial Park have separate wayfinding finger posts and maps. The existing Town wayfinding will be replaced with new finger posts and mapping and will be integrated with Memorial Park information.

Street clutter

Direction signage

Town wayfinding

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Community-led improvements

To complement the £1.5million phase one investment in the public realm, B&NES will support a package of additional community-led improvements that will link with the core High Street project.

Improved High Street pedestrian passages

Pedestrian passages provide important connections to both Memorial Park and Ashton Way car park and bus stop, but both are in need of attention. Should funding be awarded, B&NES will work with the community and stakeholders to specify locally distinctive improvements to make them attractive and safe.

High Street pedestrian passages

High Street church spaces enhancement

Previous feedback has shown how much the community values the three church spaces along the High Street and how these spaces make a strong contribution to the character and life of the Town Centre.

The church garden spaces project will therefore seek to work in partnership with the church communities to develop a set of improvements that reinforce and potentially increase their contribution to heritage, landscape and public life in the Town Centre.

Once partnerships and funding are fully agreed, the designs for these spaces would be agreed through a collaborative process which you will be asked to comment on.

Church spaces

Temple Street quarter greening

Temple Street is the focus of the regeneration investment in the former Riverside Offices and Leisure Centre. Its west side has a distinct historic character and a growing independent business offer, which complements the High Street.

Whilst existing pavements are of a reasonable width and in a good repair, B&NES propose to allocate an initial sum to enable streetscape enhancements that will strengthen its attractiveness and economy. This would be the subject of detailed design in collaboration with local businesses.

Temple Street

To see the proposals for the High Street, look at the table top plan.

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Longer term improvements

The £1.5million investment will make a big difference, but there will be more to do afterwards.

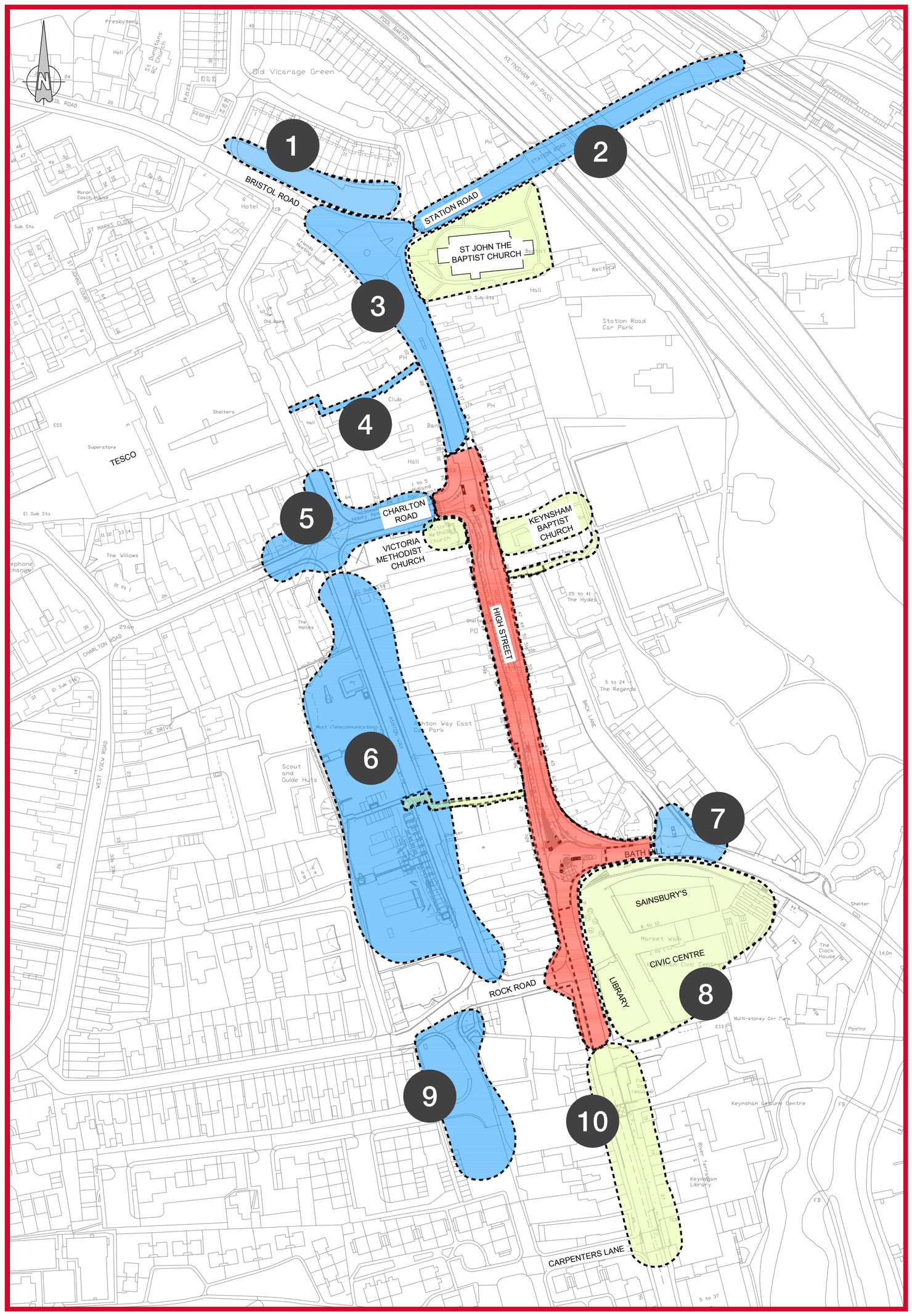
Stakeholder feedback has pointed to a number of important areas for improving the Town Centre that the £1.5million cannot afford to address.

