



GILLESPIES

NORTHAMPTON PUBLIC REALM IMPROVEMENTS
STAGE 2 DESIGN REPORT

7TH DECEMBER 2021

REVISION NO:	ISSUE DATE:	PREPARED BY:	CHECKED BY:
00 - First issue	25/11/2021	Maciej Szumowicz, Yingming Hu	Katie Hodgson
01 - Revised after comments	07/12/2021	Maciej Szumowicz	Peter Livings

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01

INTRODUCTION

01 INTRODUCTION

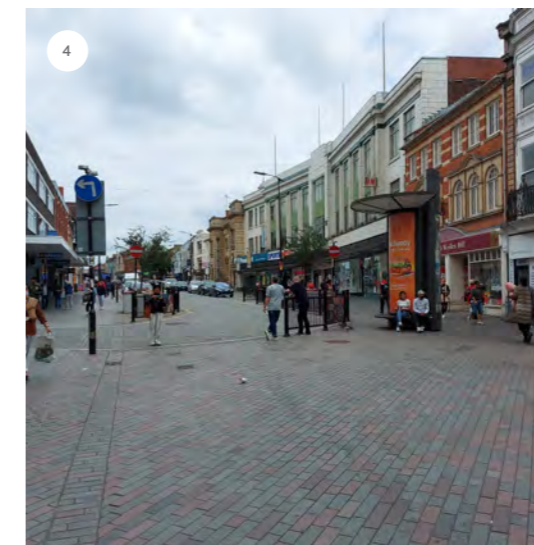
Gillespies have been appointed by West Northamptonshire Council to support their bid to secure funding from the Government's Future High Streets Fund. Following a strategic high level study of 'the Northampton Town Centre Masterplan (October 2019)' undertaken by 5plus Architects, a series of development and regeneration opportunities were devised to establish a transformative vision for the town centre.

The Town Centre Masterplan identifies a series of catalyst projects, within long term strategic objectives, which set the tone for the future direction of Northampton town centre. These focus areas are proposed to be connected by a network of new and improved public realm creating an attractive and welcoming environment and therefore aiding the town's regeneration.

This report presents schematic proposals for the public realm improvements developed in collaboration with West Northamptonshire Council and its partners on the Northampton Forward board. It outlines a process of research and analysis, followed by an appraisal of design options taken to stakeholder consultation and the development of a landscape masterplan and concept specification to RIBA Work Stage 2.

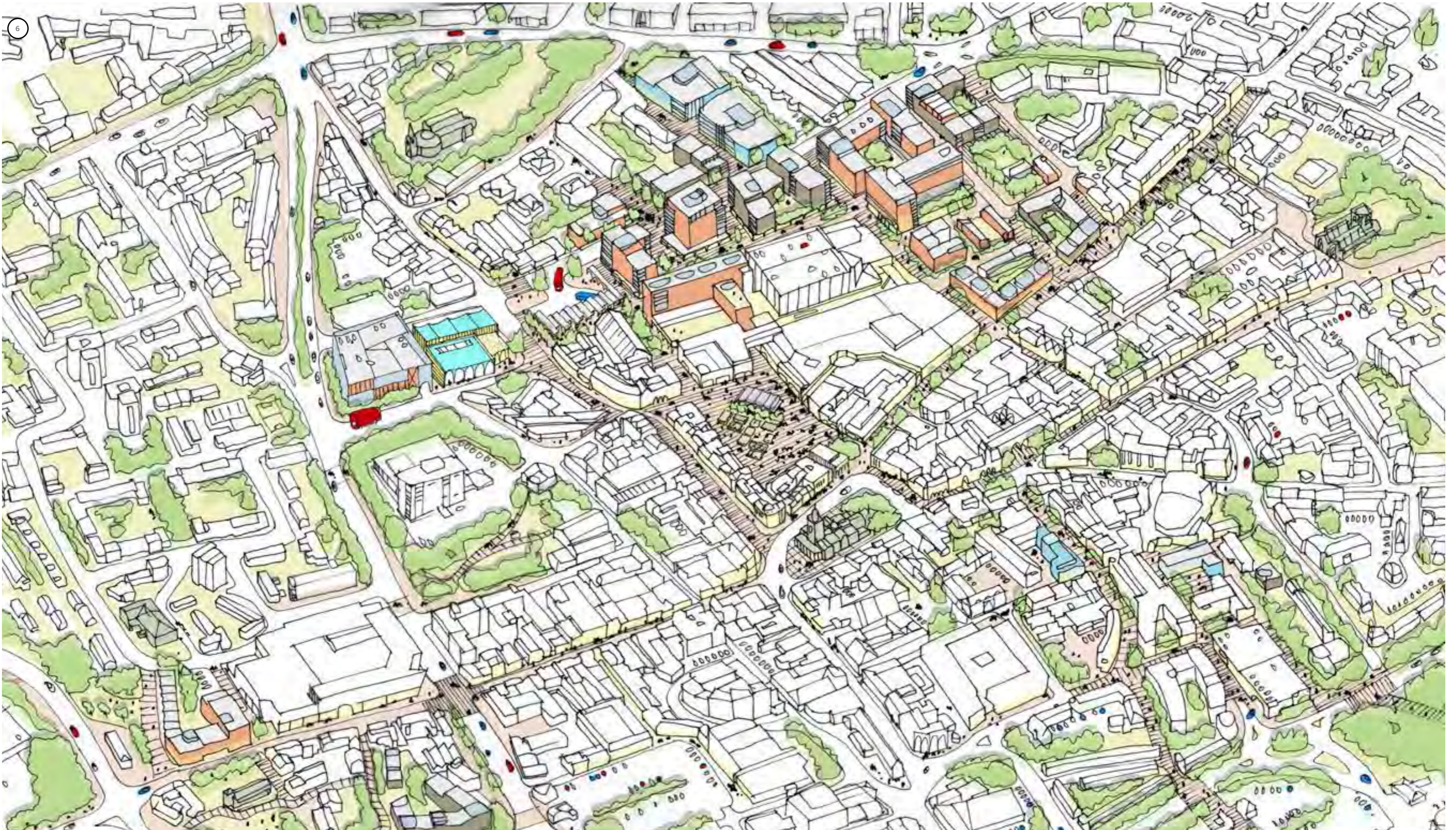
The purpose of this document is to outline the value and justification for potential investment into improvement of Abington Street and Fish Street as the town's primary retail streets. It demonstrates that these streets are in a poor state with many vacant shops which are in need for regeneration.

This document will provide the basis of the supporting information (as an appendix) to the bid for the Future High Streets Fund bid on behalf of West Northamptonshire Council.



1. ABINGTON STREET EARLY 20TH CENTURY
2. FISH STREET IN EARLY 20TH CENTURY
3. ABINGTON STREET IN 1980S
4. REDESIGN OF EASTERN SECTION OF ABINGTON STREET IMPLEMENTED IN 2014
5. WESTERN SECTION OF ABINGTON STREET
6. ILLUSTRATIVE STRATEGIC MASTERPLAN FOR NORTHAMPTON, PRODUCED BY 5PLUS ARCHITECTS

01 INTRODUCTION



02

BRIEF DEFINITION

02 BRIEF DEFINITION

VISION & DESIGN SCOPE

VISION

'The Northampton Town Centre Masterplan (October 2019)' establishes a vision for the town centre's regeneration aiming to transform it into 'a vibrant and attractive place where people can live work and enjoy life to the fullest'.

Our vision for the public realm project is to create places that are inviting, sustainable and rich in experience which stimulates greater social interaction thus aiding the regeneration of the town centre on social, environmental and economic levels.

DESIGN SCOPE

The proposed scope of the works will cover 2 key development zones:

1. Primary focus public realm improvement works encompassing western (pedestrianised) section of Abington Street and all of Fish Street. These areas will be subject to a comprehensive transformation of the public realm into a new destination.
2. Secondary streetscape enhancement works encompassing Dychurch Lane, Mercers Row, Wood Hill, St Giles' Square and a section of St Giles' Road. These areas will be subject to minor works aiming to improve the quality of the public realm throughout the town centre.

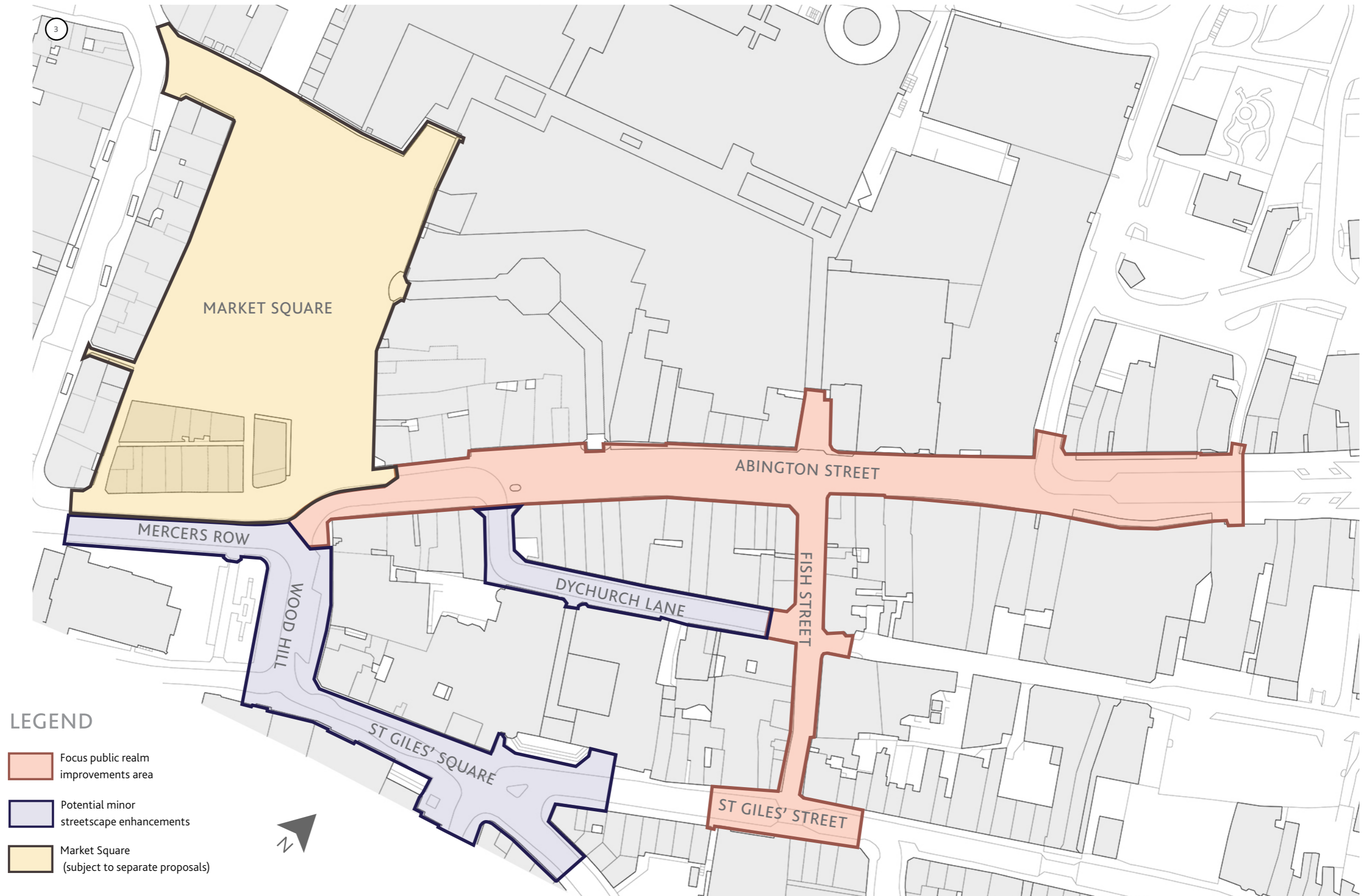
The extent of the proposed works has been illustrated on the adjacent Design Scope Plan.



1. FISH STREET, NORTHAMPTON 2021
2. ABINGTON STREET, NORTHAMPTON 2021
3. DESIGN SCOPE PLAN

02 BRIEF DEFINITION

DESIGN SCOPE



02 BRIEF DEFINITION

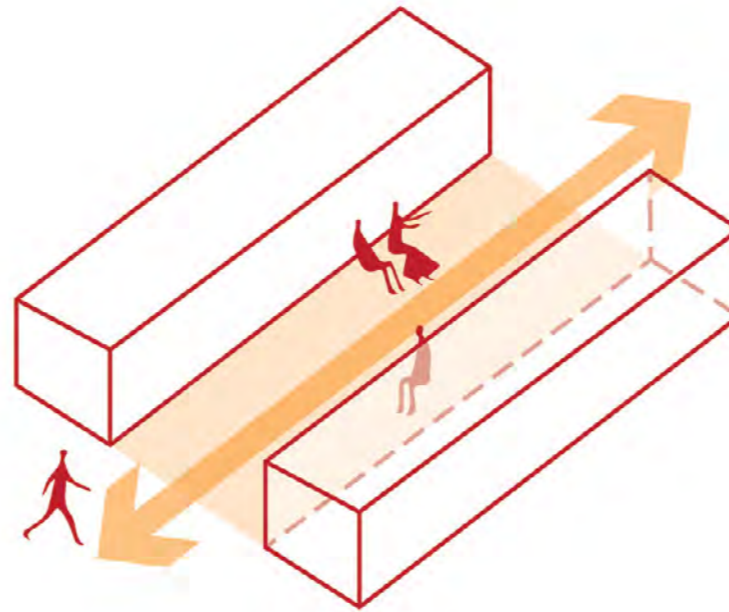
DESIGN OBJECTIVES

A number of key objectives have been developed in conjunction with West Northamptonshire Council and their partners Northampton Forward to assist with defining the brief for the town's public realm.



1. A DESTINATION

A comprehensive redesign and refresh of the streetscape to create a unique town centre destination



2. IMPROVE LEGIBILITY & CONNECTIONS

Improve pedestrian legibility and connections to surrounding streets and spaces

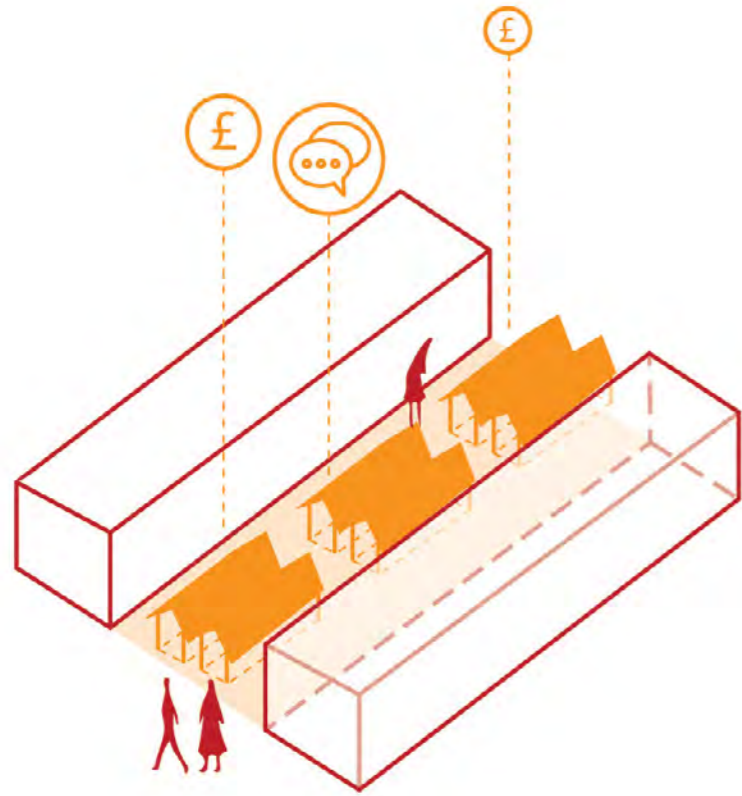


3. REFLECT THE VERNACULAR

Respond to the town heritage and vernacular, yet be contemporary and bold in character; echo the east end of Abington Street

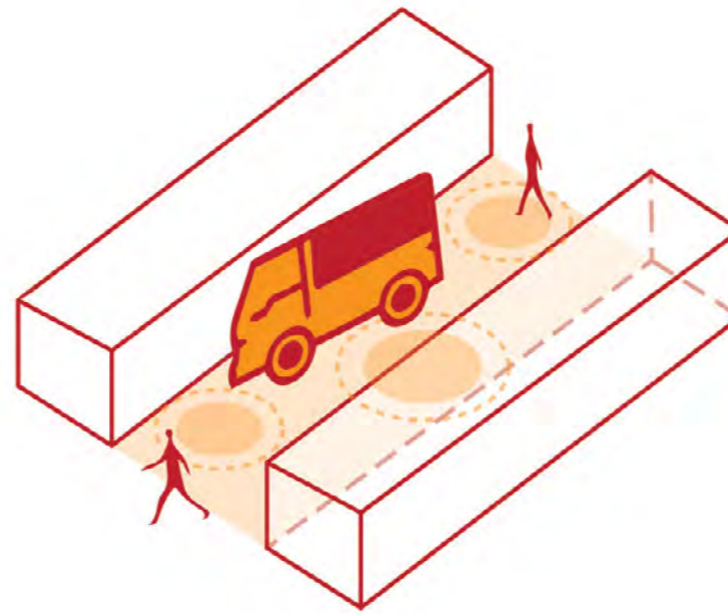
02 BRIEF DEFINITION

DESIGN OBJECTIVES



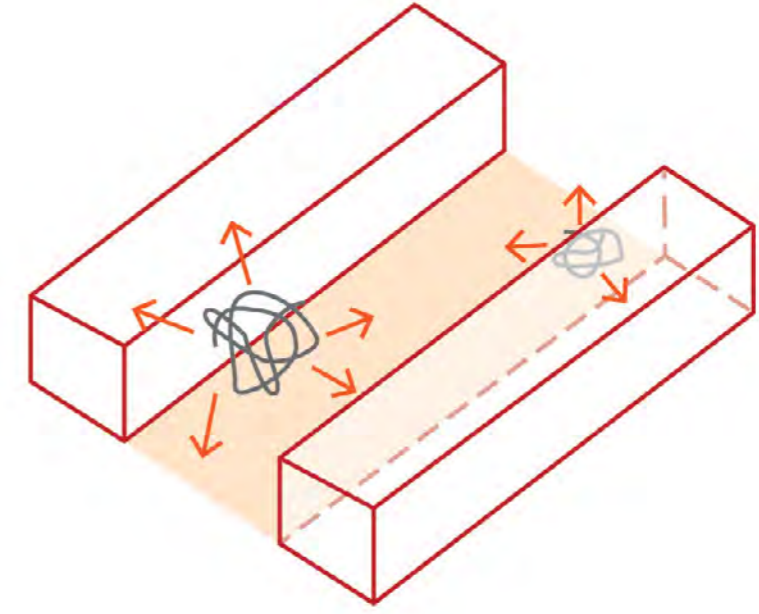
4. ENCOURAGE ACTIVITY

Facilitate new activities and social engagement through the creation of a multi-functional environment



5. FLEXIBLE

Incorporate flexibility and adaptability into the spaces for now and the future

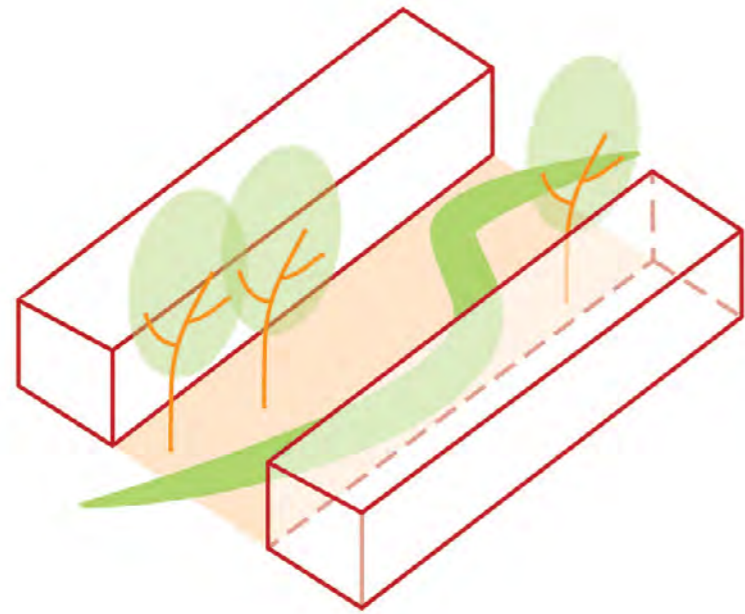


6. SIMPLE & CLEAN

De-clutter the streetscape by rationalizing the number of street fixtures and applying a simple and consistent palette of materials

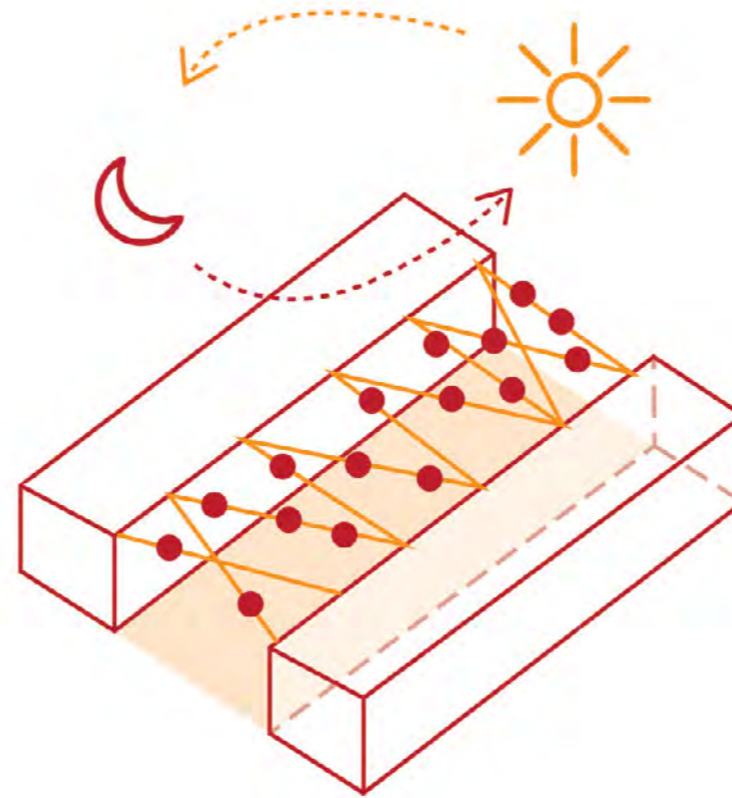
02 BRIEF DEFINITION

DESIGN OBJECTIVES



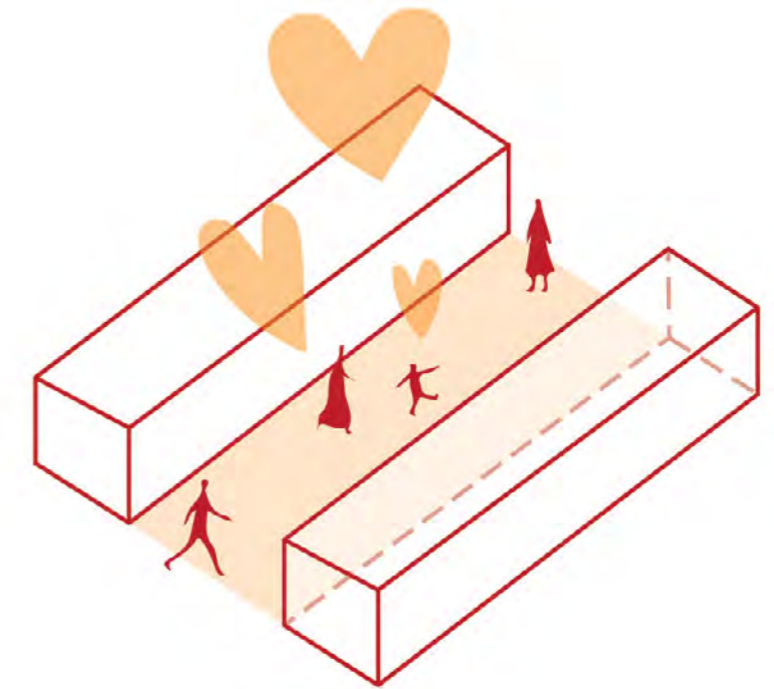
7. GREEN

Re-connect with nature through street greening to enhance biodiversity and help mitigate climate change



8. FOR DAY & EVENING

Design the streets for positive daytime and evening activity

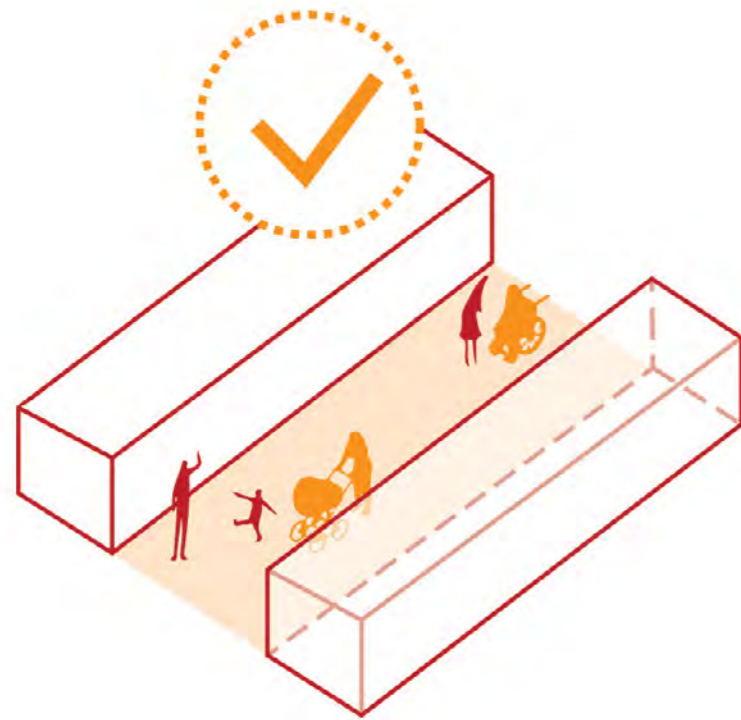


9. SAFE

Create an attractive, high quality and safe public realm where people feel protected and comfortable

