Reimagining the High Street: a vision for sustainable, thriving places

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A whistle stop...

Looking back
Fundamentals
Change
Leadership
Connected plan
Looking back...
A Walking Strategy for Central London
FUNDAMENTALS
What are high streets for?
THE VALUE OF HIGH STREETS

This research identified a wide range of high street functions that provide immense social value and should be protected and enhanced through policy, advocacy and investment:

- Opportunities for local suppliers
- Range of businesses and services
- Face-to-face contact
- Information and support
- High employment densities
- Ways into work
- Trust and money
- Convenience and choice
- Mixed-use institutional presence
- Transit and connectivity
- Adaptability
- Public life
- Accessibility and health services
- Religion and spirituality
- Food and cultural footholds
- Night-time activities
- Conviviality and contact
- Safety
Who for & their needs and wants?
The one best thing about this high street?
High Streets are inclusive, shared spaces

‘We offer social contact, we know the people, their names.

We talk about their journeys, their days. For many of the older people, this is the only social contact they have.’

Bakery owner
What should good look like?
Value

Social
Economic
Environmental
London hotspot: the hip Shoreditch street attracting developers

Several new-build projects are being built in the Redchurch Street area, where prices are up 13 per cent in a year.

Value v Values?
Mix & offer

Authentic & local

v

Chains
Places that

Entice
Anticipate
Delight
Work
Respond...
WHAT KIND OF SPACES ARE REQUIRED FOR DIFFERENT COMMUNITIES?
Change

The only constant
Unloved shopping centres make way for homes in landlords’ plans

Developers want to put an excess of retail property back into use as flats and offices

Tellon Capital plans a £100m redevelopment of Southampton’s Barge shopping centre to create a street with 152 flats, accommodation for 451 students and half the previous amount of retail space

Judith Evans in London NOVEMBER 3, 2018

Despite having a Sega Park video games arcade, Southampton’s 1980s Barge shopping centre close to the city’s medieval gateway struggled to win over shoppers. Two other retail venues in the coastal city won the battle for footfall, and in 2013 the Barge centre was boarded up.

But now the bulldozers have rolled in. Its current owner, Tellon Capital, plans a
Evolution
Iteration
Collaboration
“In the long history of humankind (and animal kind, too) those who learned to collaborate and improvise most effectively have prevailed.”

Charles Darwin
Fit for purpose leadership
THE FUTURE IS THE PRODUCT OF PRESENT ACTIONS
Future success is multi-dimensional
Transport/technology/community/design/culture/safety/landscape/management/learning/working/social/health/seeing/eating/drinking/watching/banking/shopping…
High Streets are for people.