B&NES will continue to work with the community and its partners to secure funding to enable further improvement delivery.

This board sets out a draft menu of further improvements to the Town Centre public realm that stakeholders have helped create.

Which further improvements do you think should be prioritised? Are there others that we should include?

1. Vicarage Gardens
2. Station Road link
3. Upper High Street
4. Tesco link
5. Charlton Road roundabout
6. Ashton Way
7. Back Lane
8. Market Walk
9. The Labbott
10. Temple Street



Investment priority

Complementary landscape improvements

Future investment priority areas

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What happens next?

The public consultation will run until Friday 11 January 2019 and the exhibition material will be on display throughout this period in the library. It will also be available on the project webpage www.bathnes.gov.uk/keynsham

How can you make comments?

Feedback forms are available to fill in at this exhibition. Post them in the ballot box or fill in the form online at **www.bathnes.gov.uk/keynsham**

Final funding application scheme

After Friday 11 January 2019 the Project Team will review public feedback and refine the draft scheme as much as possible to take suggestions on-board. B&NES will then publish a report of comments received and exhibit the revised scheme. It will then submit the proposed scheme in support of the £1.5million funding bid in March 2019. A decision is expected by June 2019.

Implementation programme

Should the funding bid be successful, B&NES will then implement the improvements. These are scheduled to be delivered by March 2021.

Further public consultation

There will be a further opportunity to have your say on the details of the scheme, such as materials and street furniture design, in the New Year if the funding bid is successful.

Clocktower (Image courtesy of Julian Foxon)