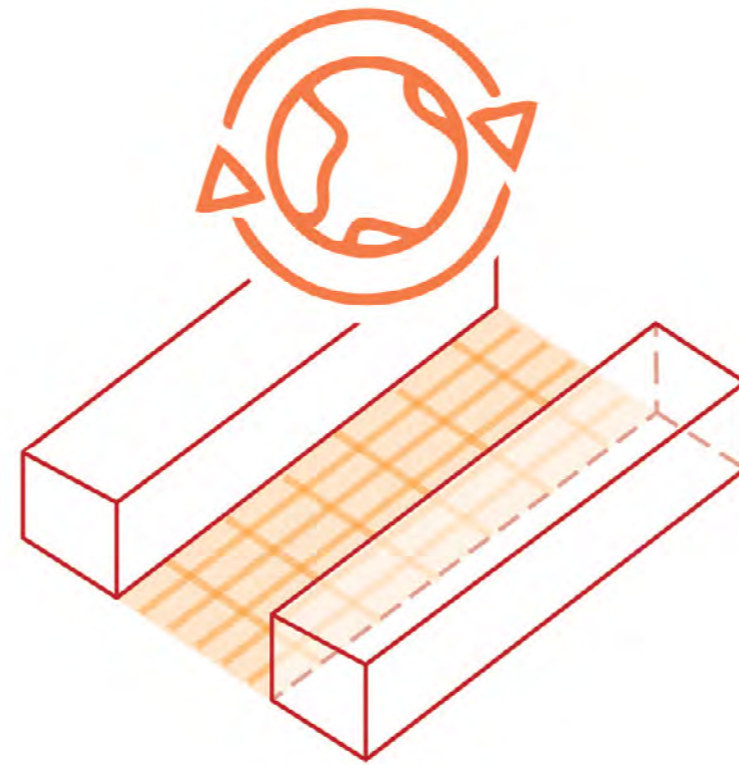
02 BRIEF DEFINITION

DESIGN OBJECTIVES



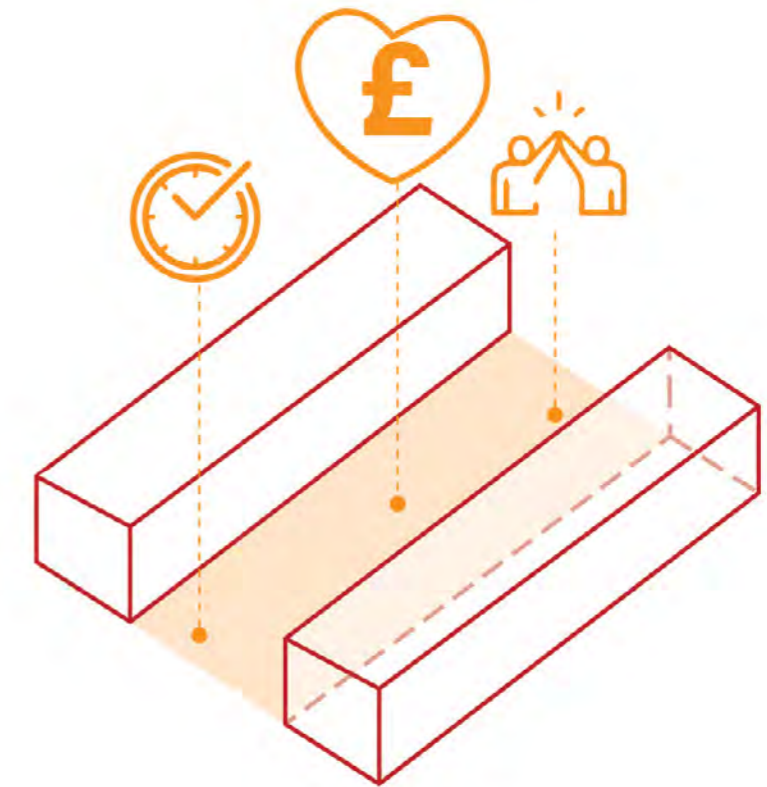
10. INCLUSIVE

Create a welcoming and inclusive environment that is accessible to all



11. SUSTAINABLE

Use materials that are sustainable, durable and easy to maintain



11. AFFORDABLE

Create a cost effective, efficient and functionally appropriate design that provides best value for the client

03

ANALYSIS

03 ANALYSIS

THE TOWN OF NORTHAMPTON

Northampton is the largest market town in the UK, located approximately 65 miles north of London. Being fairly central within England and being served by the M1 motorway it offers good national transport connectivity.

It is the county town of Northamptonshire and is the areas main retail, cultural and employment centre, drawing in a large catchment of workers.

Northampton Town Centre is contained by the town centre ring road and is approximately 63 hectares. It has a historic core with large areas contained within conservation areas and some significant listed buildings and heritage sites, including the Guildhall, The Parish Church of All Saints and the Market Square which is one of the UK's largest and most historic, dating back to the 12th century.

Abington Street and Fish Street are located in the centre of the town. Abington Street is the most regularly visited high street in East Midlands, with two primary access points, one from Lower Mounts & York Rd to the northeast and the second from Mercers Row to the southwest, connecting to Market Square. Fish Street adjoins Abington Street from the south providing links to St Giles' Street.



03 ANALYSIS

SITE LOCATION

Northampton's town centre is made up of a mosaic of architectural language and history. Abington Street reached its architectural peak in the years immediately prior to the first World War, featuring a mix of 19th- and early 20th-century buildings. However, many of those historic buildings were demolished in 1950s and 1960s and replaced with modern buildings of little architectural interest.

Abington Street is one of the town's historic arterial routes and currently its main high street which is fronted predominantly by shops, banks and cafés. The Parish Church of All Saints is located to the south of Market Square, with its tower forming an important vista from the eastern entrance of Abington Street. Fish Street linking Abington Street with St Giles' Street to the south, offers a slightly different experience - fronted by a number of restaurants, cafés and pubs the street is a popular night-time destination.

There have been few events on Abington Street in recent years. Abington Street did host a traditional Christmas Market with live music and special decorations in 2014 and 2015, resulting in a surge of visitor numbers. However, due to the lack of traders, the market didn't return in subsequent years.

The overall appearance of Abington Street and Fish Street is rather tired. Uneven, poor quality and often patchy paving alongside with the uncoordinated and outdated street furniture palette diminish the street's appeal. The eastern section of Abington Street has been reopened to traffic and transformed with high quality paving and neat appearance in 2014, which makes the remaining section of the street look further out of date.



1. West entrance of Abington St
2. Improved paving in the eastern section of Abington St
3. Sculpture 'Discovery'
4. Existing paving
5. Fish St
6. German Market on Abington St

03 ANALYSIS

HISTORIC CONTEXT

The history of Northampton can be traced back to Roman times. In 1285 a Royal Charter was granted for a market to be set out in the centre of Northampton. With large numbers of visitors using the Great Road from the south to the north, by the 16th century Northampton had become a prosperous market town.

The earliest documentary record of the road described as 'Abington Street' (surviving in the form of deeds) dates from the 13th century. By 17th century, most of the buildings on the street were private dwellings. However, with development over time, Abington Street gradually converted for shops. In the 1980s, Abington Street transformed successfully to a pedestrianized place for shops and retail units with exception at the eastern end.

The inexorable evolution of the street, from being one lined with buildings of mixed uses, to one dominated by shops, can be charted by the demolition in the 1950s of the last houses occupied as residences and in the 1960s with the replacement of the Magnificent New Theatre for a shop.



1. 'Abington St' by Peter Bradshaw, 1931
 2. Historic map showing ancient road layout
 3. The south end of Abington Street photographed in 1946 immediately before the road widening demolitions (NRO)
 4. History map, 1888-1913

16th Century

Abington Street was bounded on either side by houses which were in the most part private dwellings and that it was lined by no less than twelve ale houses.

19th Century

Abington Street earned itself the reputation as the Harley Street of Northampton, being home to numerous doctors and their surgeries.

1913

The Nation's third set of traffic lights were erected at the junction of Fish Street and Abington Street.

1930s

The buildings which bounded the south side of the street between Dychurch Lane and Wood Hill and no.20 Abington Street and Fish Street were demolished and the buildings which replaced them constructed on an alignment several metres to the south.

1980s

Abington Street's transformation to being a place dedicated to shopping was concluded with the pedestrianisation of all but its easternmost part.

1675

It might be imagined that of the 600 or so buildings alleged to have been destroyed in the fire of 1675, many would have been on Abington Street.

1899

The buildings on Abington Street were gradually being converted to use as shops.

1918-1939 (inter-war years)

The centre of retailing in Northampton shifted from Gold Street to Abington Street. There were several buildings on Abington Street were constructed with appealingly decorative frontages designed in the Art Deco style.

1947

The street widening project was completed.

2014

Transformation and reopening of Abington Street to traffic between Wellington Street and St Giles' Terrace to revitalise the area and bring more shoppers and visitors to the town centre

03 ANALYSIS

HISTORIC CONTEXT



03 ANALYSIS

EXISTING USES



03 ANALYSIS

THE SITE NOW



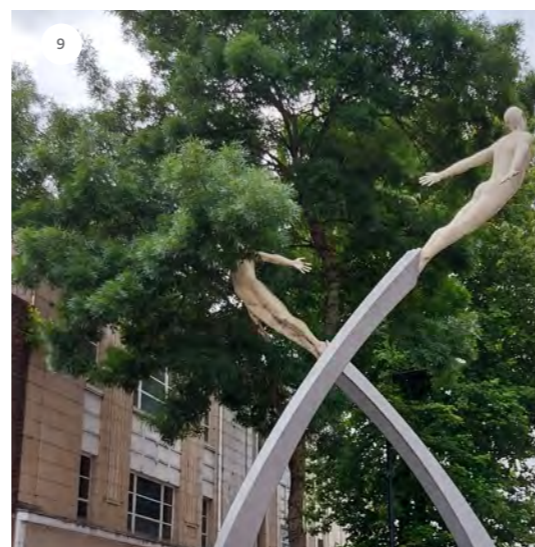
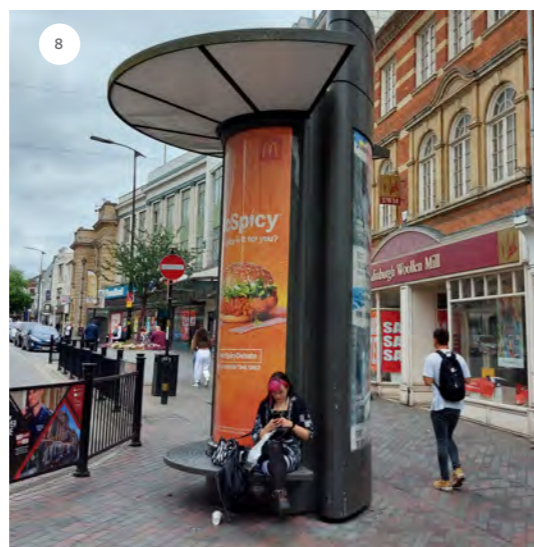
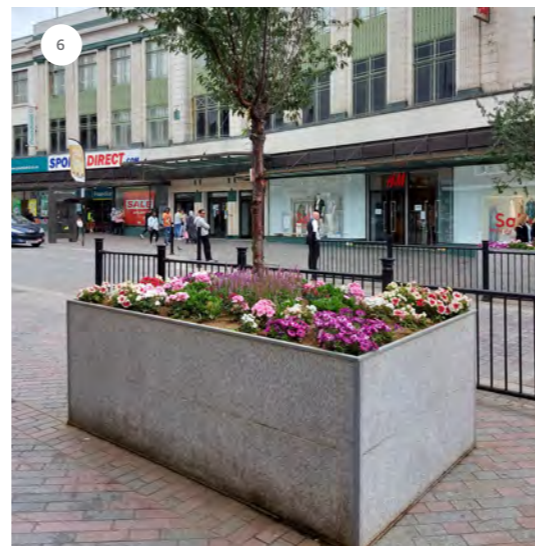
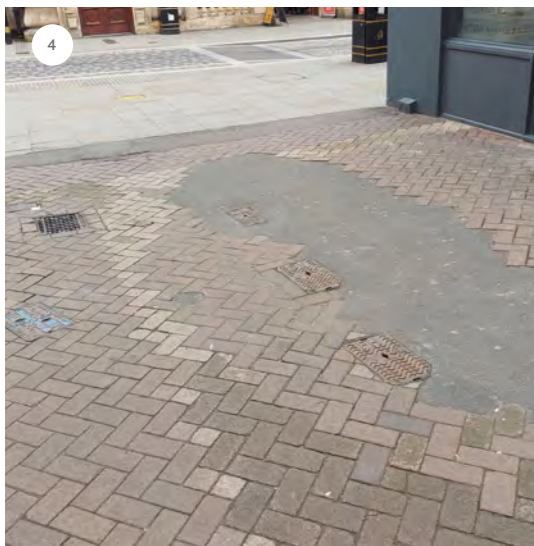
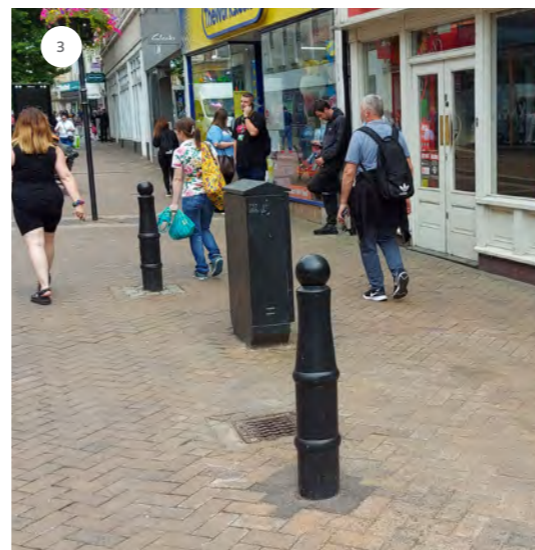
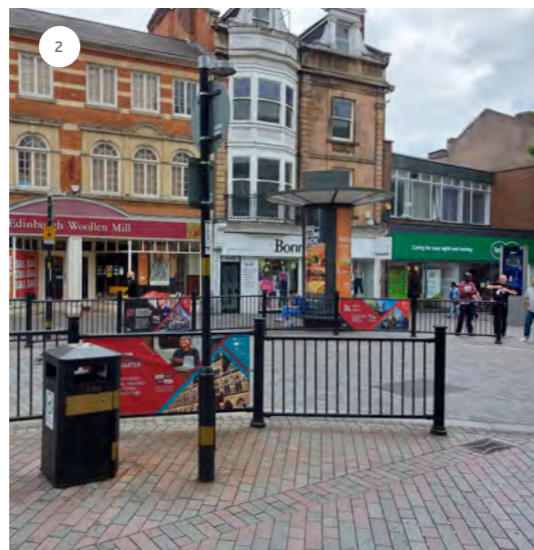
The existing arrangement of Abington Street and Fish Street has changed little since the pedestrianisation of this area in 1980s. Over time new street furniture and other features, such as advertisement units, have been introduced to the streetscape, often without coordination or consideration creating areas of street clutter.

With the exception of the recently refurbished eastern section of Abington Street and St Giles' Street, the majority of the existing paving is uneven, in poor condition and often patched with tarmac.

LEGEND			
	Lamp Post		Sculpture
	Bollards		Focus Public Realm Improvement Area
	Advertisement Totems with Seating		Alfresco
	Bench		Overhead Canopy
	Advertisement Totems		Bike Stop
	Tele Booth		Public Toilet
	Litter Bin		Clutter
	Building Entrance		Poor Paving
	Vehicle Route		Existing Tree
	Service Route		

03 ANALYSIS

SITE CONSTRAINTS



The following sets out some of the key issues identified within Abington Street & Fish Street today:

- A very grey and hard urban environment with limited planting or biodiversity
- Mixed and poor quality paving 'patched' with tarmac
- Poor quality and inconsistent types of street furniture
- Large amounts of street clutter, including bollards, lighting, bins, telephone booths, advertisement units, etc.
- Lack of activities and uses attracting more shoppers and visitors
- Anti-social behaviour
- Moderate to poor quality existing trees with reduced and unbalanced crowns
- Commercial wheelie bins stored on-street adding to the clutter
- Poor setting and location of existing sculptures

- 1 Uneven existing trees
- 2 Guardrails on shared surface
- 3 Clutter of dysfunctional bollards
- 4 Poor quality paving
- 5 Old fashioned flower baskets
- 6 Chunky concrete planters
- 7 Telephone booth with defibrillator
- 8 Unsightly advertisement boards
- 9 Cluster of existing trees and sculpture

03 ANALYSIS

SITE CONSTRAINTS

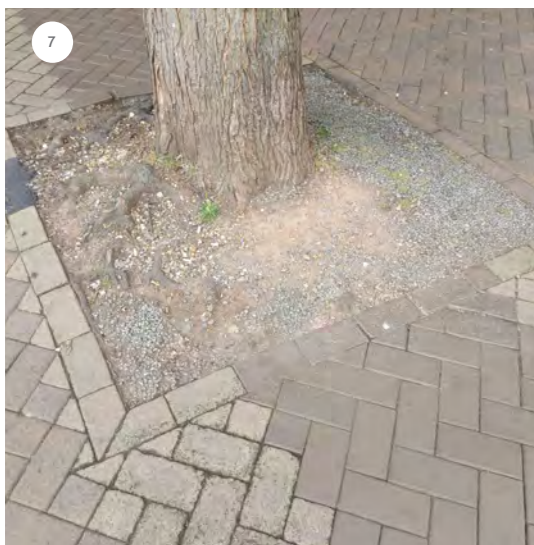
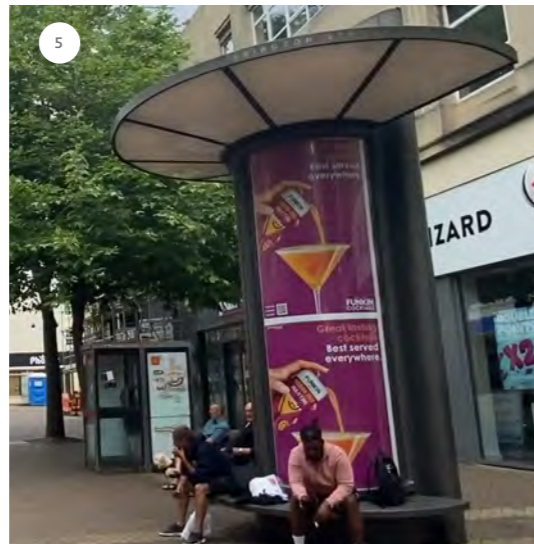
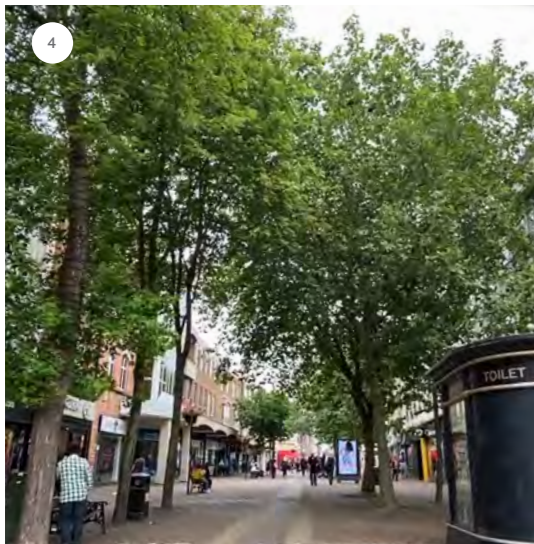
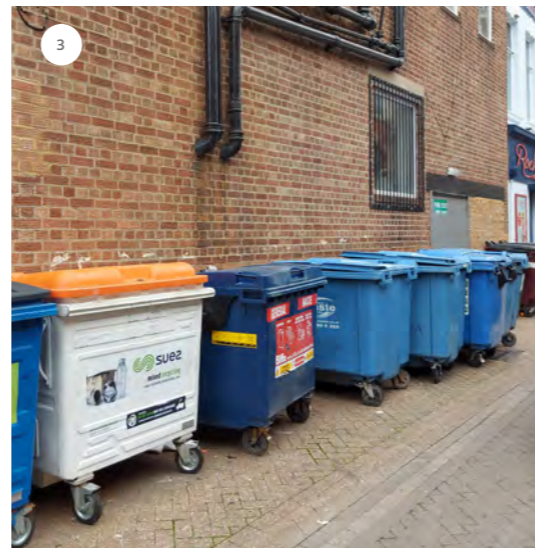
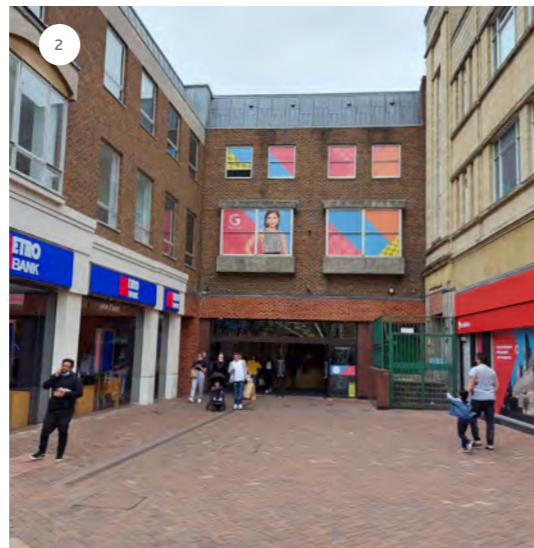
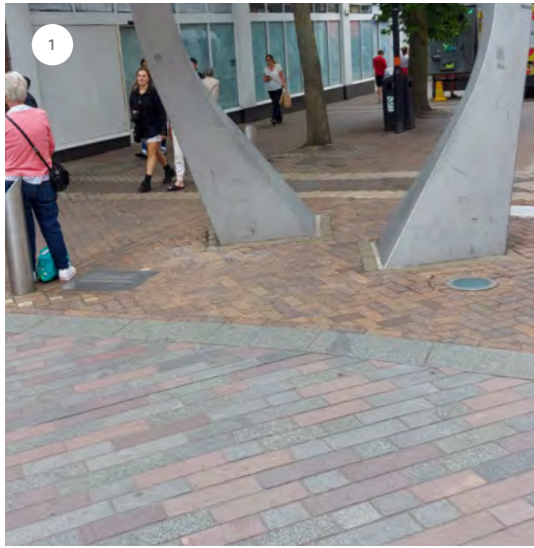


LEGEND

- Vehicular Route
- Service Route
- Primary Pedestrian Route
- Secondary Pedestrian Route
- Existing Public Art
- Existing Trees
- Attraction Hub
- Focus Public Realm Improvement Area
- Potential Minor Streetscape Enhancements
- Existing Pedestrian Zone
- Bus Stop
- Bike Stop
- Restaurant
- Cafe
- Pub/Bar
- Public Toilet

03 ANALYSIS

SITE OPPORTUNITIES



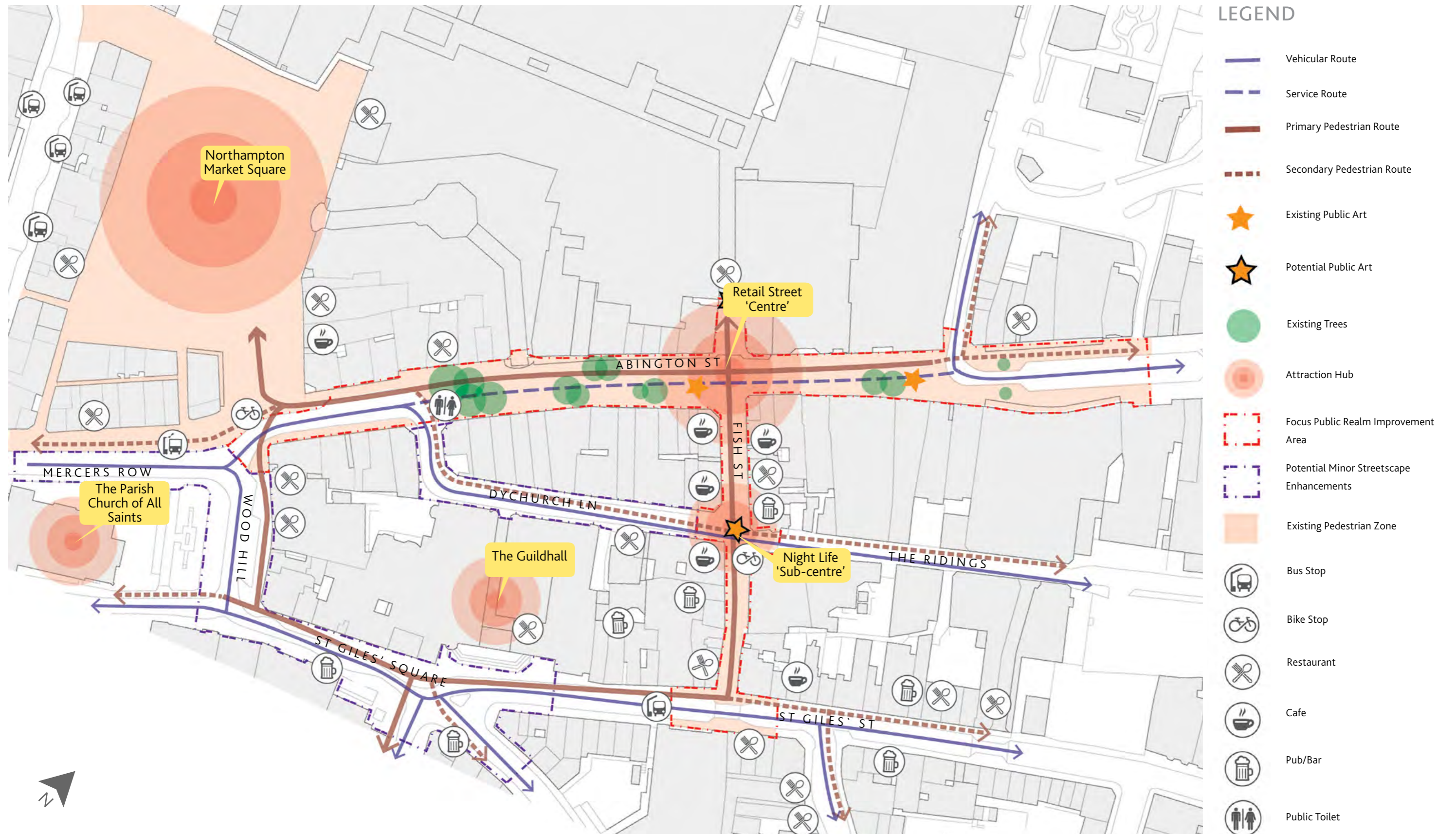
The following sets out some of the opportunities identified within Abington Street & Fish Street today:

- Create a flexible and vibrant street with a strong retail offer
- Include a wide range of activities and events attracting more shoppers and visitors
- Maximise green infrastructure and increase biodiversity
- Improve connectivity and walking experience
- Extend the high quality paving implemented in the eastern section of Abington Street to create a cohesive streetscape
- Reduce the street clutter and replace any outdated street furniture
- Introduce a new, iconic lighting feature on Fish Street
- Relocate or improve the setting of existing public art
- Provide screening to exposed commercial wheelie bins to improve visual appearance

1. Incontinuous existing paving
2. Empty building facade
3. Exposed bins on Dychurch Ln
4. Uneven existing trees
5. Cluster of advs board and tele booth
6. Disable visitors on Abington St
7. Poor quality tree pits
8. Existing public toilet
9. Existing light on Fish St

03 ANALYSIS

SITE OPPORTUNITIES



03 ANALYSIS

TWELVE URBAN QUALITY CRITERIA EVALUATION

Twelve Quality Criteria is a tool developed by Jan Gehl for researching how public spaces are experienced by their users. The Twelve Quality Criteria worksheet is structured around three main categories:

PROTECTION - critical for a space to be regularly used

COMFORT - important for more inviting to people of all ages

ENJOYMENT - optional but valuable for positive aesthetic and sensory experiences

This tool has been employed in the assessment of both Abington Street and Fish Street in order to identify key issues associated with those public spaces and opportunities to improve the user experience while developing the public realm proposals.

An overview of the assessment is presented in the tables below and on the next page.

LEGEND



ABINGTON STREET					
TWELVE URBAN QUALITY CRITERIA EVALUATION			ISSUE SUMMARY	OPPORTUNITIES	
PROTECTION	Protection against traffic and accidents Notes: lack of HVM (Hostile Vehicle Mitigation)	Protection against harm by others 	Protection against unpleasant sensory experience 	1. Lack of HVM on the west and east entrances which might lead to potential accidents and inappropriate use of the space.	1. Setting up HVM (Hostile Vehicle Mitigation) and protecting from potential accidents for both entrances.
	Options for mobility Notes: a few physical elements limit the mobility of delivery and experience for wheelchair users	Options to stand and linger 	Options for sitting Notes: existing benches are in poor condition	2. Poor legibility and unreadable delivery route. 3. Existing furnitures are in poor condition.	2. Enhancing the preferable pedestrian route and re-organize the service route. 3. Replacing and re-locating the benches for better user experience and vibrant social life.
	Options for seeing. Notes: seating options are placed where has few interesting things to look at	Options for talking and listening/hearing Notes: single point distribution of the existing benches makes less opportunities for conversation	Options for play, exercise, and activities Notes: few activities at multiple times of the day and year	4. There are a few elements that neither functional nor aesthetic (e.g. bollards, telephone booths, advertisement totems) 5. Single function - lack of vibrancy from daily or seasonal activities	4. Creating opportunities for potential temporary/permanent street market and events seasonally
ENJOYMENT	Scale 	Opportunities to enjoy the positive aspects of climate Notes: wind protection? few opportunities for rain protection	Experience of aesthetic qualities and positive sensory experiences Notes: existing paving and tree pits in poor condition; a few clutters of trees, sculptures and other elements	6. Paving and tree pits are in poor condition in several areas. 7. There are several clutters that brings un-pleasant sensory experience and limit the flexibility of the space.	5. Improving the quality of paving materials and tree pits. 6. De-cluttering the crowds of landscape elements for better aesthetic experiences. 7. Making an iconic welcoming street to Market Square.

03 ANALYSIS

TWELVE URBAN QUALITY CRITERIA EVALUATION

LEGEND



= YES



= IN BETWEEN



= NO

FISH STREET					
TWELVE URBAN QUALITY CRITERIA EVALUATION			ISSUE SUMMARY	OPPORTUNITIES	
PROTECTION	Protection against traffic and accidents <i>Notes: lack of HVM (Hostile Vehicle Mitigation)</i>	Protection against harm by others 	Protection against unpleasant sensory experience 	1. Lack of HVM which might lead to potential accidents and inappropriate use of the space.	1. Setting up HVM (Hostile Vehicle Mitigation) and protecting from potential accidents.
	Options for mobility 	Options to stand and linger 	Options for sitting 		
COMFORT	Options for seeing. 	Options for talking and listening/hearing 	Options for play, exercise, and activities <i>Notes: no activities for the night-time</i>	2. Single function - lack of vibrancy from daily or seasonal activities.	2. Organizing potential lighting event for vibrant nightlife.
	Scale 	Opportunities to enjoy the positive aspects of climate <i>Notes: wind protection? few opportunities for rain protection</i>	Experience of aesthetic qualities and positive sensory experiences <i>Notes: existing paving in poor condition</i>		
ENJOYMENT				3. Paving are in poor condition in several areas.	3. Improving the quality of paving materials to suit the demand of the street for food & drinks. 4. Creating an iconic 'Fish Theme' visual corridor with public art, linking to the centre of Abington St for more inviting of users.

04

DESIGN APPROACH

04 DESIGN APPROACH

KEY COMPONENTS

The RIBA Stage 2 design of the public realm as been developed in a two-stage process.

The first stage of the design process resulted in a development of a series of initial proposals for both Abington Street and Fish Street showing alternative arrangements of public realm centred around three key themes:

- Dynamic Street focusing on activation of the streetscape through provision of various activity zones;
- Green Street focusing on maximising the green infrastructure; and
- Simple Street focusing on the flexibility and adaptability of the scheme through provision of a simple framework for the public realm.

Each of the proposals has been made up of a number of different design components stimulating social interaction such as green amenity, seating, alfresco dining, informal play, street performance or flexible space for market stalls and events. Depending on priorities these components vary in size for each proposal to suit the overarching theme.

The second stage of the design process followed a stakeholder consultation event where local retailers and businesses were asked for a feedback on each of the previously developed proposals in order to establish a preferred option that will be further developed during Stage 3.



FLEXIBLE EVENT /
PERFORMANCE SPACE



TREES AND GREEN
AMENITY



SEATING



SOCIAL INTERACTION



ALFRESCO DINING /
SPILL OUT SPACE



PLAY



TEMPORARY MARKET
STALLS

04 DESIGN APPROACH

KEY COMPONENTS



TREES AND GREEN AMENITY

Tree planting is beneficial to both the environment by removing pollutants and carbon dioxide and to people's well-being and mental health.



FELXIBLE EVENT / PERFORMANCE SPACE

A flexible space to accommodate pop-up events and street performers will help to activate the street and bring more interest.



INFORMAL PLAY

Elements of informal play will create play opportunities for children and will attract more families.



SEATING

A variety of options for both informal sitting and perching, along with more traditional benches create opportunities for people to linger longer.



ALFRESCO DINING / SPILL OUT SPACE

Provision of space to allow existing and potential retailers to 'spill-out' and use the street for eating and drinking will contribute to the activation of the space.



TEMPORARY MARKET STALLS

An area designated for seasonal or temporary pop-up markets.

05

INITIAL PROPOSALS

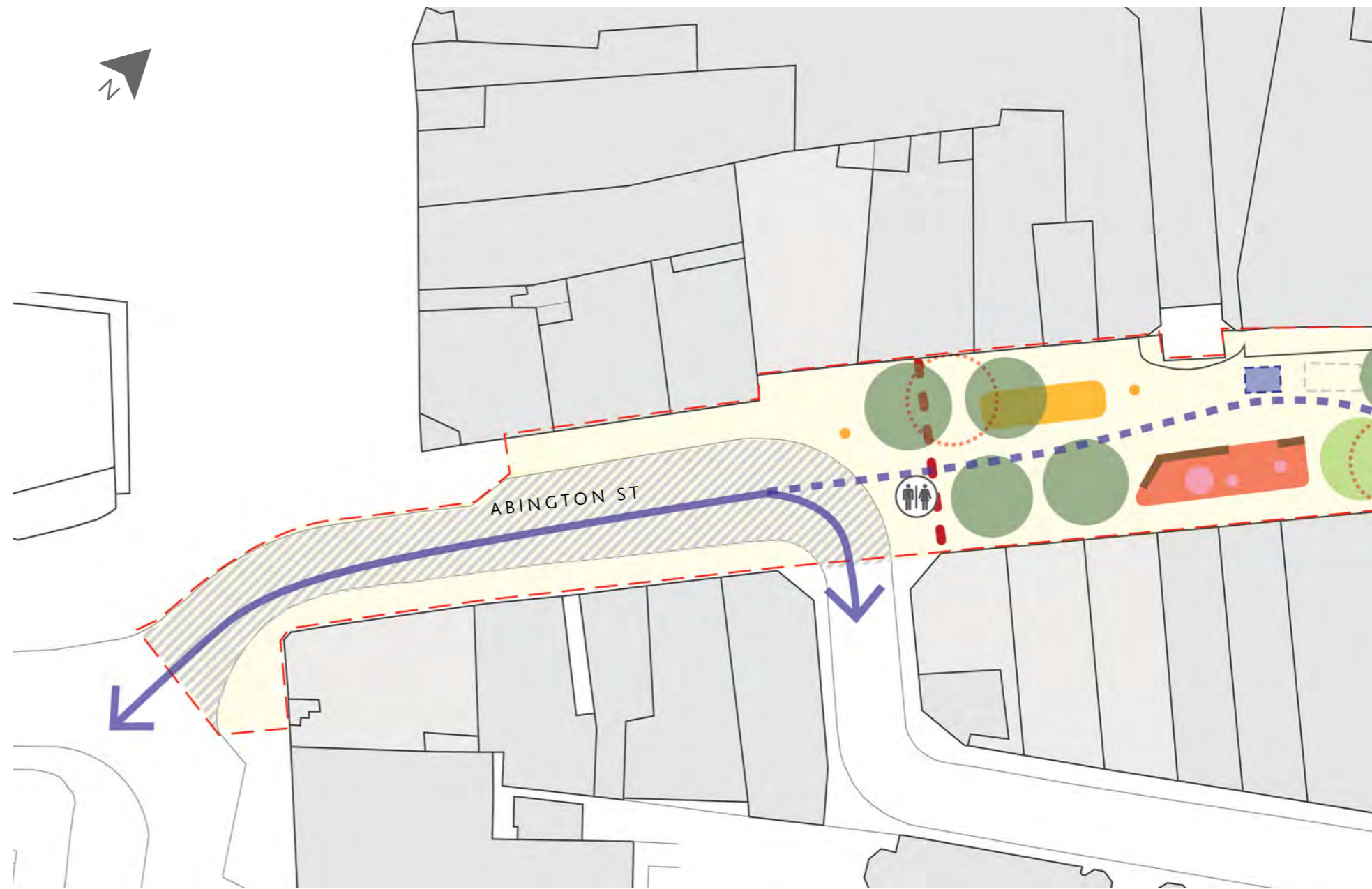
05 INITIAL PROPOSALS

ABINGTON ST PROPOSAL 1 - DYNAMIC STREET

This first proposal for Abington Street titled 'Dynamic Street' provides a vibrant and multi-functional streetscape with a central, meandering paving pattern, accompanied by pockets of activity zones designed to encourage longer dwell time, and attracting more shoppers and visitors to this area.

This proposal aims to encouraging a wide range of activities such as informal play, street performance, outdoor dining, and flexible event spaces that have been carefully positioned along the central route. Flexible and demountable street furniture will also allow a greater flexibility of the street arrangement.

Most of the existing trees will be retained and any trees lost due to proposals will be replaced with new, semi-mature trees.



LEGEND

- | | | | |
|--|-------------------------------|--|-------------------------------------|
| | Vehicle Route | | Scheme Scope |
| | Service Route | | Pedestrian Space |
| | Seating | | Shared Space |
| | Existing Public Art | | Loading Space |
| | Lighting | | Vehicle Space |
| | HVM Product | | Market Space |
| | Vertical Art | | Pop-up Space |
| | Existing Bike Stop | | Alfresco Dining/
Spill-out Space |
| | Existing Public Toilet | | Shared Dining Space |
| | Existing Trees to be Removed | | Informal Play Space |
| | Existing Trees to be Retained | | Performance Space |
| | Proposed Trees | | |



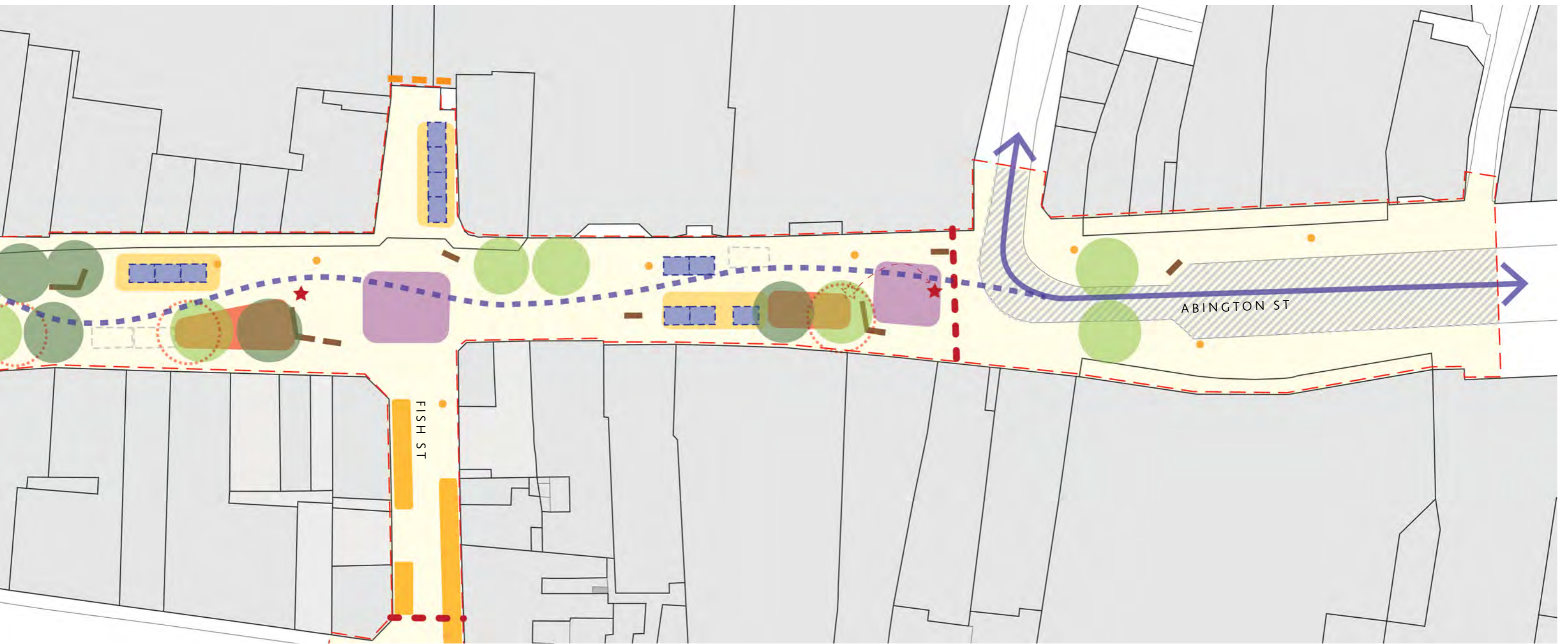
SEATING



FLEXIBLE EVENT /
PERFORMANCE SPACE



INFORMAL PLAY
SPACE



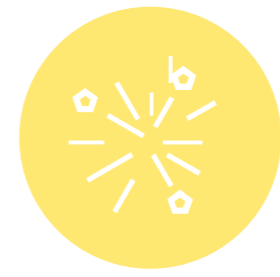
TREES AND GREEN AMENITY



ALFRESCO DINING / SPILL OUT SPACE



TEMPORARY MARKET STALLS



POP-UP SPACE



SOCIAL SPACE

The Illustrative masterplan provides an overview of the proposed improvements to Abington Street, including the following elements:

- Upgraded paving to match existing palette implemented in the eastern section of the street in 2014
- Relocated existing public art
- New street furniture, including seats and picnic benches
- Informal play elements
- Flexible event / performance space
- Flexible pop-up spaces / temporary market stalls
- Retained and proposed trees
- Alfresco dining areas
- Feature mural artwork and screens





DELIVERIES /
LOADING SPACE

EXISTING SCULPTURE
RELOCATED

PERFORMANCE
SPACE

PROPOSED
TREES

FLEXIBLE/MARKET
SPACE

PERFORMANCE
SPACE

EXISTING SCULPTURE
RELOCATED

EXTENT OF EXISTING
PAVING TO BE RETAINED

05 INITIAL PROPOSALS

ABINGTON ST PROPOSAL 1 - DYNAMIC STREET

CROSS SECTION



05 INITIAL PROPOSALS

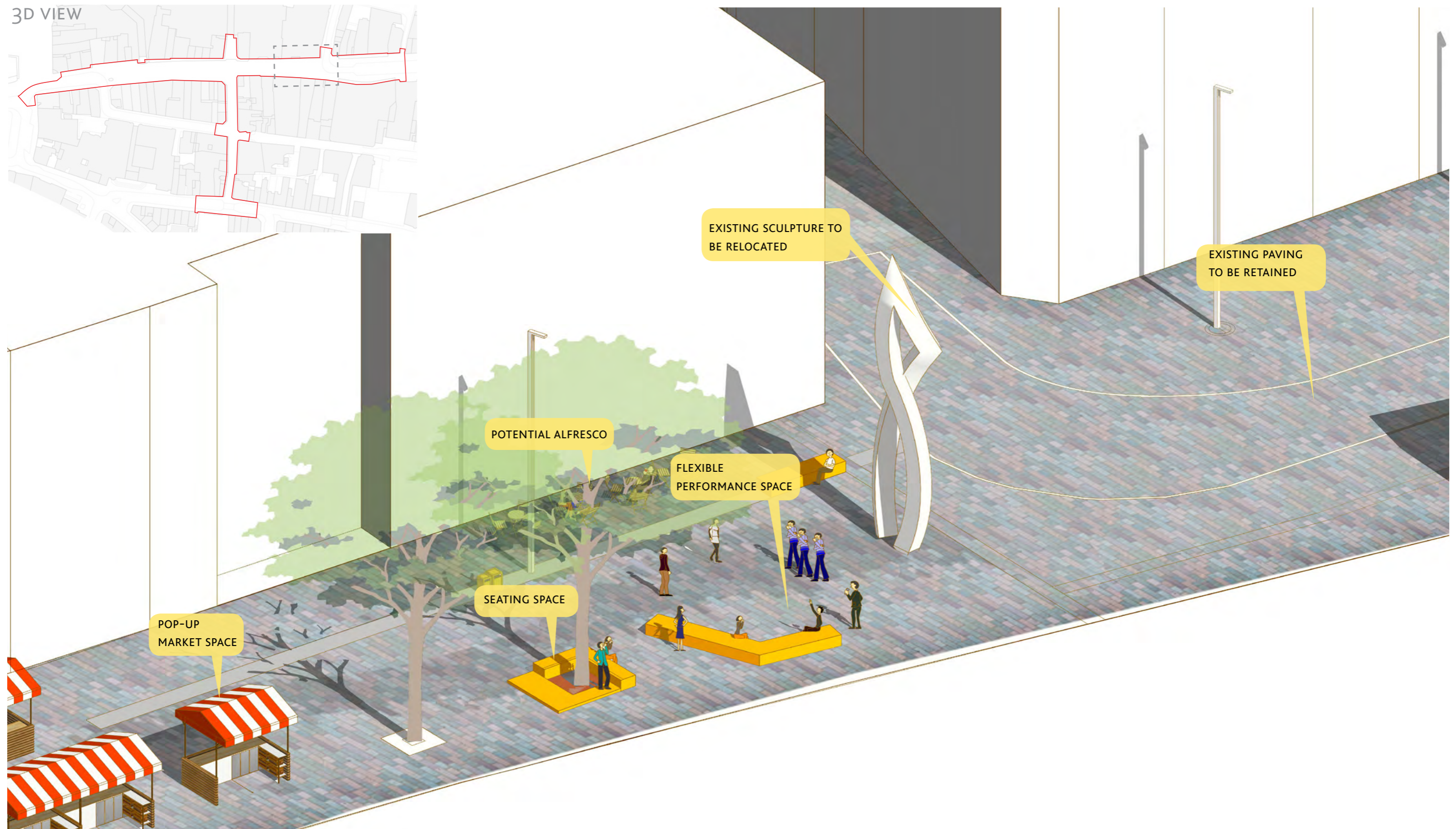
ABINGTON ST PROPOSAL 1 - DYNAMIC STREET

PHOTOMONTAGE



05 INITIAL PROPOSALS

ABINGTON ST PROPOSAL 1 - DYNAMIC STREET



05 INITIAL PROPOSALS

ABINGTON ST PROPOSAL 1 - DYNAMIC STREET

PAVING



SEATING / OUTDOOR DINING



FLEXIBLE EVENT / MARKET SPACE



INFORMAL PLAY



05 INITIAL PROPOSALS

ABINGTON ST PROPOSAL 2 - GREEN STREET

The second proposal for Abington Street titled 'Green Street' focuses on the environmental improvements through planting of a substantial number of trees accompanied by swathes of street-level planting.

The use of permeable paving will assist with the rainwater infiltration while the new planting will help to improve the town centre's micro-climate and increase the biodiversity through introduction of wildlife-friendly species.

Small pockets of outdoor dining and flexible seating/event spaces have been carefully positioned underneath the tree canopies providing the visitors and shoppers an opportunity to enjoy the green and leafy environment.