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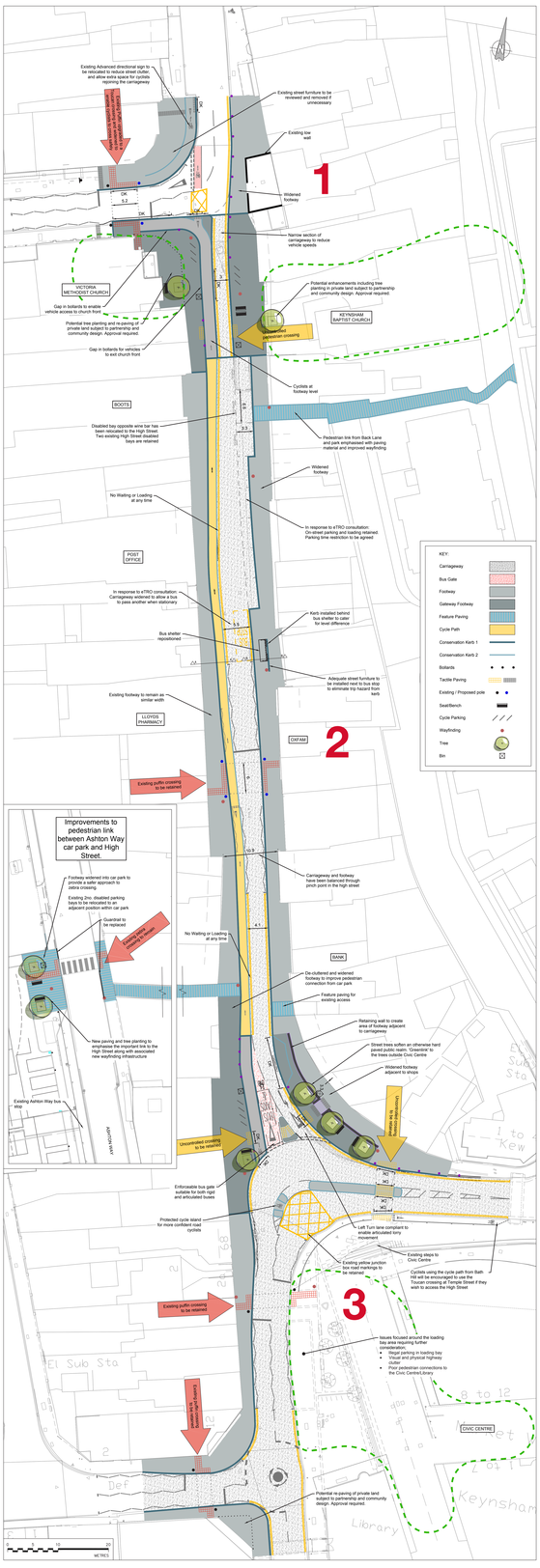
KEYNSHAM HIGH STREET

Public Realm Improvements - Core Area Scheme Proposals



KEYNSHAM HIGH STREET

Charlton Road Junction and Gateway 1

- Signage decluttering and improvement
- Gateway with one way narrowed carriageway
- Widened pavements with full height kerbs
- Courtesy crossing with tactile paving
- Seating with views along High Street
- Wayfinding

- Defined cycle contra-flow lane
- Link to improved pedestrian and cycle "Toucan" crossing
- Charlton Road junction exit give way to cyclists

- High quality paving materials
- Potential trees and landscape coordinated with potential improvements to Methodist and Baptist Church frontages

KEYNSHAM HIGH STREET

Central Zone 2

- Widening of narrower pavements on both sides
- Improved central pedestrian crossing with contra-flow cycle lane, cyclists give way to pedestrians
- Improved passageway links to Memorial Park and Ashton Way
- New Wayfinding and Information

- South-bound cycling in carriageway
- North-bound segregated cycle lane
- Cycle stop line at pedestrian crossing

- Bus stop accessibility improved
- Carriageway widened to allow vehicles to pass stopped bus
- Space for Disable person parking, short stay parking and deliveries retained north of bus stop
- Motorcycle parking relocated to Ashton Way car park

KEYNSHAM HIGH STREET

Bath Hill Junction and Market Walk 3

- Decluttering of signage
- Widened pavements
- Improved existing courtesy pedestrian crossings with tactile paving
- Retained puffin crossing from Market Walk

- Improved cycle lane and right turn Island
- North-bound cycle lane gateway into contra-flow segregated lane

- Retained left turn only and bus ahead filter lane

- Raised planter and trees
- Seating with views
- Cycle parking and litter bins
- Feature lighting
- Wayfinding

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KEYNSHAM HIGH STREET

Public Realm Improvements

The West of England Local Enterprise Partnership has made £1.5million available for B&NES Council to apply for. This could deliver the first phase of improving Keynsham Town Centre Public Realm by Spring 2021.