LEGEND

- | | | | |
|--|-------------------------------|--|---------------------------------------|
| | Vehicle Route | | Scheme Scope |
| | Service Route | | Pedestrian Space |
| | Seating | | Shared Space |
| | Public Art | | Loading Space |
| | Lighting | | Vehicle Space |
| | HVM Product | | Market Space |
| | Vertical Garden | | Pop-up Space |
| | Existing Bike Stop | | Shared Dining Space / Spill Out Space |
| | Existing Public Toilet | | Social Space |
| | Existing Trees to be Removed | | Performance Space |
| | Existing Trees to be Retained | | Street Level Planting |
| | Proposed Trees | | Permeable Paving |



PLANTING



SEATING



FLEXIBLE EVENT /
PERFORMANCE SPACE



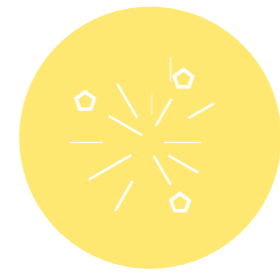
TREES AND GREEN AMENITY



ALFRESCO DINING / SPILL OUT SPACE



TEMPORARY MARKET STALLS



POP-UP SPACE



SOCIAL SPACE

05 INITIAL PROPOSALS

ABINGTON ST PROPOSAL 2 - GREEN STREET

The Illustrative masterplan provides an overview of the proposed improvements to Abington Street, including the following elements:

- Upgraded paving to match existing palette implemented in the eastern section of the street in 2014
- Relocated existing public art
- New street furniture, including seats and picnic benches
- Flexible event / performance space
- Flexible pop-up spaces / temporary market stalls
- Retained and proposed trees
- Street-level planting
- Alfresco dining areas
- Green walls and screens





- REFUSE BIN SCREENS
- LOW LEVEL PLANTING
- EXISTING SCULPTURE RELOCATED
- CENTRAL FLEXIBLE SPACE**
- PROPOSED TREES
- FLEXIBLE/MARKET SPACE**
- FLEXIBLE SEATING SPACE**
- EXISTING SCULPTURE RELOCATED
- EXTENT OF EXISTING PAVING TO BE RETAINED

05 INITIAL PROPOSALS

ABINGTON ST PROPOSAL 2 - GREEN STREET

CROSS SECTION



05 INITIAL PROPOSALS

ABINGTON ST PROPOSAL 2 - GREEN STREET

PHOTOMONTAGE



FEATURE
CATENARY LIGHTS

ALFRESCO
DINING

CENTRAL FLEXIBLE SPACE

SEATING SPACE

EXISTING TREE

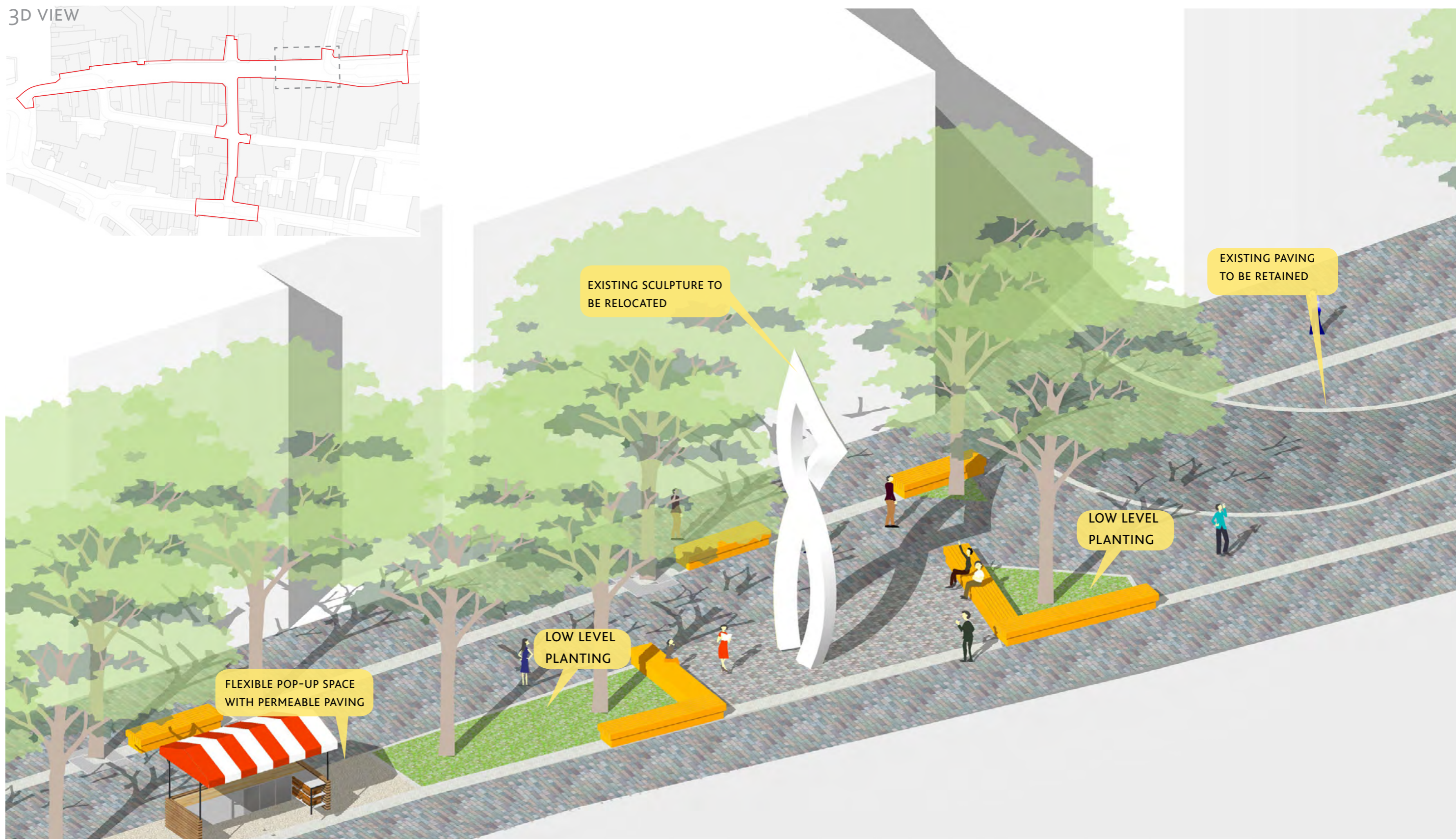
PROPOSED TREE

EXISTING SCULPTURE

LOW LEVEL
PLANTING

05 INITIAL PROPOSALS

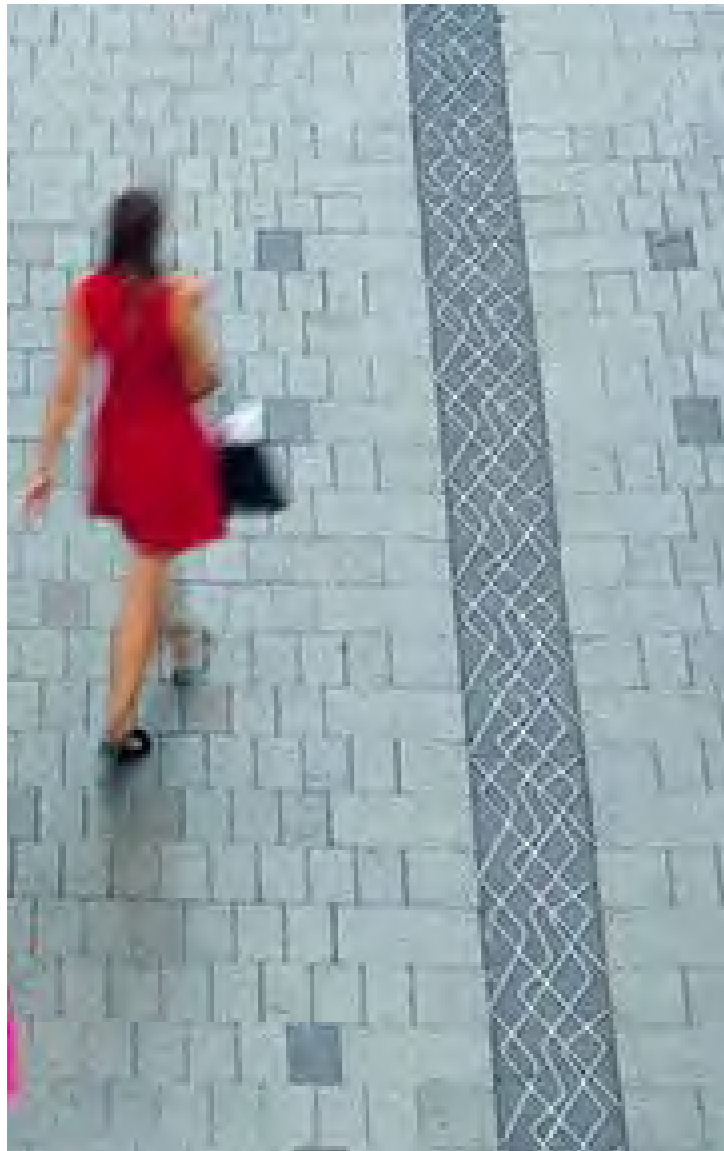
ABINGTON ST PROPOSAL 2 - GREEN STREET



05 INITIAL PROPOSALS

ABINGTON ST PROPOSAL 2 - GREEN STREET

PAVING



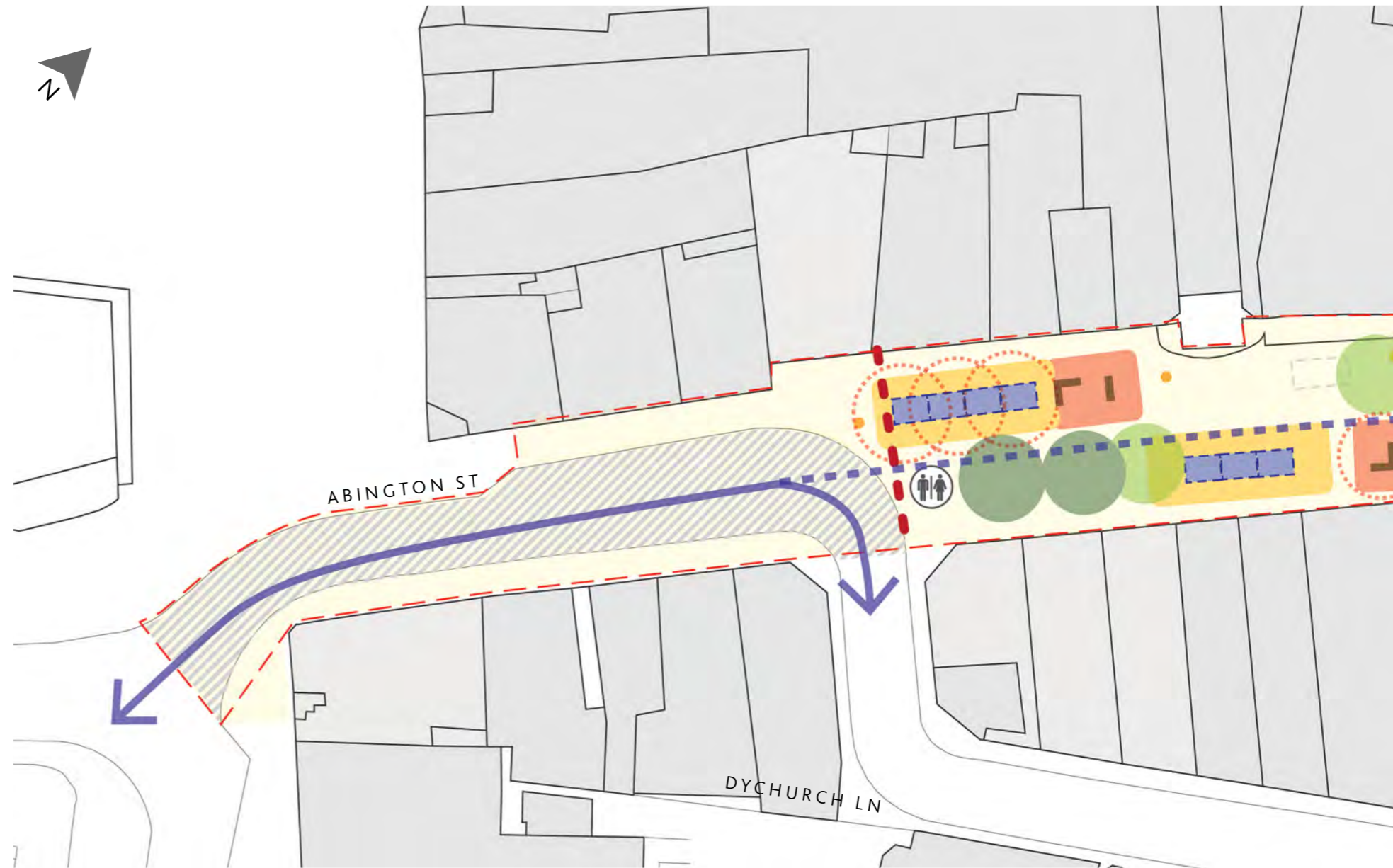
SEATING / OUTDOOR DINING / GREEN INFRASTRUCTURE



05 INITIAL PROPOSALS

ABINGTON ST PROPOSAL 3 - SIMPLE STREET

The third proposal for Abington Street titled 'Simple Street' provides an elegant and cost-effective design with small clusters of trees and islands of seating spaced at even intervals creating a rhythm to the streetscape. The reduced amount of street furniture and simplicity of the design enables greater flexibility in the street arrangement while seating grouped in islands allows greater social interaction.



LEGEND

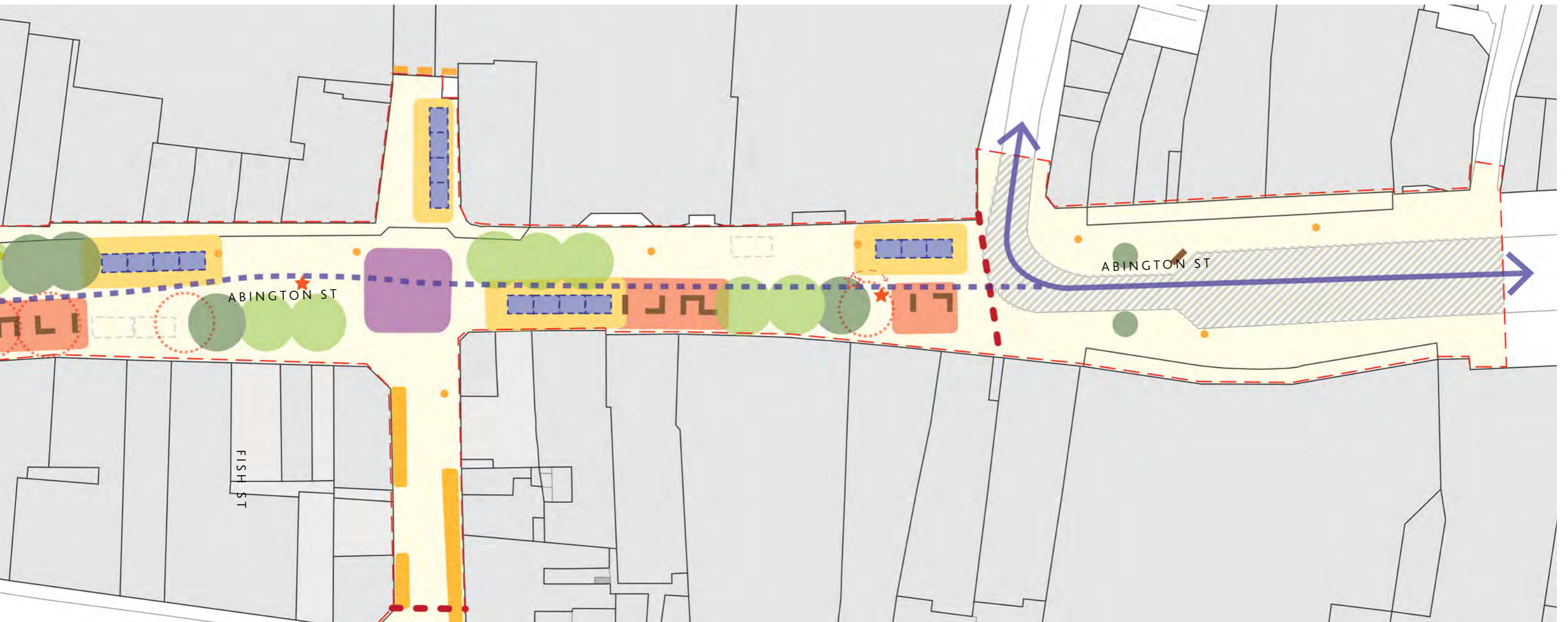
- Vehicle Route
- Service Route
- Seating
- Public Art
- Lighting
- HVM Product
- Vertical Art
- Existing Bike Stop
- Existing Public Toilet
- Existing Trees to be Removed
- Existing Trees to be Retained
- Proposed Trees
- Scheme Scope
- Pedestrian Space
- Shared Space
- Vehicle Space
- Loading Space
- Market Space
- Pop-up Space
- Shared Dining Space / Spill Out Space
- Social Seating Space
- Performance Space



SEATING



FLEXIBLE EVENT / PERFORMANCE SPACE



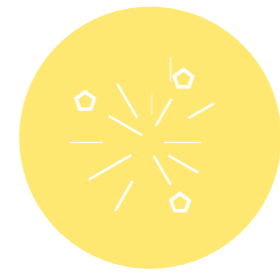
TREES AND GREEN AMENITY



ALFRESCO DINING / SPILL OUT SPACE



TEMPORARY MARKET STALLS



POP-UP SPACE



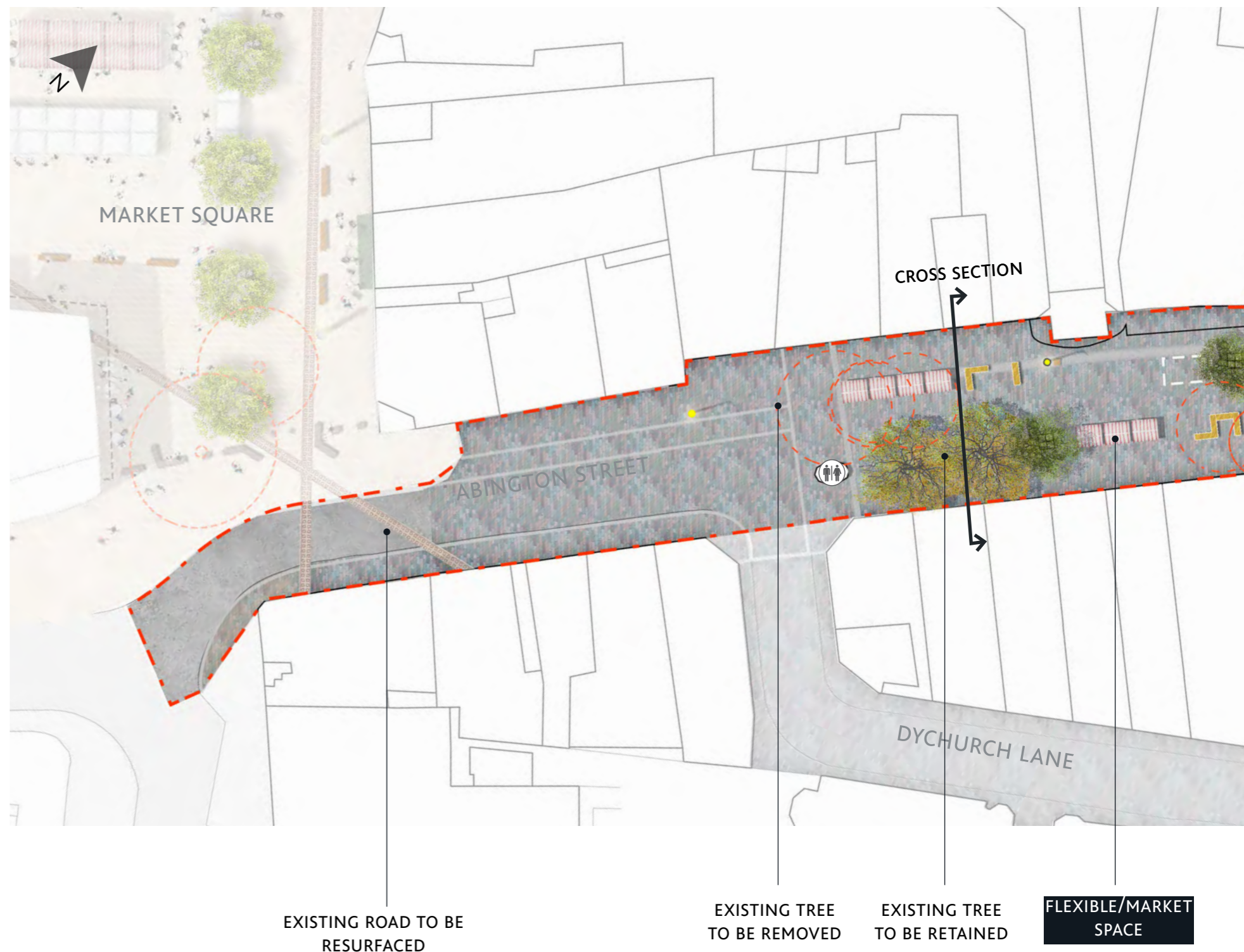
SOCIAL SPACE

05 INITIAL PROPOSALS

ABINGTON ST PROPOSAL 3 - SIMPLE STREET

The Illustrative masterplan provides an overview of the proposed improvements to Abington Street, including the following elements:

- Upgraded paving to match existing palette implemented in the eastern section of the street in 2014
- Relocated existing public art
- New street furniture
- Flexible event / performance space
- Flexible pop-up spaces / temporary market stalls
- Retained and proposed trees
- Alfresco dining areas



05 INITIAL PROPOSALS

ABINGTON ST PROPOSAL 3 - SIMPLE STREET

CROSS SECTION



05 INITIAL PROPOSALS

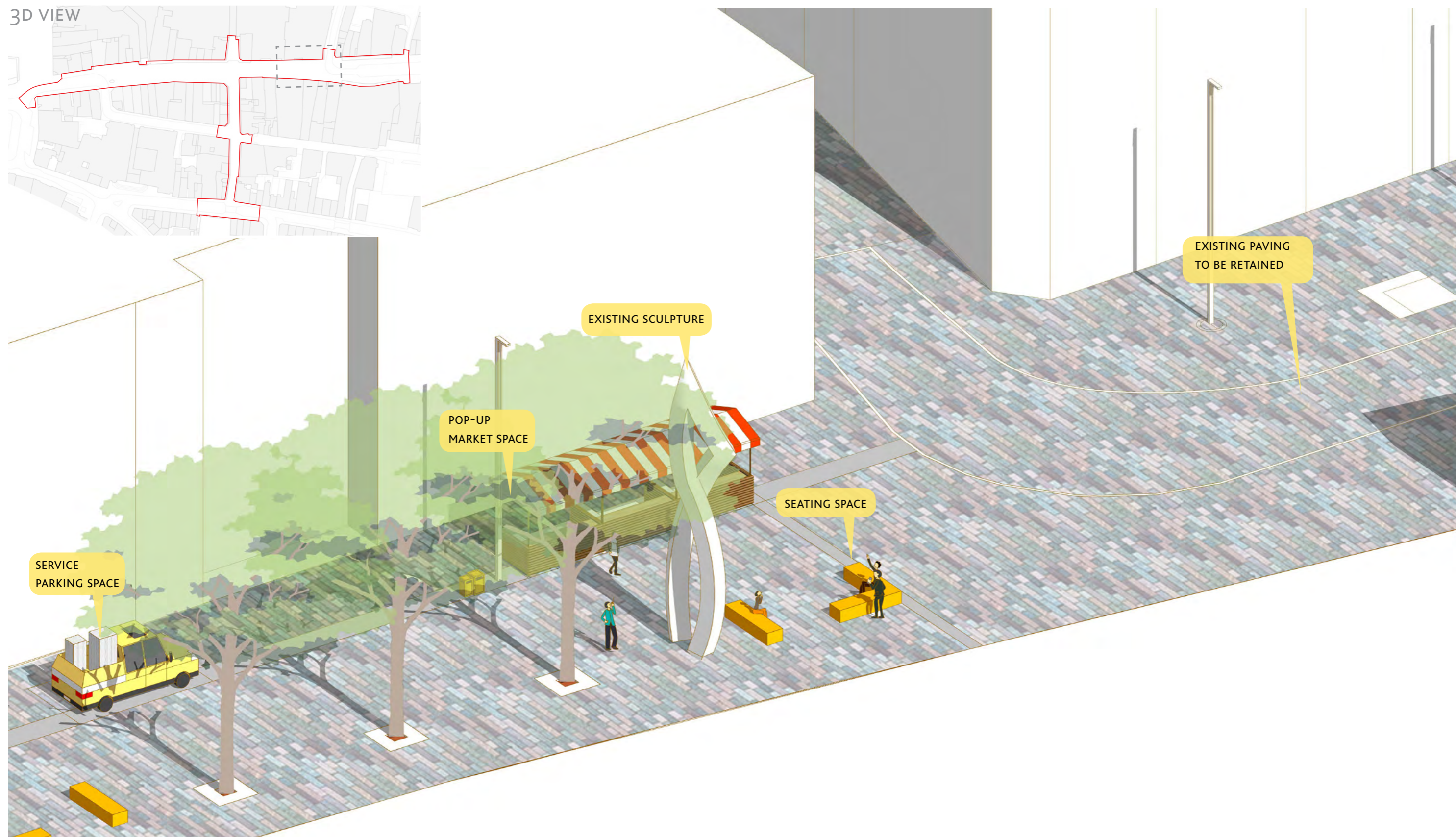
ABINGTON ST PROPOSAL 3 - SIMPLE STREET

PHOTOMONTAGE



05 INITIAL PROPOSALS

ABINGTON ST PROPOSAL 3 - SIMPLE STREET



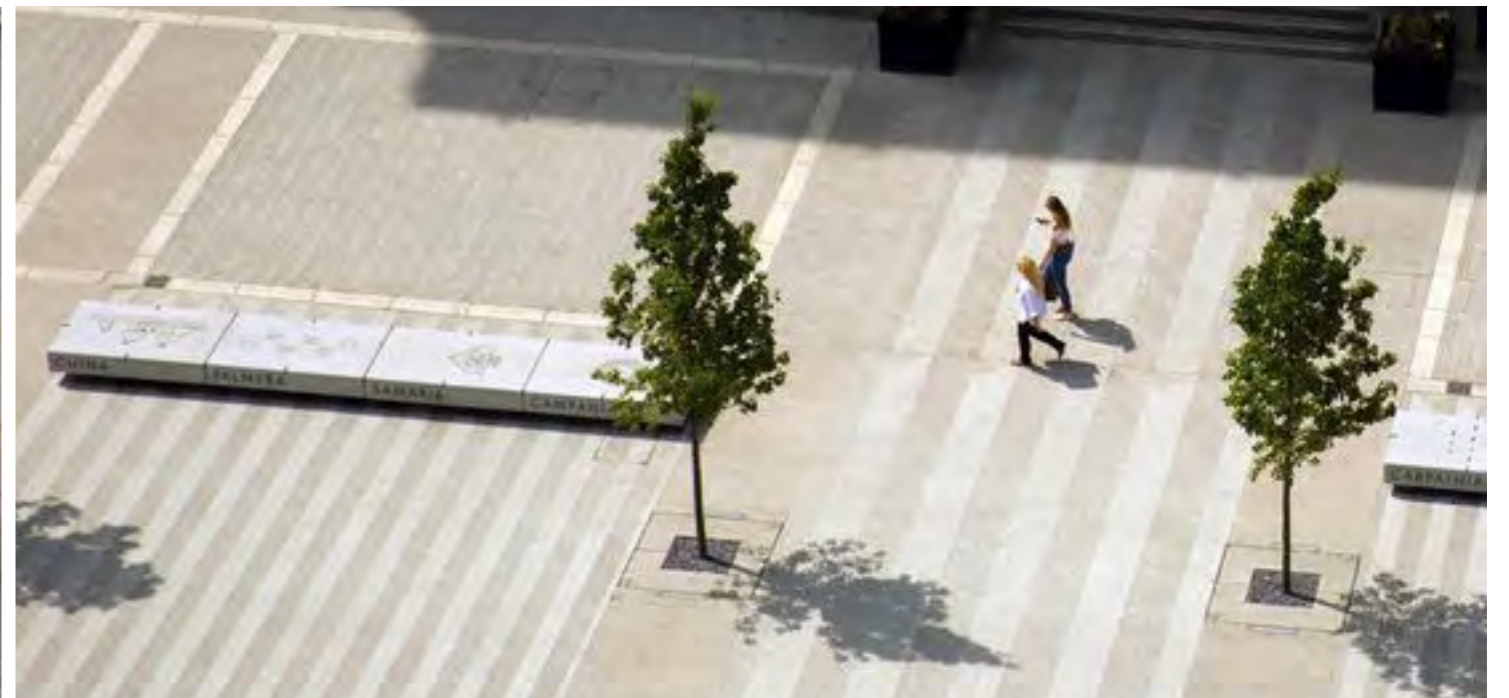
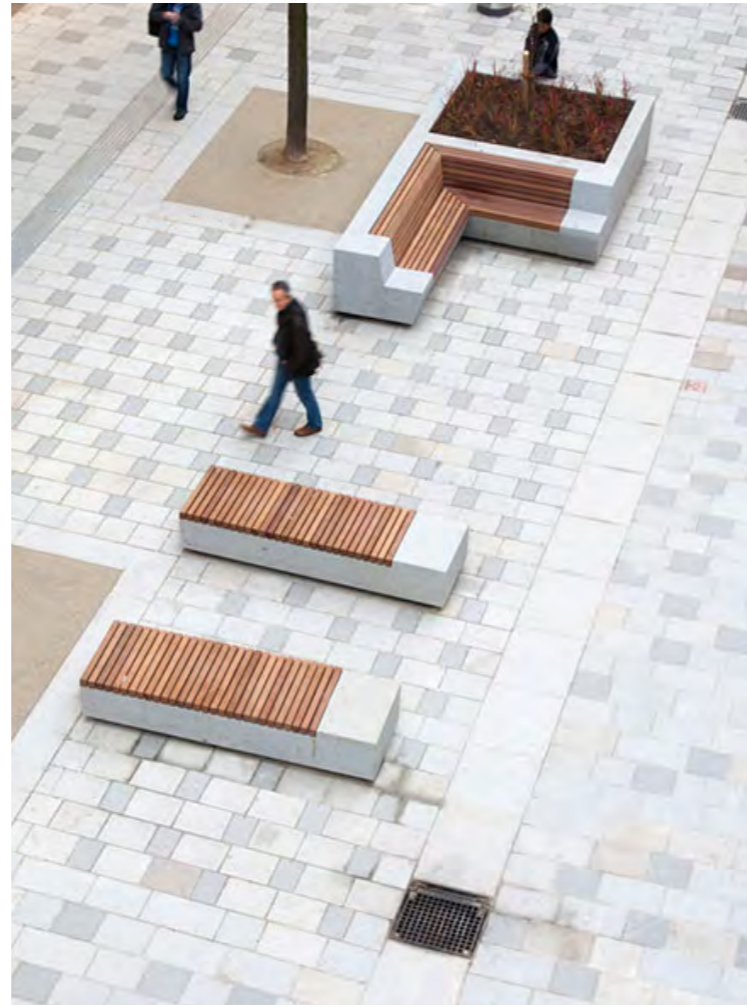
05 INITIAL PROPOSALS

ABINGTON ST PROPOSAL 3 - SIMPLE STREET

PAVING



SEATING SPACE / FURNITURE / GREEN INFRASTRUCTURE



05 INITIAL PROPOSALS

FISH ST PROPOSAL 1 - COMMUNITY-LED GREEN STREET

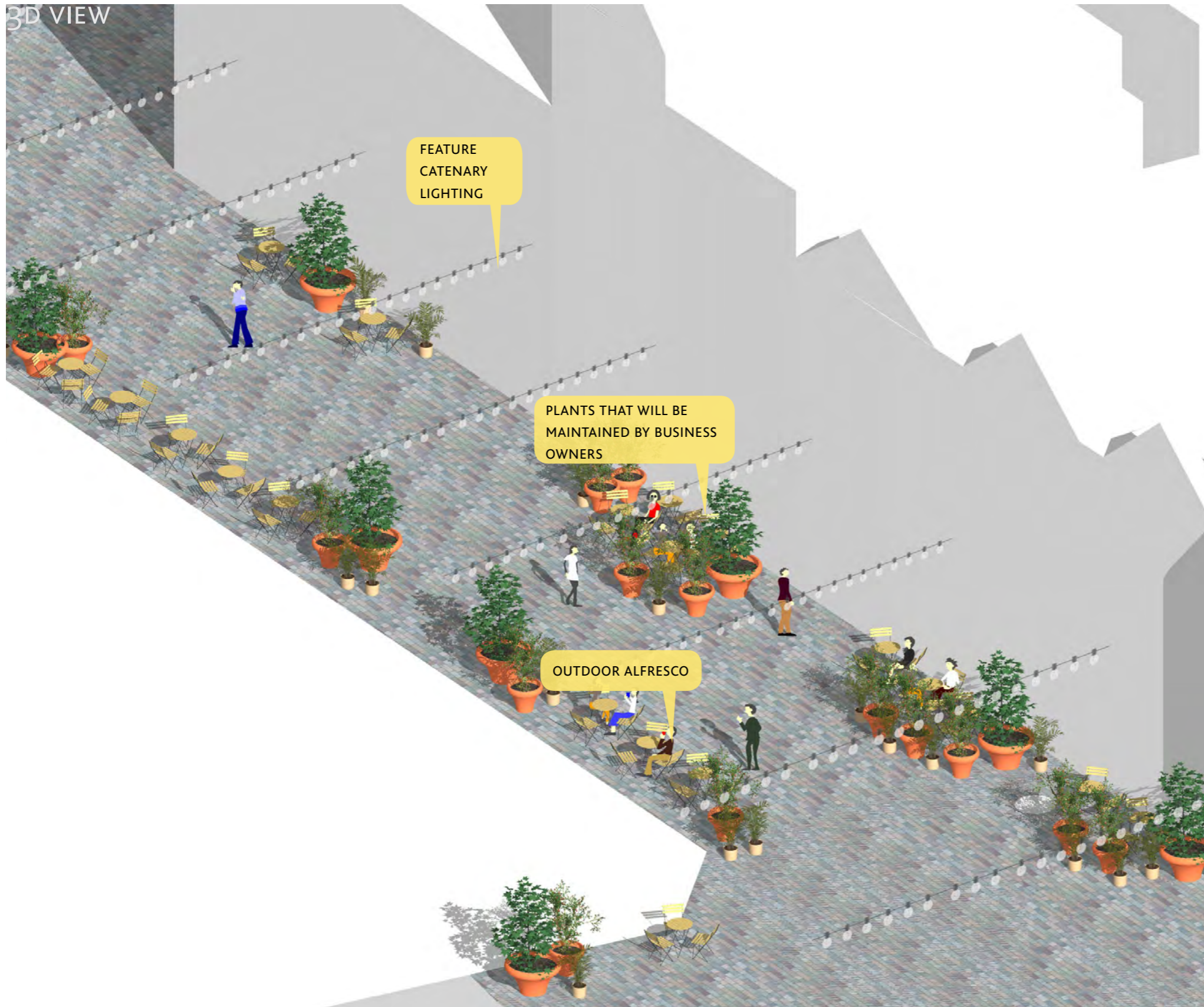
Proposal 1 Community-led Green Street envisions external dining areas separated by clusters of urban planters and plant pots creating an unique green and leafy streetscape. A provision of planters will be supplied as part of the scheme and then business owners and residents will be encouraged to take a sense of ownership and pride in further greening of the street. Successful examples of this type of streetscape can be seen in cities throughout the UK and Europe such as Heddon Street in London.

CROSS SECTION



05 INITIAL PROPOSALS

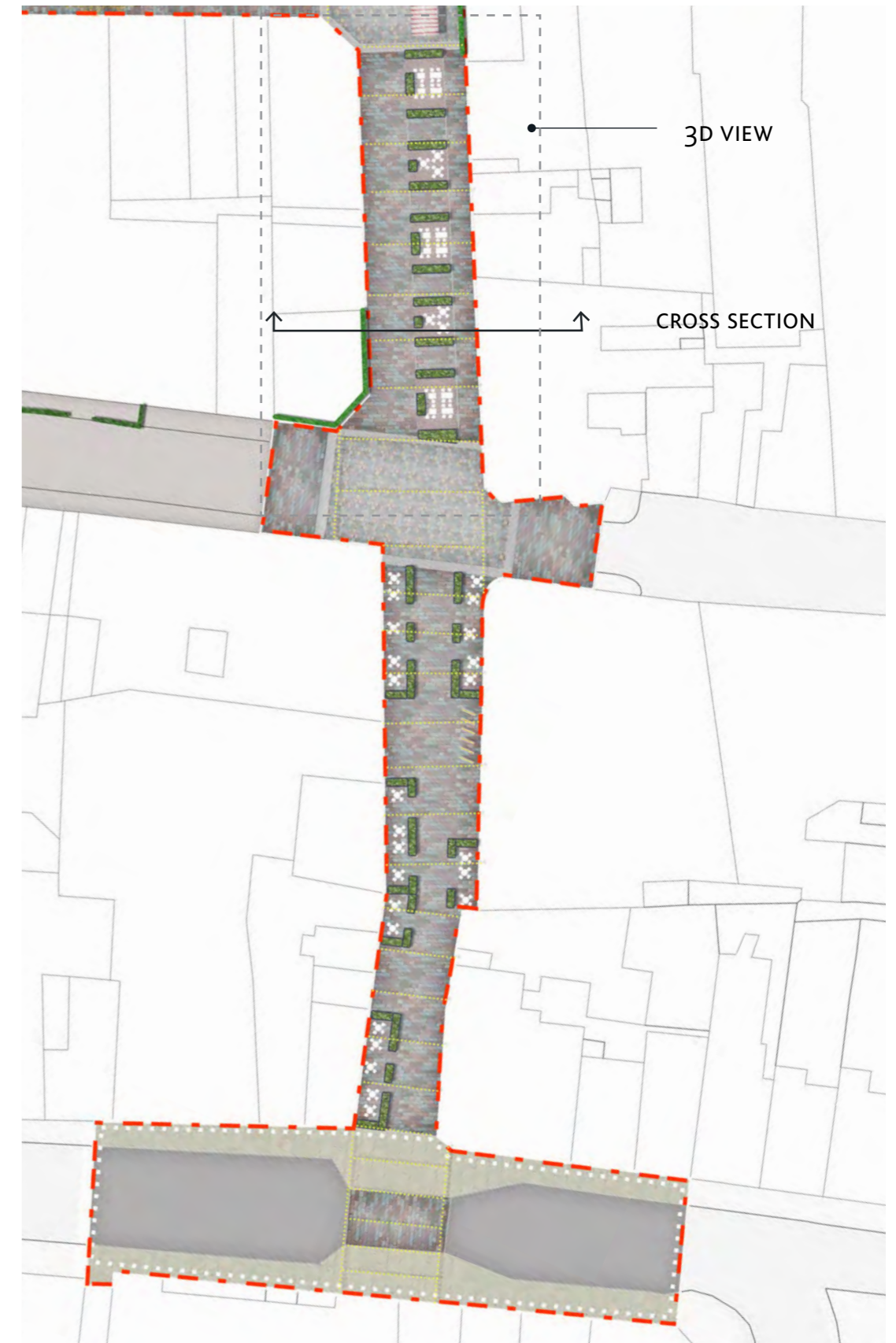
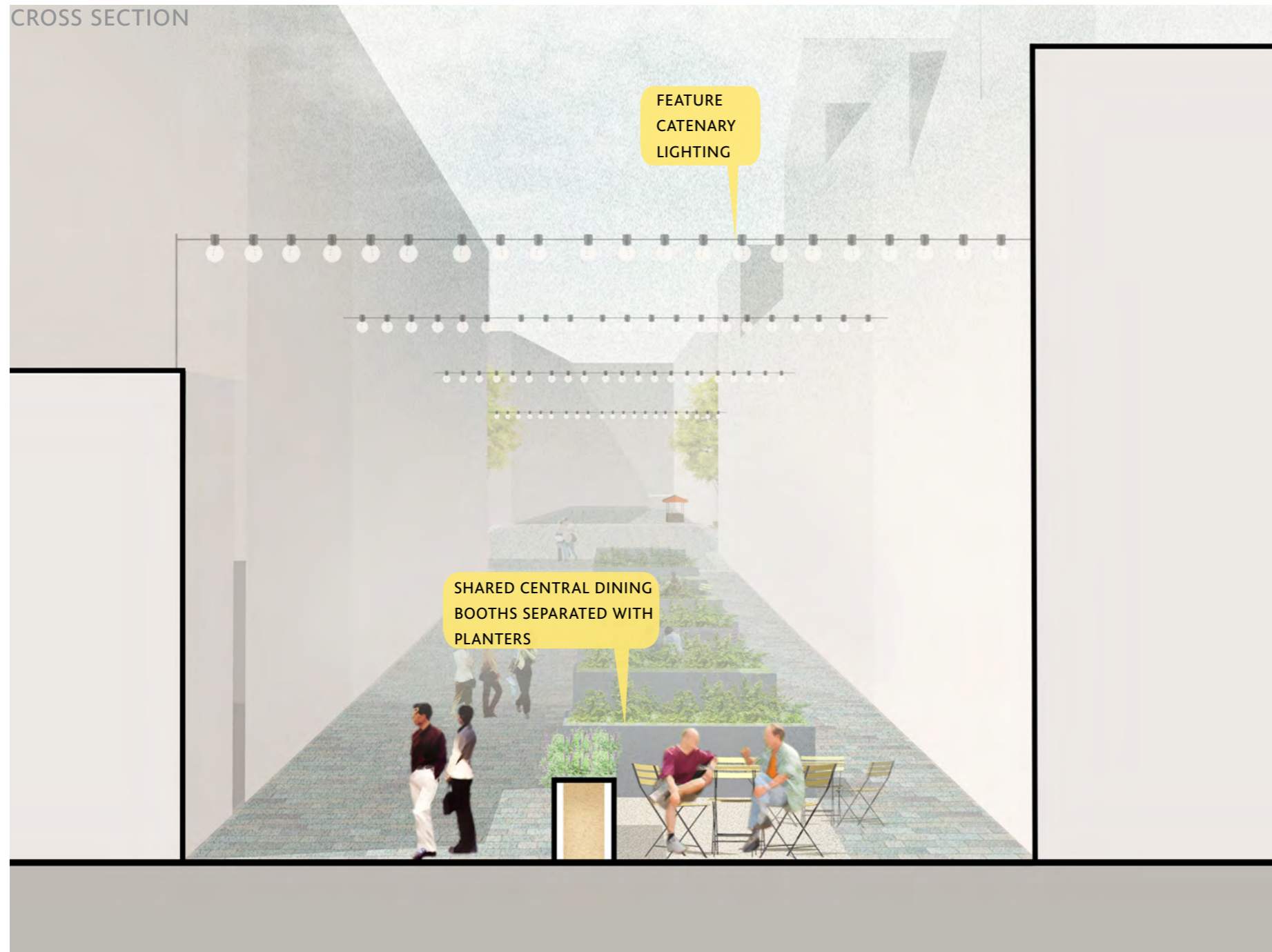
FISH ST PROPOSAL 1 - COMMUNITY-LED GREEN STREET



05 INITIAL PROPOSALS

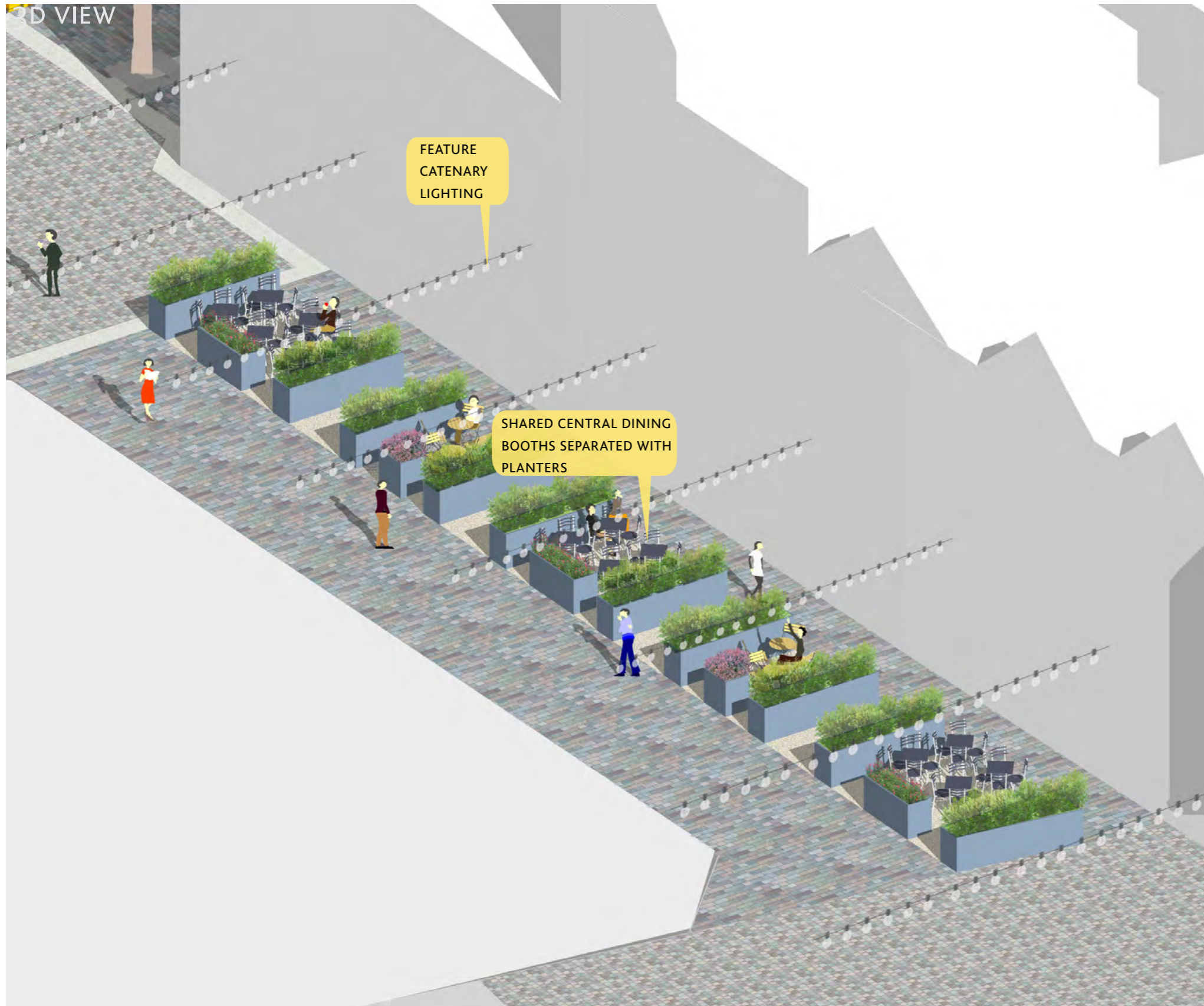
FISH ST PROPOSAL 2 - SHARED DINNING ZONE

Proposal 2 – shared central dining zone envisions permanent shared ‘food court’ style booths separated by urban planters. Diners can choose wherever they like to sit on the street, no matter which vendor they have purchased food from. This is aimed at creating a lively, friendly and social atmosphere.



05 INITIAL PROPOSALS

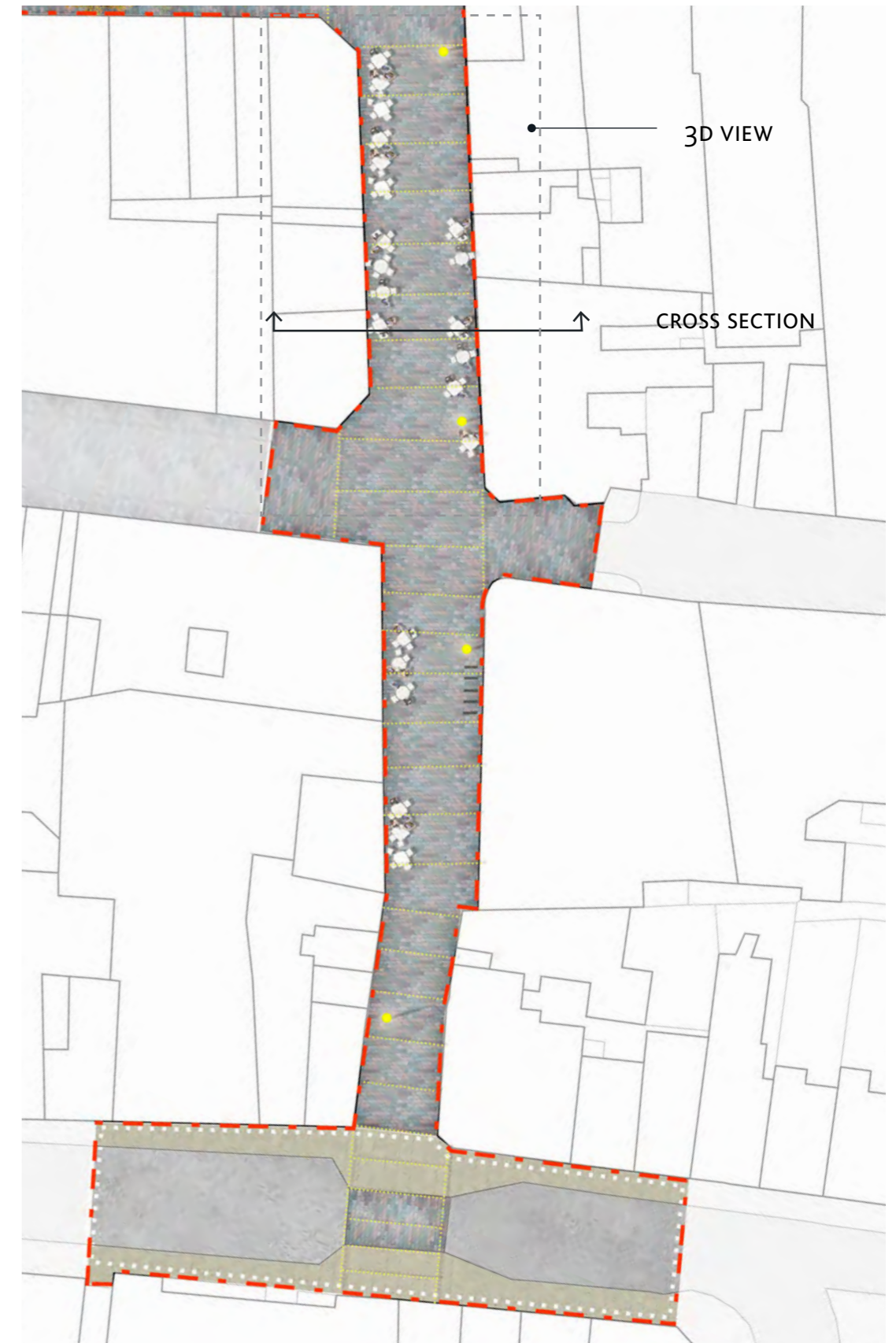
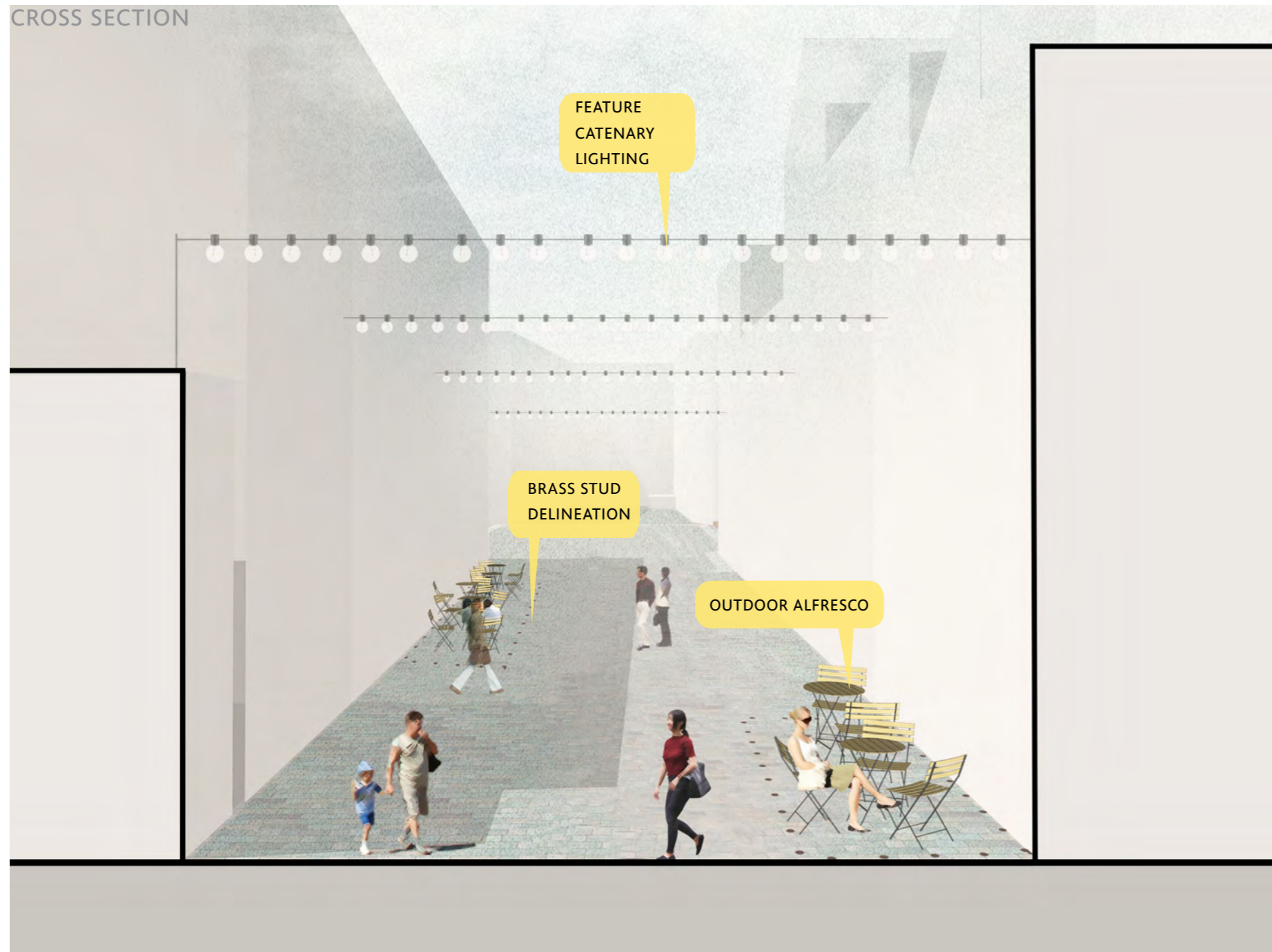
FISH ST PROPOSAL 2 - SHARED DINNING ZONE