The proposed investment in the public realm aims to build upon the one-way traffic scheme and will help restore the High Street as an attractive and convenient place that encourages people to choose Keynsham Town Centre for shopping, leisure and community events.

Between 22 November 2018 and 11 january 2019, B&NES Council is seeking community feedback on a draft scheme that will support the funding bid.

Please provide your feedback online at:

www.bathnes.gov.uk/keynsham

or on the paper feedback forms provided, and post them into the response box.

Proposed investments are in three elements.

Town Centre-wide Improvements

A programme of improvements will help improve the quality of signs and character across the Town Centre.

Decluttering

There are more than 339 pieces of street furniture within Keynsham Town Centre. There is proposed to be a comprehensive decluttering of the streets and poorly positioned or obselete signage.

Improved direction signage

The scheme will seek to provide clear information in the right places, without harming the setting of the Conservation Area.

Town wayfinding and information

The existing Town wayfinding will be replaced with new finger posts and mapping and will be integrated with Memorial park information.

Community-led Improvements

To complement the £1.5m phase one investment in the public realm, B&NES will support a package of additional community-led improvements that will link with the core High Street project.

Improved High Street pedestrian passages

Pedestrian passages provide important connections. B&NES will work with the community and stakeholders to specify locally distinctive improvements.

High Street church spaces enhancement

The church garden spaces project will seek to work in partnership with the church communities to develop a set of improvements that reinforce and potentially increase their contribution to heritage, landscape and public life in the Town Centre.

Temple Street quarter greening

B&NES propose to allocate an initial sum to enable streetscape enhancements that will strengthen its attractiveness and economy.

Core High Street Improvements

The focus of the £1.5m investments will be between Charlton Road and Rock Road.

The proposals will deliver comprehensive improvement to the High Street one-way section. Within a specification of high quality materials and furniture, the scheme will include decluttering and widening pavements, improving cycling safety, better bus stop arrangements and parking for disabled people.

Scheme Proposals (see also 'Core Area' plan)

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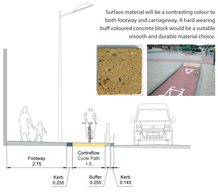
An Accessible High Street

- De-cluttering and removal of pavement obstructions throughout town centre
- Wider & smoother pavements with full height kerbs
- Regular pedestrian crossing points with tactile paving
- Improved central controlled pedestrian crossings with tactile paving
- Clear wayfinding and information
- Clearly defined cycle lane with pedestrian priority at crossings

KEYNSHAM HIGH STREET

Improvements for Cycling

- South-bound cycling in 4.5m carriageway for safe passing
- North-bound segregated shared cycle lane protected by square faced kerb
- Separated from footway by flush kerb and strategically placed street furniture/lighting
- Improved cycle parking at High Street gateways



KEYNSHAM HIGH STREET

Parking and Deliveries

- Kerbside space for disabled person parking, short stay parking and Deliveries retained.
- Motorcycle parking relocated to Ashton Way Car Park

KEYNSHAM HIGH STREET

Better Bus Stops

- Bus stop accessibility improved - level access from each end
- Carriageway widened to allow stopped bus to be passed
- Wayfinding co-ordinated with bus shelters

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Street Furniture

- Distinct and coordinated suite to include seating, litter bins, cycle parking hoops, bollards and signage
- Range to compliment Conservation Area and existing Market Walk paving
- Seating locations focussed in widened gateway areas to

Detailed design options to be subject of consultation should Funding be awarded.

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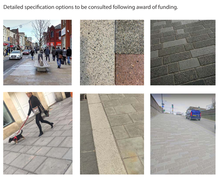
Surface Materials Principles

- Pavements to be resurfaced with high quality, smooth man-made surfaces
- Materials to compliment Conservation Area and existing Market Walk paving
- Full height conservation kerbs
- Tactile paving at crossings
- Quiet Asphalt Carriageway

Detailed specification options to be consulted following award of funding.



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