05 INITIAL PROPOSALS

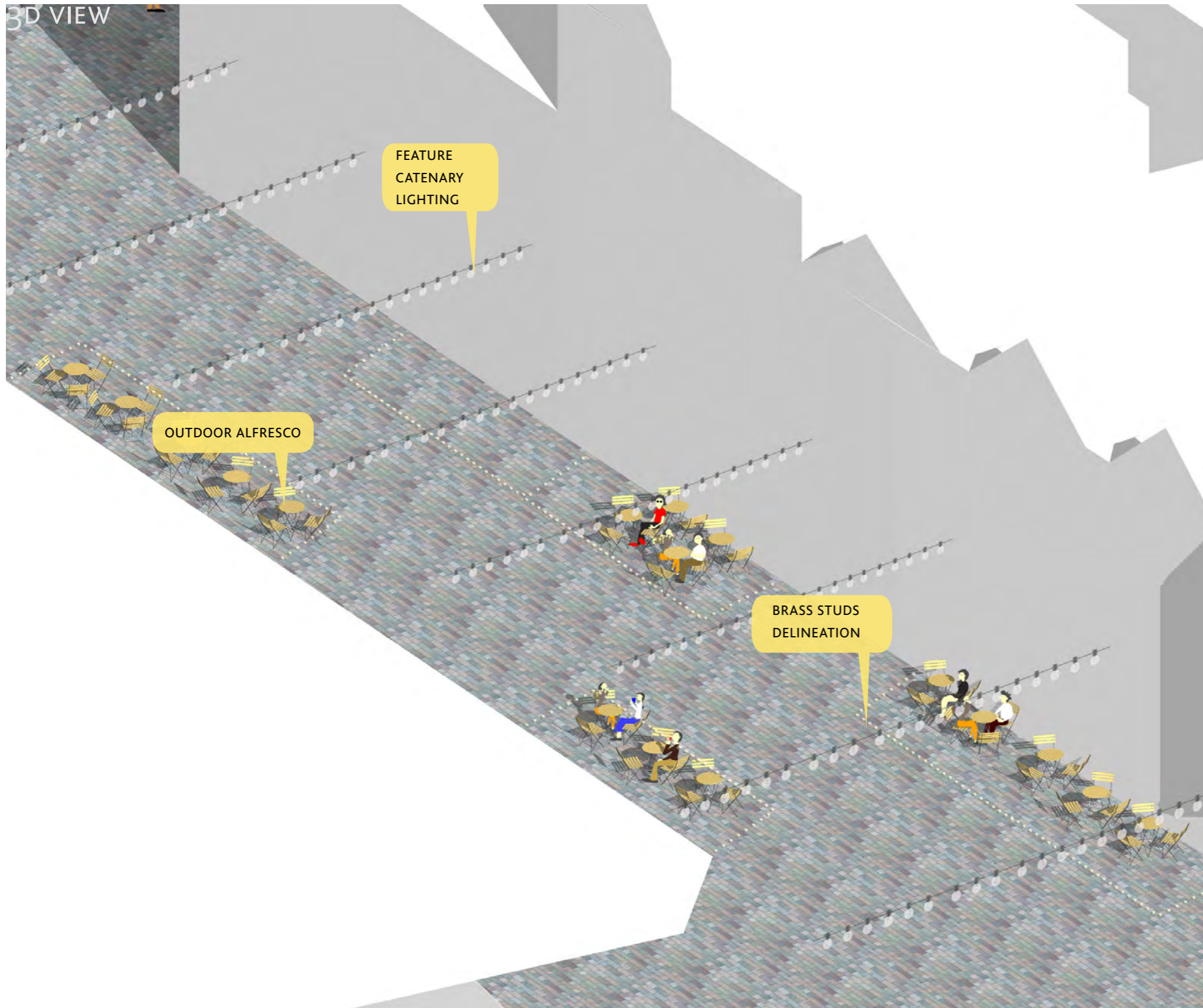
FISH ST PROPOSAL 3 - SIMPLE DELINEATION

Proposal 3 – Simple delineation envisioned by subtle demarcation of the alfresco dining zones using brass studs in the paving. The markings will aid management of the street as all businesses will have clear lines on where they are able to set out their tables.



05 INITIAL PROPOSALS

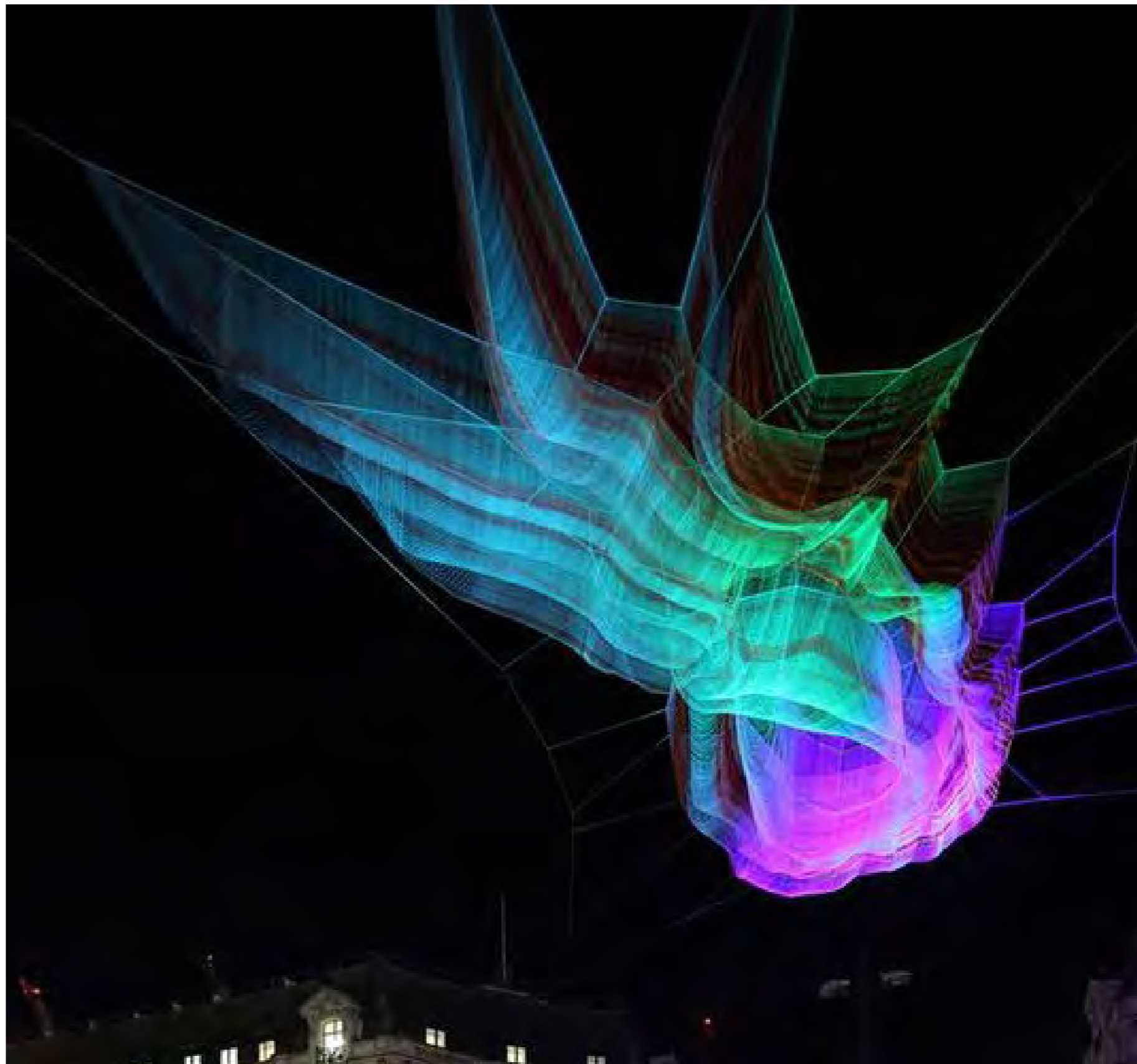
FISH ST PROPOSAL 3 - SIMPLE DELINEATION



05 INITIAL OPTIONS

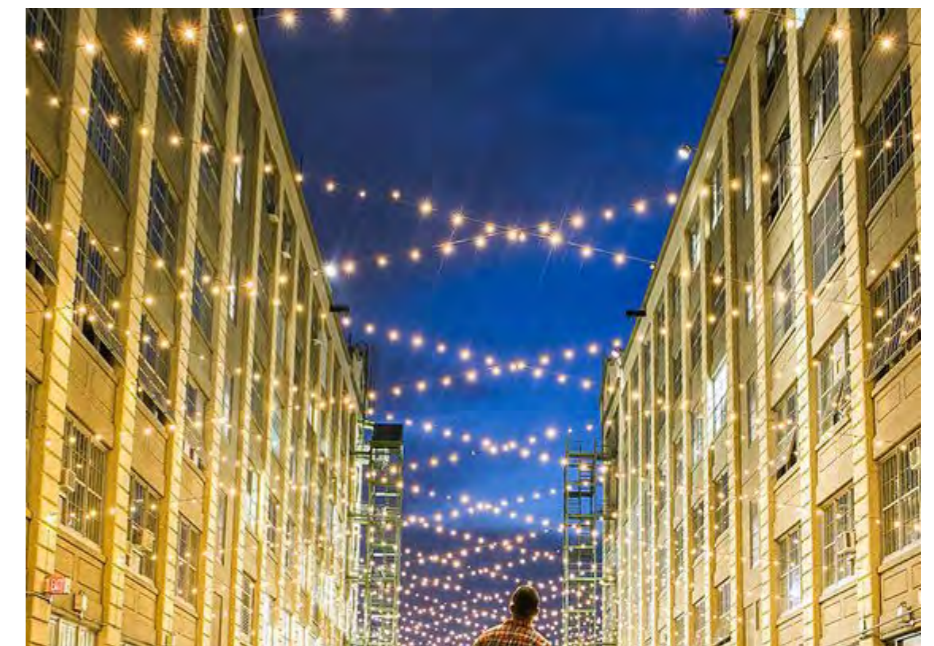
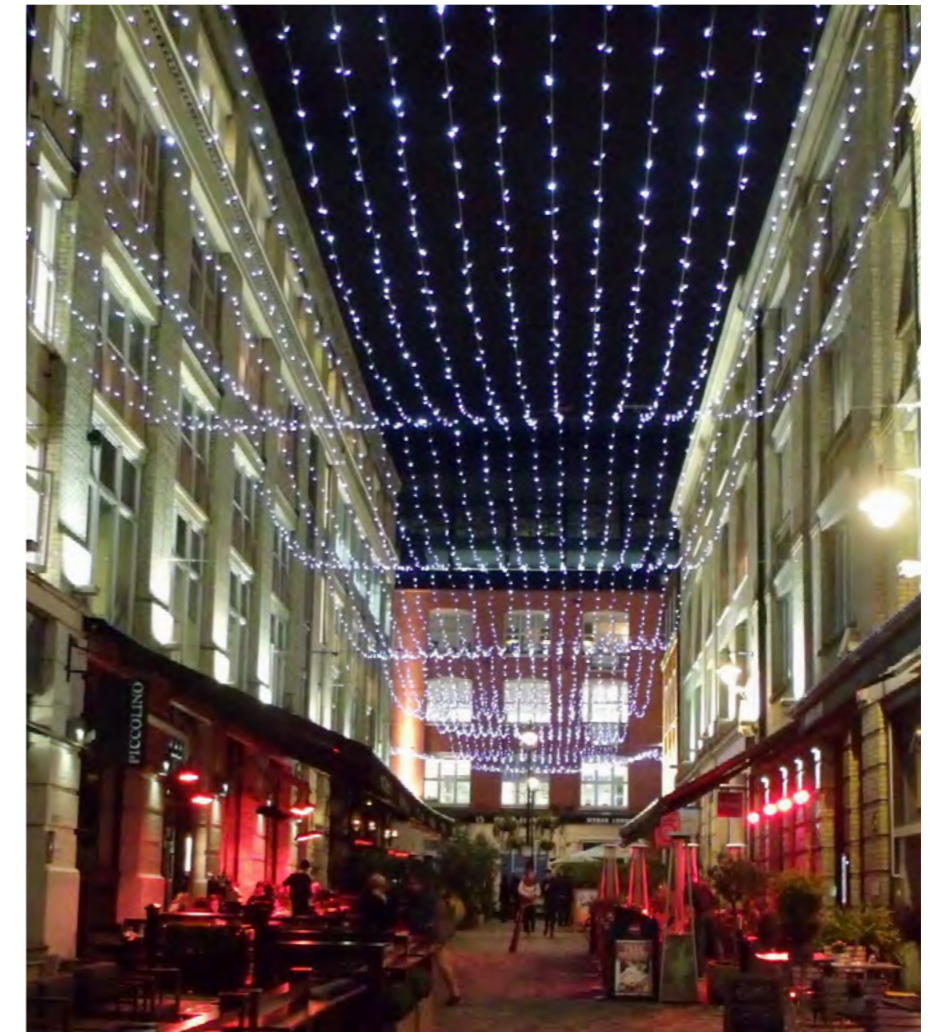
FISH ST CATENARY LIGHTING

Independent to the alfresco dining arrangement, the existing overhead catenary lighting is proposed to be replaced with a bespoke, eye-catching and 'instagrammable' lighting feature. Aimed at becoming an iconic attraction that puts the town centre back on the map. It's intended that the feature will be designed in collaboration with lighting designers and/or local artists creating a unique solution rooted in the street's name and its rich history. The precedent images provide an examples of bespoke catenary lighting.



05 INITIAL OPTIONS

FISH ST CATENARY LIGHTING



06

STAKEHOLDER CONSULTATION

06 OPTIONS APPRAISAL & CONSULTATION

STAKEHOLDER CONSULTATIONS

On 20 October 2021, a consultation event was held at the Guild Hall in Northampton for the retailers and businesses on Abington St and Fish St to view and comment on the design proposals.

Members of the project team were on hand to talk through the proposals and capture feedback via a questionnaire. The proposals and questionnaire were also made available on-line.

The consultation material, explaining the process and illustrating the proposals is set out below and the overview of the consultee responses is presented on the following pages.

Due to the limited number of responses, further stakeholder consultation will be carried out during Design Stage 3.

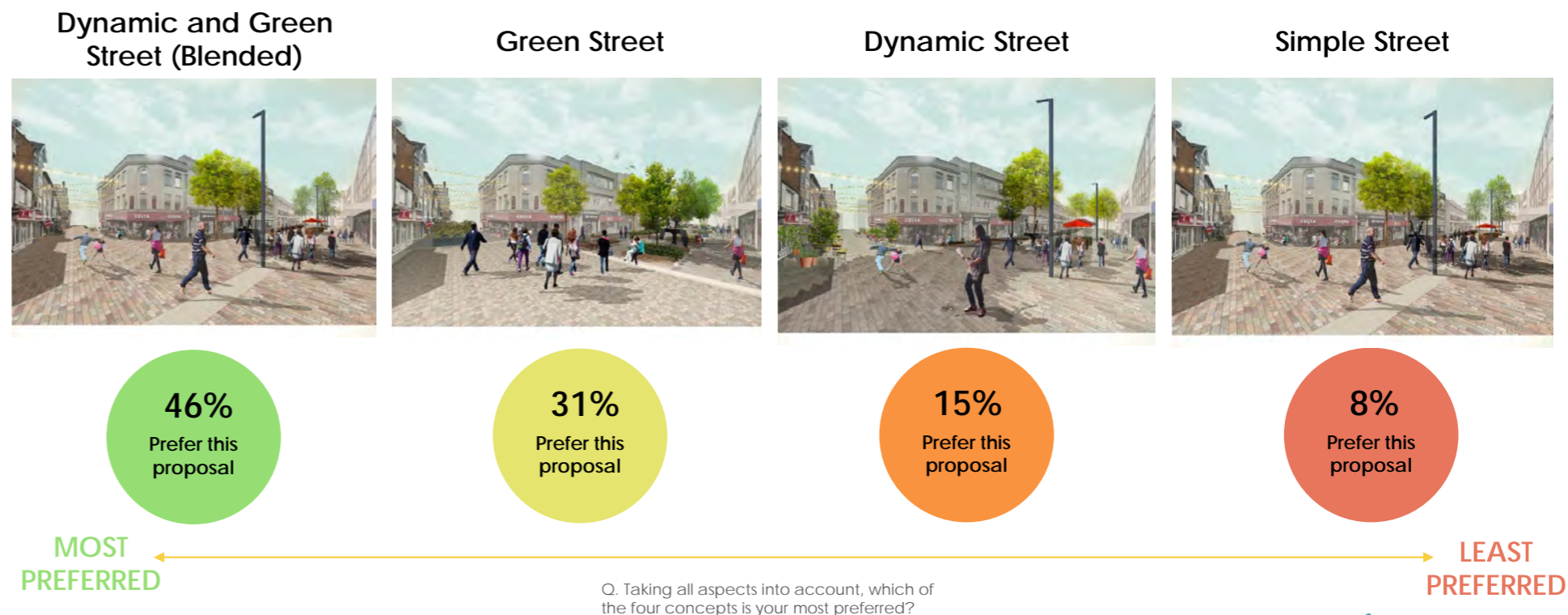
A further 'town-wide' consultation exercise will take place during the next stage of the project.



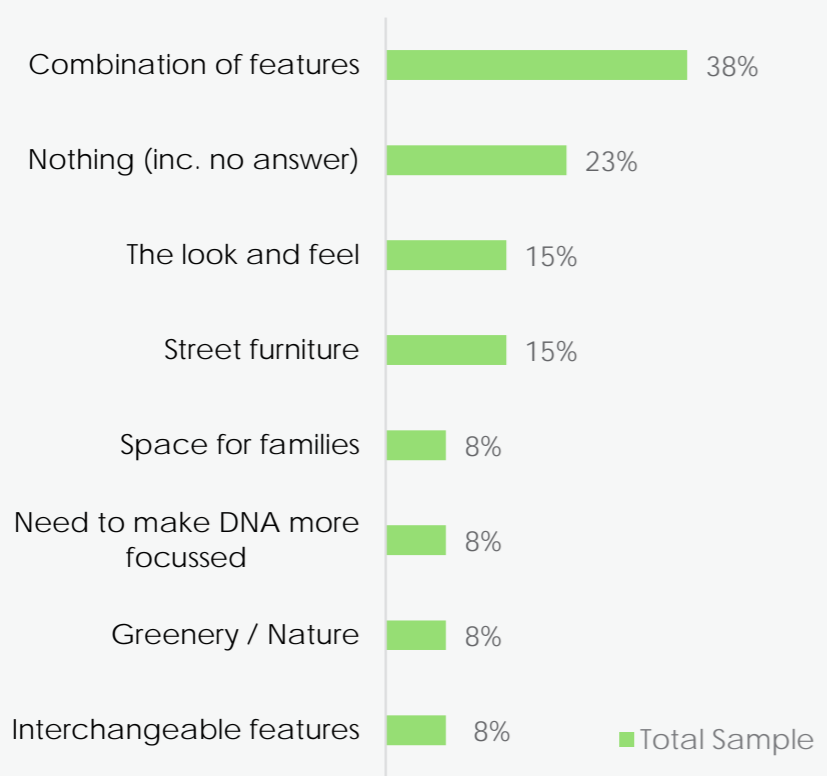
06 OPTIONS APPRAISAL & CONSULTATION

STAKEHOLDER CONSULTATIONS

From the proposals presented during the consultation, Design Proposal 4 (the blended proposal of Dynamic and Green Street) was the public's preferred option for Abington Street and it will be taken forward as a preferred option and will be further developed during Design Stage 3. Details of this option are presented in Section 7 of this report.



What do you like about this concept? (Dynamic and Green Street (Blended))



OVERALL RANK	CONCEPT	KEY LIKES	KEY DISLIKES	% LIKE (the % of respondents who scored a 5-7 out of 7 for 'to what extent do you like/dislike the scheme overall')	AVG. SCORE (the average score given out of 7 for 'to what extent do you like/dislike the scheme overall')	STAKEHOLDER PREFERENCE (the % of respondents who chose each concept as their most preferred)
1.	BLENDED STREET	<ul style="list-style-type: none"> Combination of features The look and feel Street furniture 	<ul style="list-style-type: none"> Too busy / cluttered Nothing (inc. no answer) Too basic / not enough change 	85%	5.5	46%
2.	GREEN STREET	<ul style="list-style-type: none"> Greenery/green space Environmentally friendly Will improve wellbeing 	<ul style="list-style-type: none"> Nothing (inc. no answer) Potentially high maintenance costs 	92%	5.8	31%
3.	DYNAMIC STREET	<ul style="list-style-type: none"> Activities / social interaction Continental / European feel Outdoor dining Flexibility 	<ul style="list-style-type: none"> Nothing (inc. no answer) Too many sculptures / sculptures open to abuse 	77%	5.0	15%
4.	SIMPLE STREET	<ul style="list-style-type: none"> The seating Simplicity / minimalist design The paving 	<ul style="list-style-type: none"> Not enough change / not brave enough Too minimal Won't attract more people to town 	23%	3.9	8%

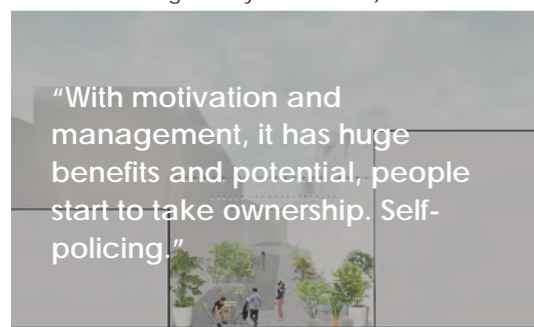
06 OPTIONS APPRAISAL & CONSULTATION

STAKEHOLDER CONSULTATIONS

In relation to the Fish Street proposals, the shared central dining zone (proposal 2) was the consultees preferred option, and along with other comments has been incorporated into preferred proposal.

The businesses have also been consulted on their views regarding upgrading the catenary lighting and relocating the 'Discovery' DNA sculpture. While business stakeholders strongly agreed with the proposed improvement to the overhead lighting on Fish Street, there were split views regarding the moving of the sculpture. Whilst just over half (54%) strongly agreed that the sculpture should be moved, 38% had no strong view either way.

PROPOSAL 1
(the current arrangement but with additional pots and planters to add more greenery to the street)



"With motivation and management, it has huge benefits and potential, people start to take ownership. Self-policing."

PROPOSAL 2
(a shared common food court with fixed planters to the northern end of the street)



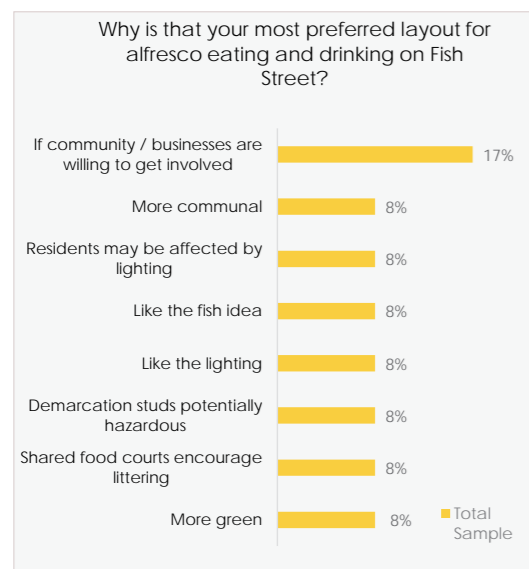
"It just give customers other options. I don't think plants will help. A lot more is needed."
"This could bring new and exciting street vendors into the town."

PROPOSAL 3
(a simple layout with studs to demarcate alfresco eating and drinking zones)

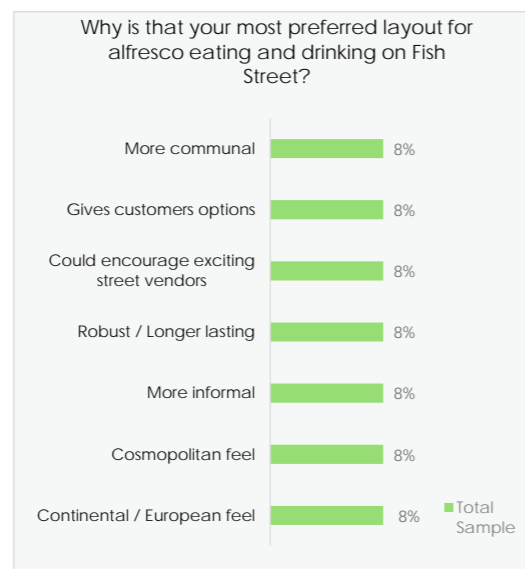


"Concerned about maintenance of pots as could detract from space."
"It's more flexible."

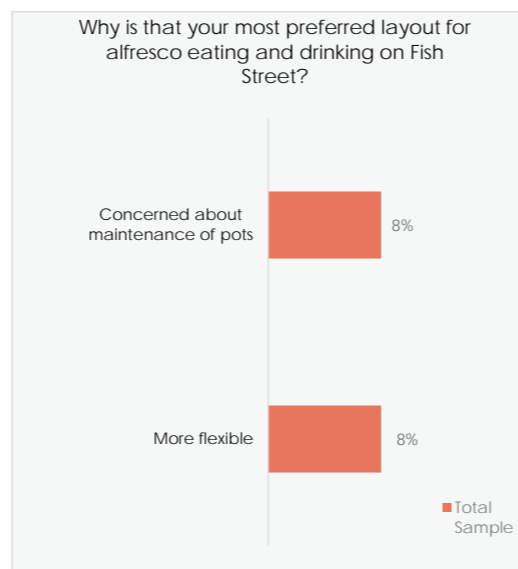
38%
Prefer this proposal



46%
Prefer this proposal

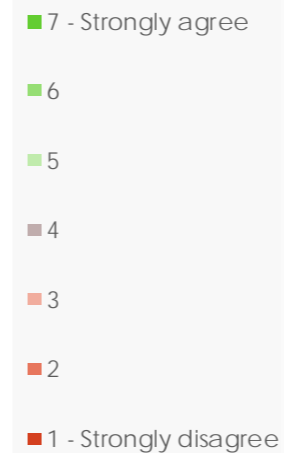


15%
Prefer this proposal



An improvement to the overhead lighting, with the aim of evoking the Fish Street heritage via a creative lighting solution, has been proposed. To what extent do you agree or disagree with this proposal?

Avg. Score **6.3**

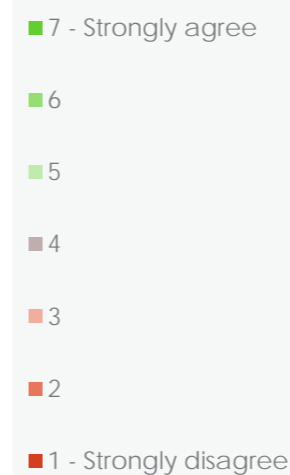


85%
Agree

Total Sample

To what extent do you agree that the 'Discovery' DNA sculpture, which celebrates Professors Watson and Crick, should be moved elsewhere in the Town centre to give it more room and prominence?

Avg. Score **5.4**



54%
Strongly agree

Total Sample

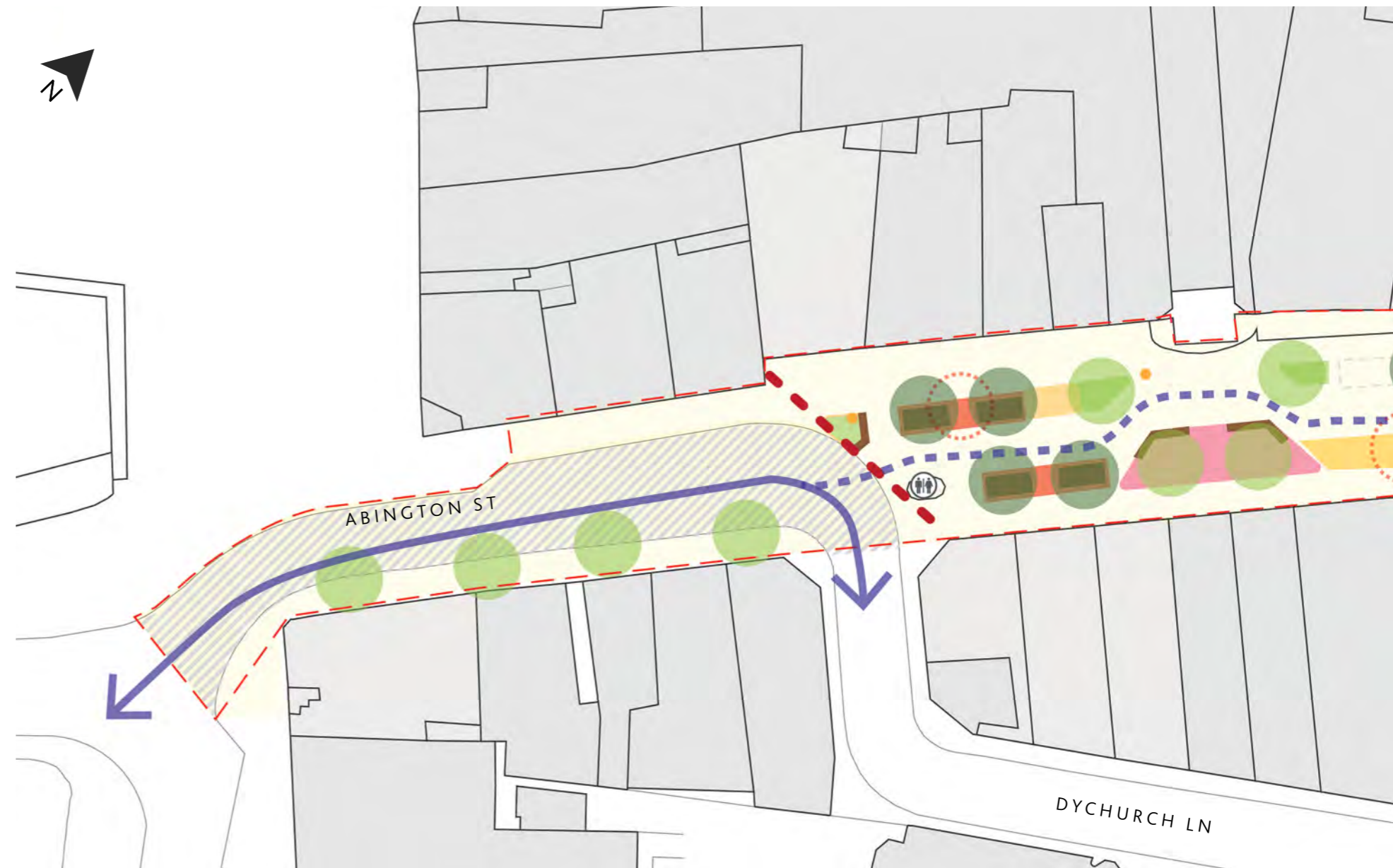
07

DESIGN PROPOSALS

07 DESIGN PROPOSALS

PREFERRED PROPOSAL - BLENDED PROPOSAL

The preferred proposal for Abington Street is a blended proposal featuring elements from both Dynamic and Green Street. The central meandering paving pattern is framed by the tree planting. Underneath the tree canopies are activity areas such as informal play, street performance, outdoor dining, and flexible event/market spaces. Flexible and demountable street furniture will also allow a greater flexibility of the street arrangement. A significant increase in tree planting creates a green and verdant character that helps to climate proof the town centre.



LEGEND

- | | | | |
|--|-------------------------------|--|----------------------------------|
| | Vehicle Route | | Scheme Scope |
| | Service Route | | Pedestrian Space |
| | Seating | | Shared Space |
| | Public Art | | Loading Space |
| | Lighting | | Vehicle Space |
| | HVM Product | | Market Space |
| | Vertical Garden | | Flexible Space / Modular Renting |
| | Existing Bike Stop | | Shared Dining Space |
| | Existing Public Toilet | | Social Seating Space |
| | Existing Trees to be Removed | | Informal Play Space |
| | Existing Trees to be Retained | | Performance Space |
| | Proposed Trees | | Street level planting |



SEATING



FLEXIBLE EVENT / PERFORMANCE SPACE



INFORMAL PLAY



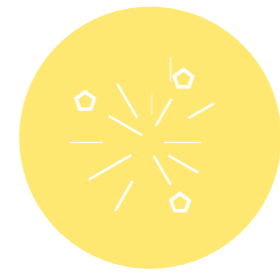
TREES AND GREEN AMENITY



ALFRESCO DINING / SPILL OUT SPACE



TEMPORARY MARKET STALLS



POP-UP SPACE



SOCIAL SPACE

07 DESIGN PROPOSALS

PREFERRED PROPOSAL - BLENDED PROPOSAL

The Illustrative masterplan provides an overview of the proposed improvements to Abington Street, including the following elements:

- Upgraded paving to match existing palette implemented in the eastern section of the street in 2014
- Relocated existing public art
- New street furniture
- Informal play
- Flexible event / performance space
- Flexible pop-up spaces / temporary market stalls
- Retained and proposed trees
- Alfresco dining areas





EXISTING TREE TO BE REMOVED

EXISTING SCULPTURE RELOCATED

CENTRAL FLEXIBLE SPACE

PROPOSED TREE

FLEXIBLE/MARKET SPACE

EXISTING SCULPTURE

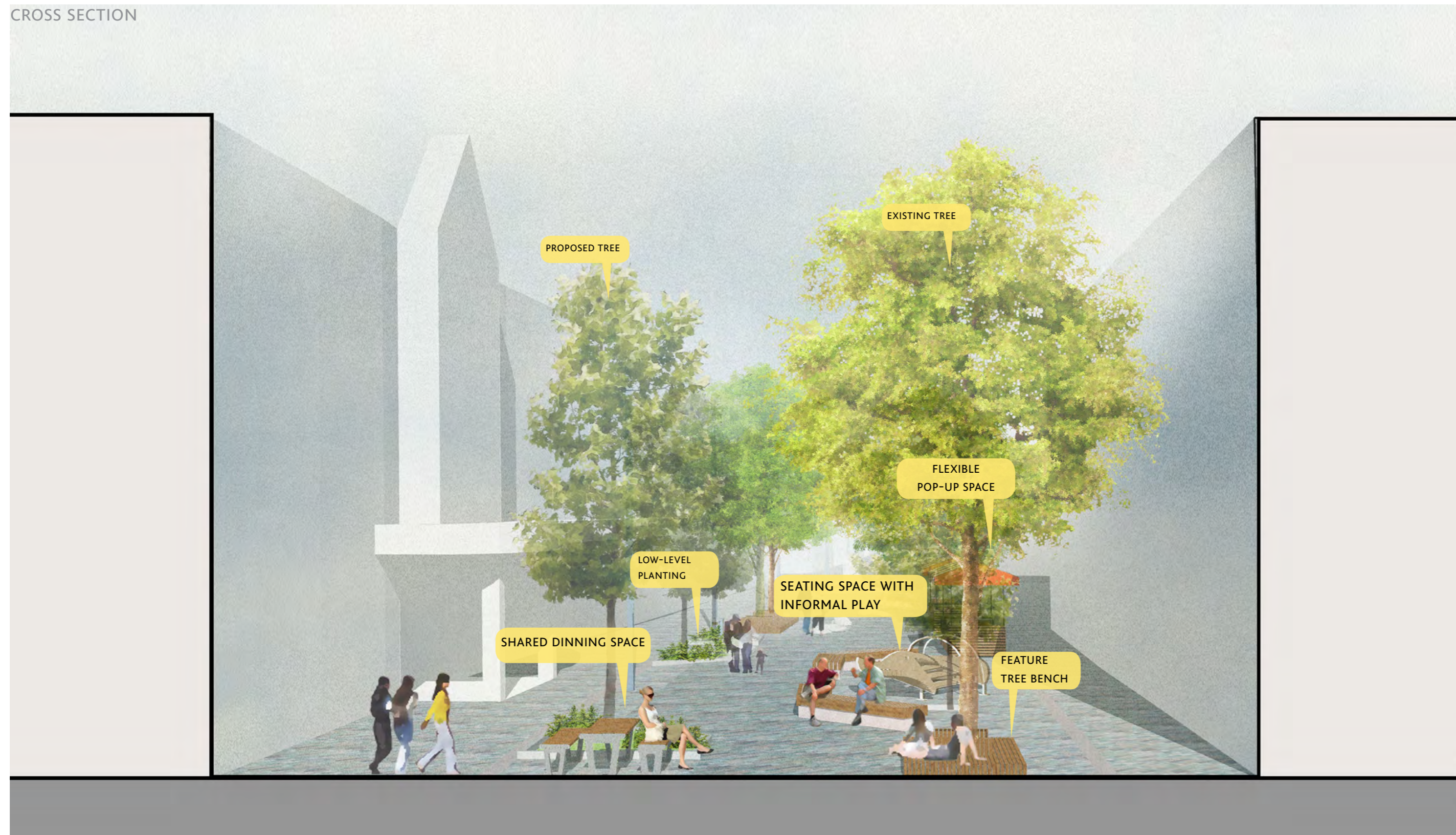
PERFORMANCE SPACE

EXTENT OF EXISTING PAVING TO BE RETAINED

07 DESIGN PROPOSALS

PREFERRED PROPOSAL - BLENDED PROPOSAL

CROSS SECTION



07 DESIGN PROPOSALS

PREFERRED PROPOSAL - BLENDED PROPOSAL

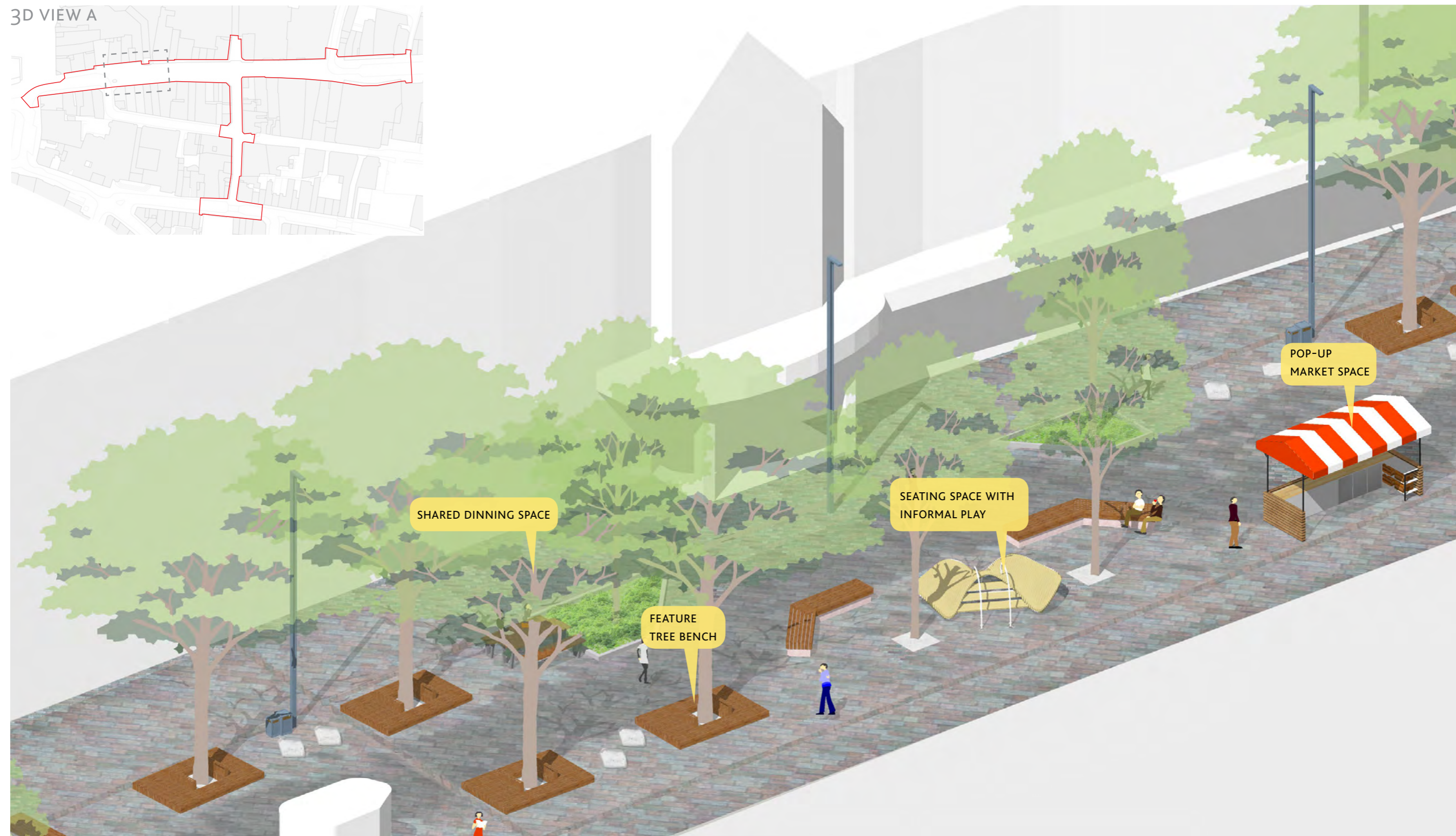
PHOTOMONTAGE



07 DESIGN PROPOSALS

PREFERRED PROPOSAL - BLENDED PROPOSAL

3D VIEW A



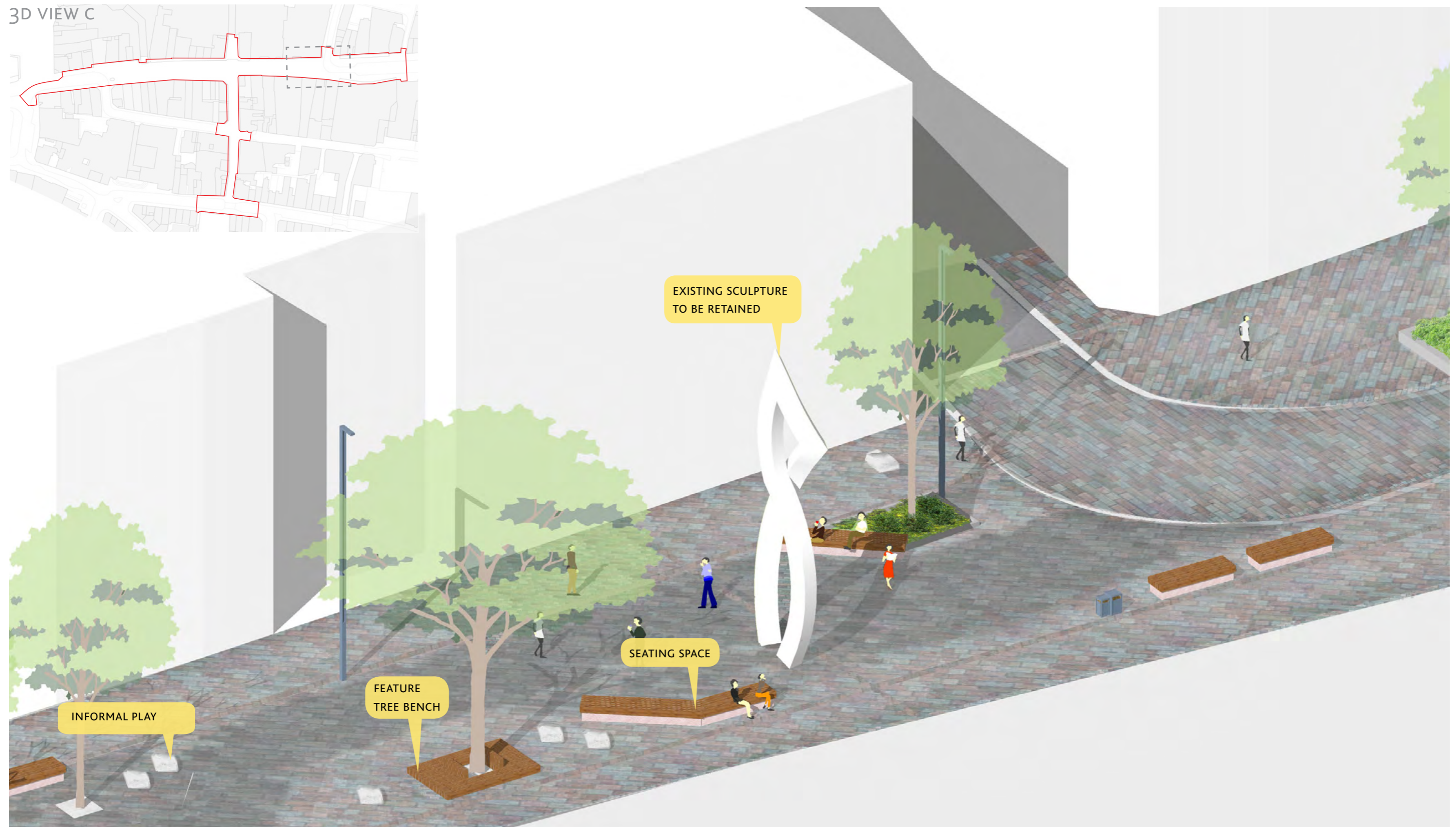
07 DESIGN PROPOSALS

PREFERRED PROPOSAL - BLENDED PROPOSAL



07 DESIGN PROPOSALS

PREFERRED PROPOSAL - BLENDED PROPOSAL



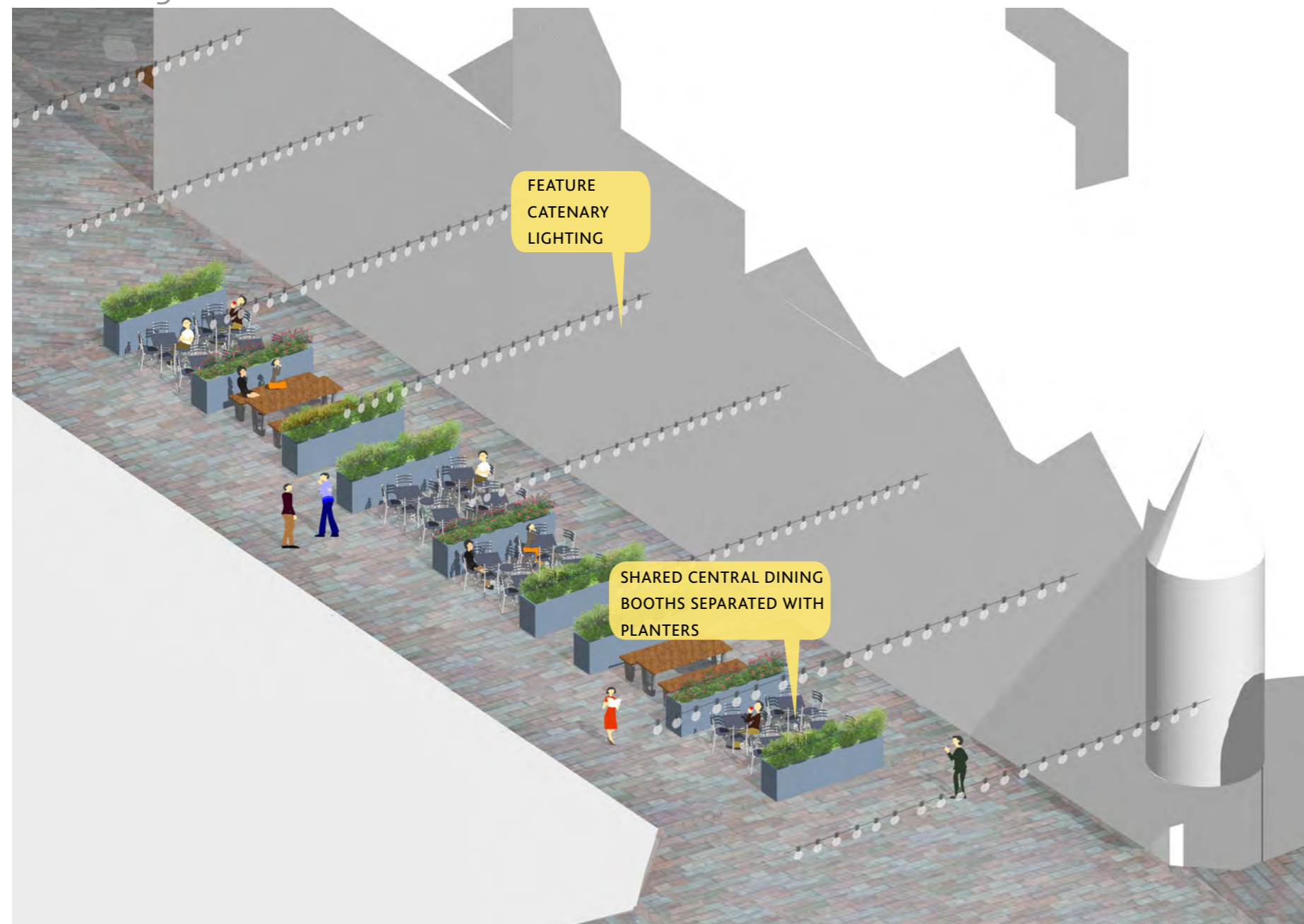
07 DESIGN PROPOSALS

PREFERRED PROPOSAL - BLENDED PROPOSAL

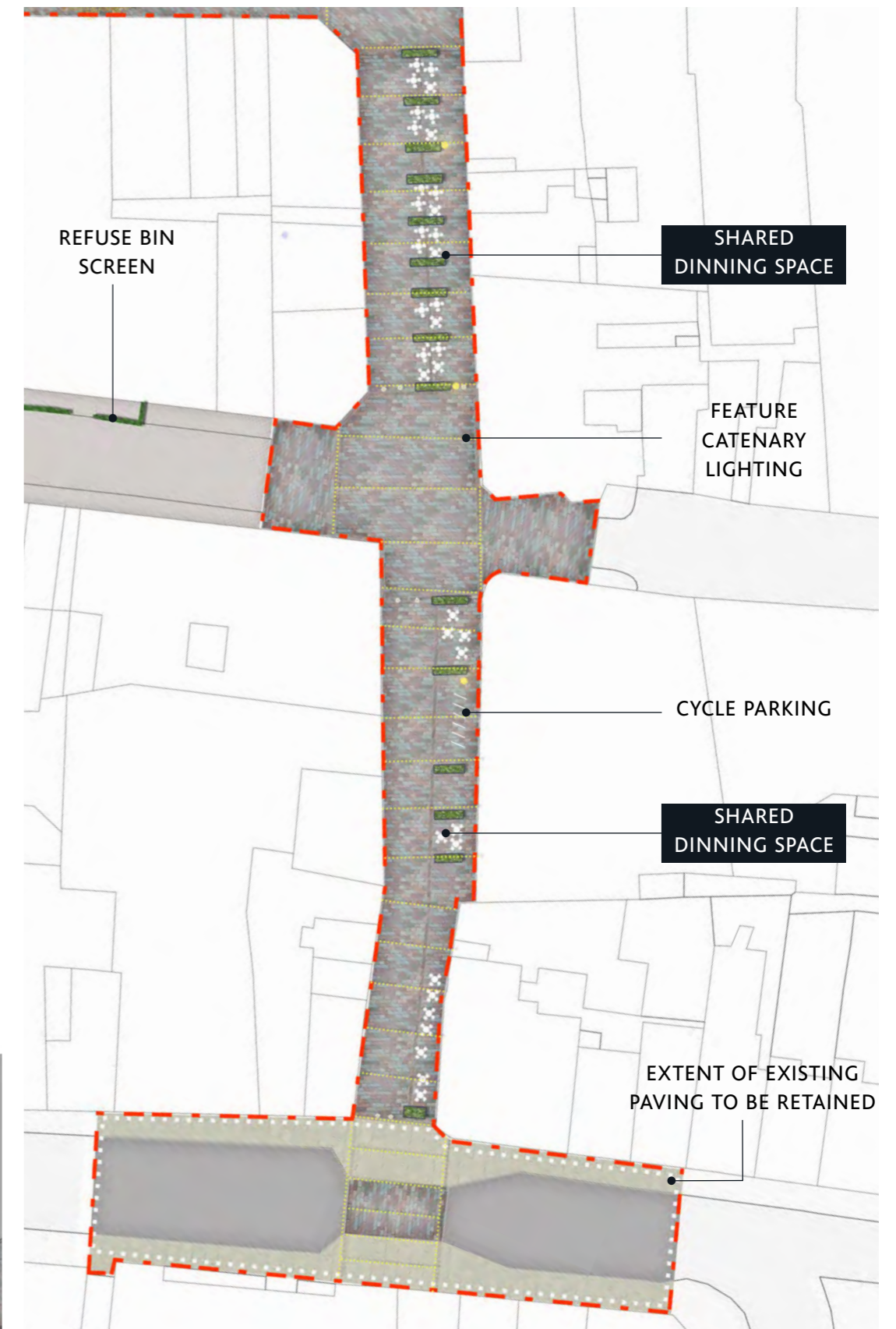
The Fish Street proposals comprise a simple carpet of high quality natural stone paving, new feature catenary lighting and two alternative arrangements for the alfresco dining and spill out.

The first option (Option A) envisages a permanent central shared 'food court' style booths separated by urban planters. Diners will be able to choose where they would like to sit on the street, no matter which vendor they have purchased food from. This is aimed at creating a lively, friendly and social atmosphere.

OPTION A - 3D VIEW



OPTION A - PLAN



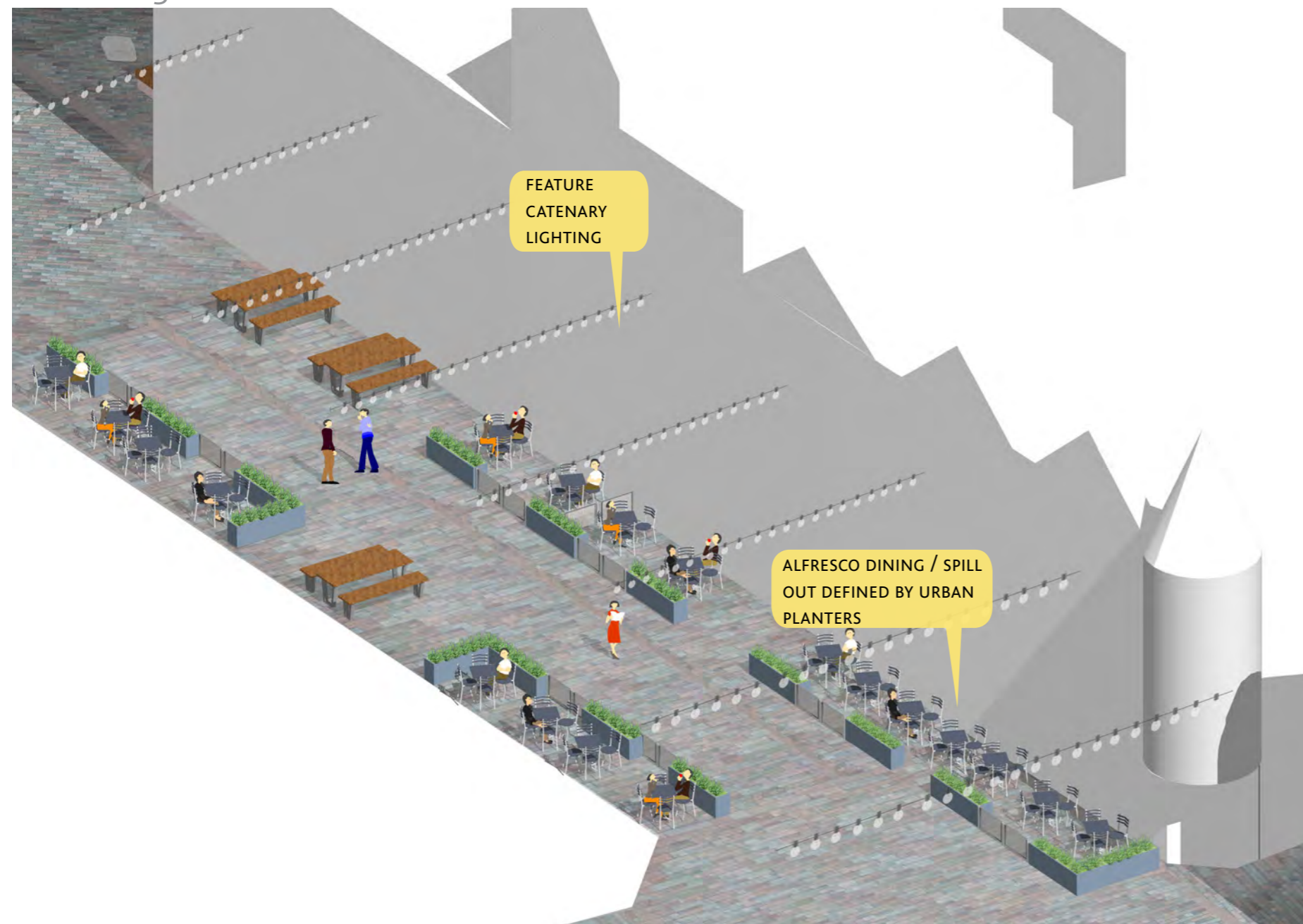
07 DESIGN PROPOSALS

PREFERRED PROPOSAL - BLENDED PROPOSAL

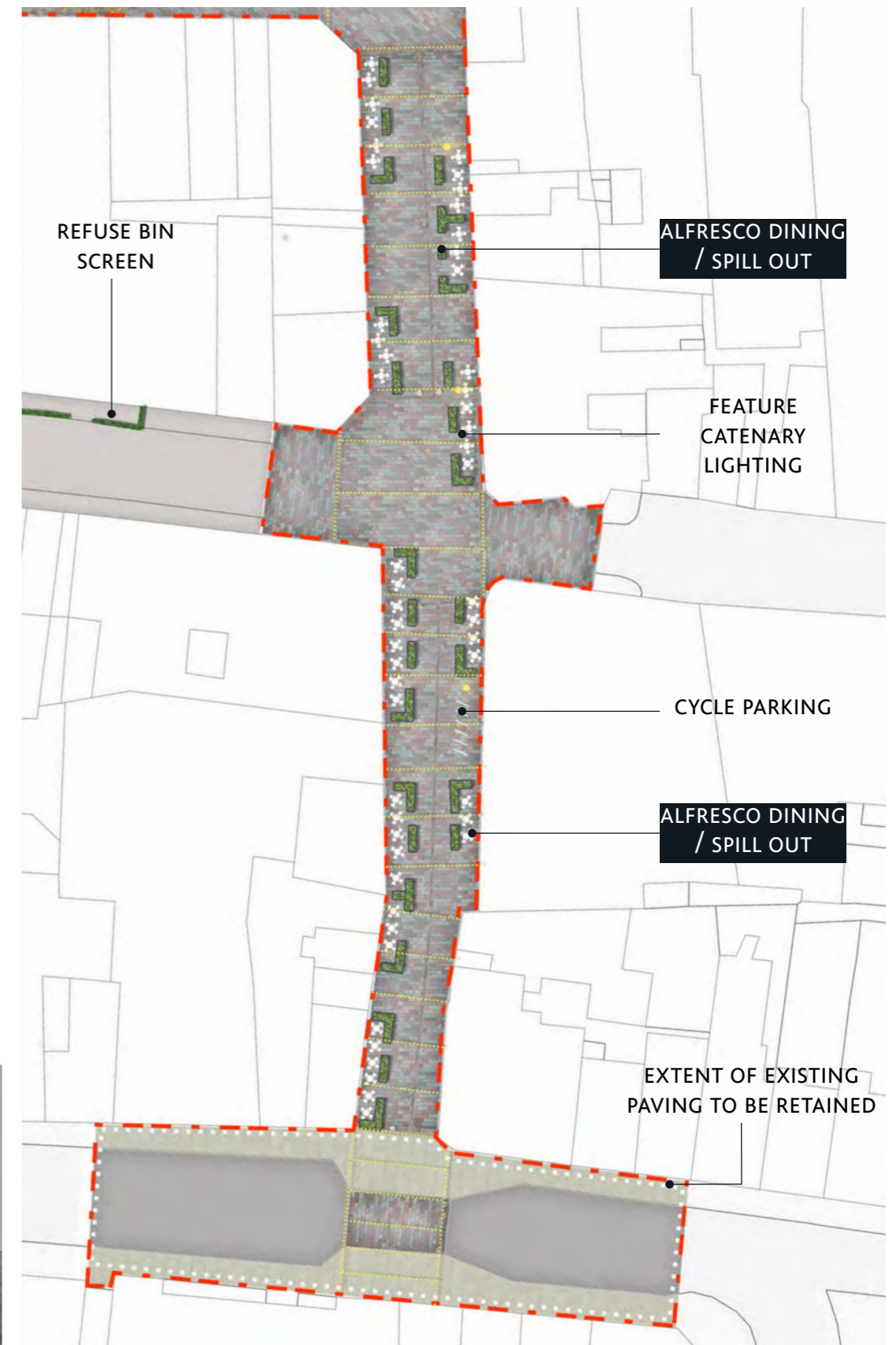
The second option (Option B) for the Fish Street alfresco dining and spill out is a more traditional arrangement with individual dining zones located on the sides of the street along the building façades. Each cafe/restaurant will be provided with appropriate space for outdoor seating defined by moveable urban planters.

The final arrangement of Fish Street will be determined at a later stage, following the next round of stakeholder consultation.

OPTION B - 3D VIEW



OPTION B - PLAN



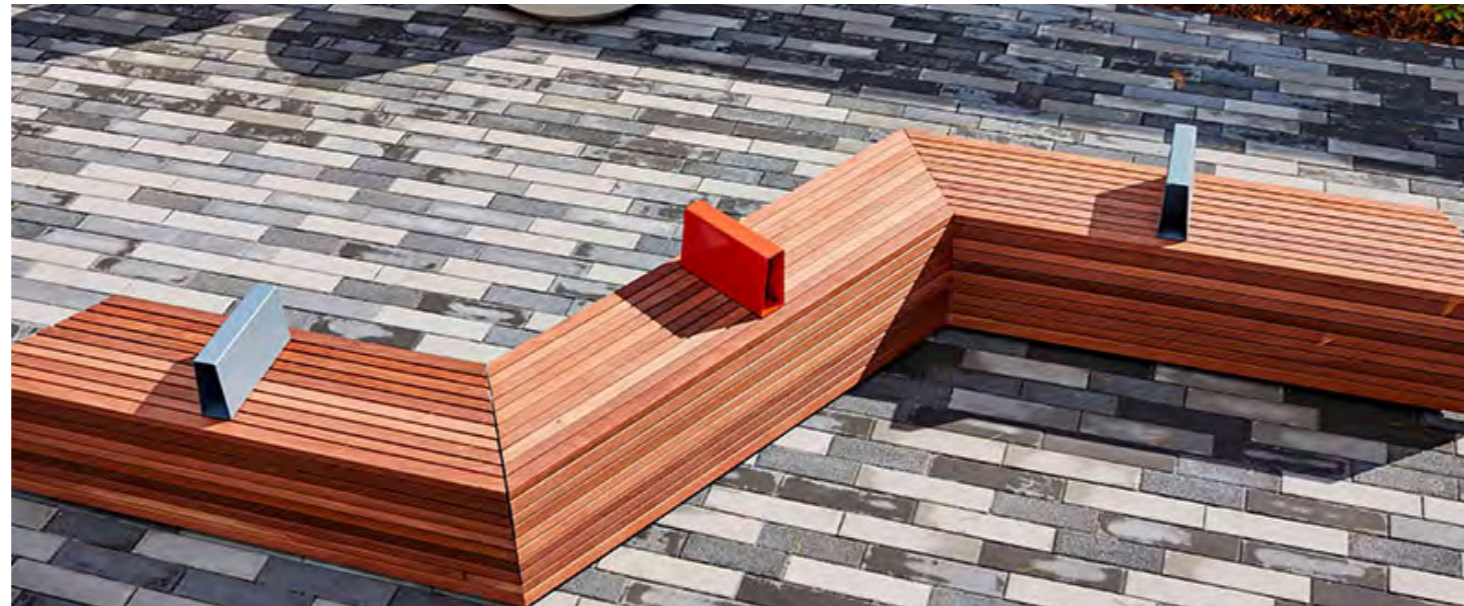
07 DESIGN PROPOSALS

PREFERRED PROPOSAL - BLENDED PROPOSAL

PAVING



SEATING / OUTDOOR DINING



FLEXIBLE EVENT / MARKET SPACE



INFORMAL PLAY



08

OUTLINE SPECIFICATION

08 OUTLINE SPECIFICATION

HARD LANDSCAPE MATERIALS

GENERAL DESIGN CONSIDERATIONS

All hard landscape areas will be designed to withstand all anticipated vehicle and event loading. A full 'pavement design' will be undertaken as part of the next design stage.

The proposed hard landscape should be robust and cost effective with a long term life expectancy, considerate of future uses and flexibility.

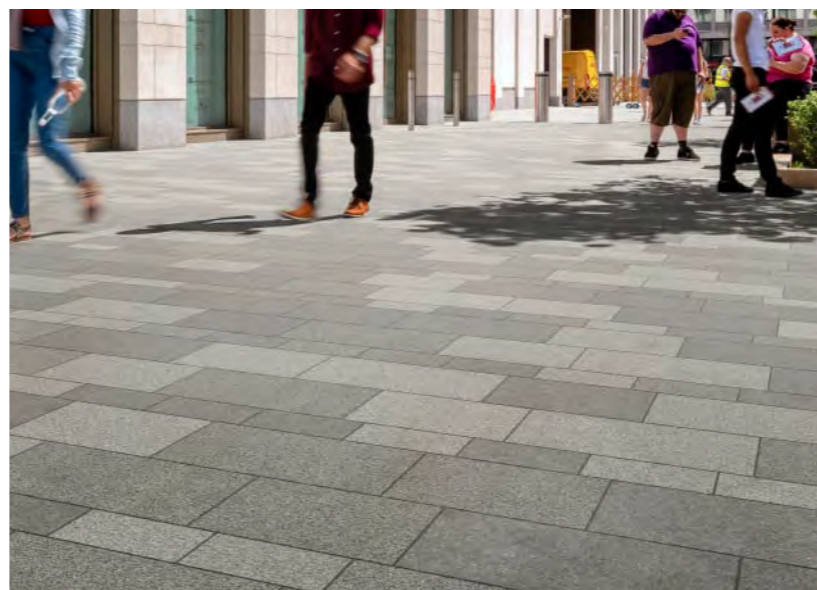
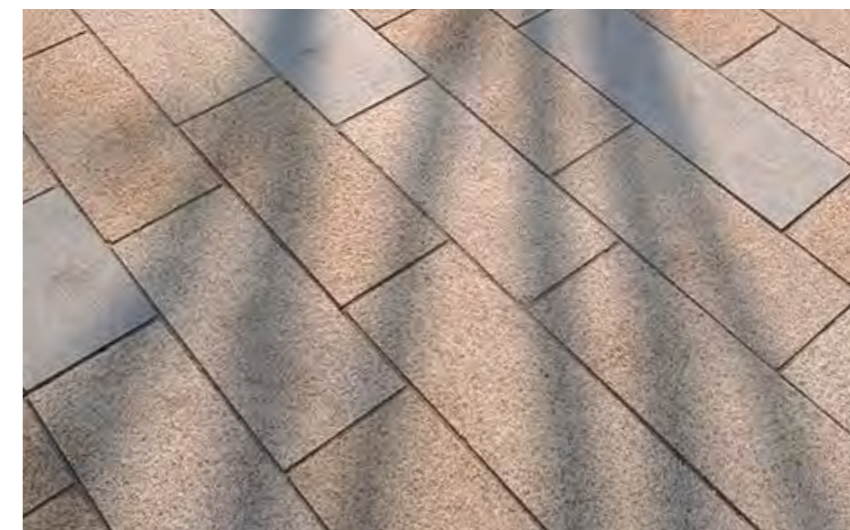
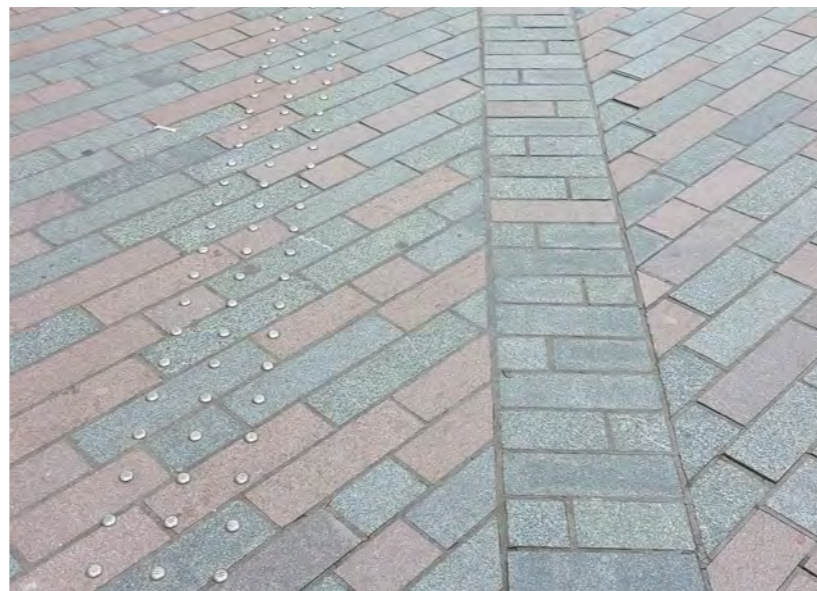
STRATEGIC DESIGN

The existing paving palette implemented in the eastern section of Abington Street is proposed to be used in both of the Abington Street and Fish Street. The colour palette is warm tones of natural stone. These should include a subtle variation of red, pink and grey tones found in granite.

The demand for flexibility and variety of uses suits a small size sett or block rather than slabs that would be susceptible to cracking.

Laying pattern, stone finish, shape and size of units will provide interest and variation across the whole streets.

All design intent is subject to review and coordination with engineers.



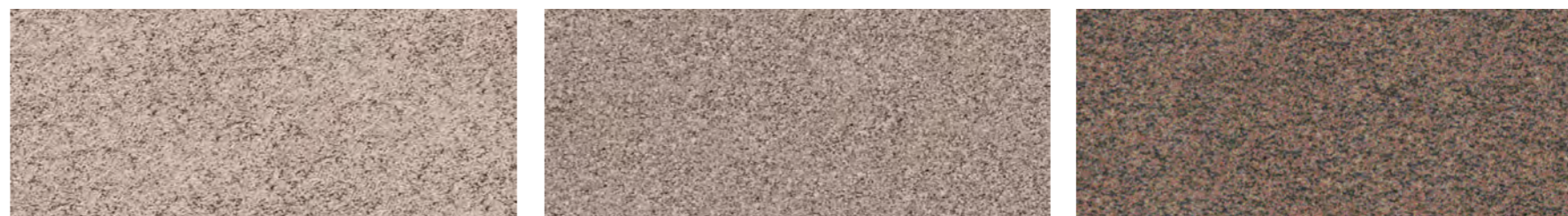
08 OUTLINE SPECIFICATION

HARD LANDSCAPE MATERIALS

Paving Type 1 - General street paving

Granite setts: variety of finishes and colours as above.

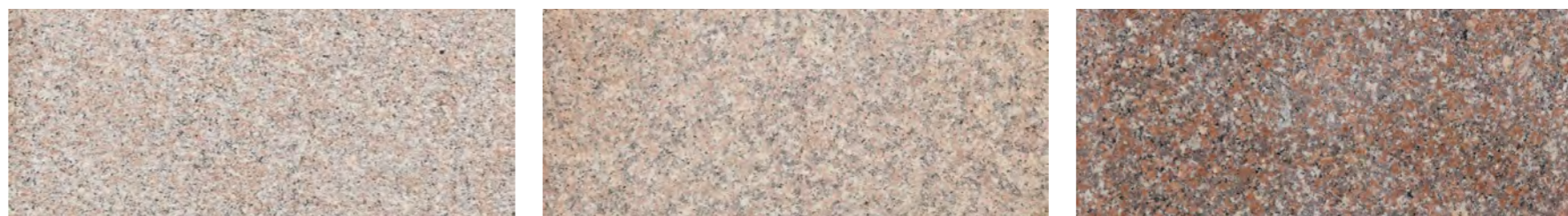
1 coursing widths: 100mm x random length



Paving Type 2 - 'Organic' paving pattern

Granite setts: variety of finishes and colours as above.

1 coursing widths: 100mm x random length



Paving Type 3 - Drainage Channel

Granite setts: variety of finishes and colours as above.

1 coursing widths: 100mm x random length



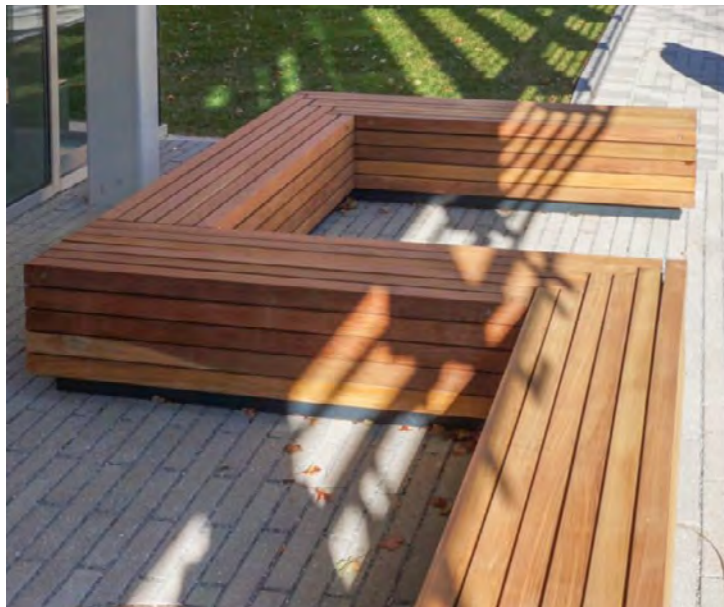
FINE PICKED

FLAMED

POLISHED

08 OUTLINE SPECIFICATION

STREET FURNITURE



L-shaped timber bench

Demountable modular timber benches/seats grouped in an L-shape and strategically positioned adjacent to activity zones providing an opportunity for social seating



Bespoke tree bench

Feature benches to surround existing trees offering a more relaxed seating sheltered by the tree canopies



Shared dining table

Robust picnic table sets providing opportunity for informal outdoor dining and social seating



Playful Seating/Furniture

Interactive street furniture encouraging play on the go



08 OUTLINE SPECIFICATION

LIGHTING AND ENGINEERING



Feature lighting for seating and trees



High quality amenity lighting columns



Bespoke catenary lighting to Fish Street



Permanent and pop- up service units



Stainless steel slot drains

08 OUTLINE SPECIFICATION

SOFT LANDSCAPE



Large semi-mature trees (30cm girth or above)

- Suggested species
- Acer x freemanii 'Autumn Blaze'
 - Liquidambar styraciflua 'Worplesdon'
 - Platanus orientalis 'Minaret'
 - Corylus collurna

Trees to be in cellular tree pit with underground guying



Tree grilles

Heavy duty stainless steel tree grilles with in-laid paving including up-lighters



Mixed shrub and herbaceous planting

Shade tolerant species including Lonicera, Mahonia, Sarcococca, Spiraea, Vinca, Asplenium and Carex

GILLESPIES

5th Floor, Phoenix House
3 South Parade, Leeds
LS1 5QX

t: +44 (0)113 247 0550

w: www.gillespies.co.uk

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