

the urbanists



Hadleigh Town Centre Visioning Study and Report

December 2024

theurbanists

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Background

Summary of background for Urban Design Characterisation Study for Hadleigh:

The Retail Group and project partner The Urbanists were appointed to complete a comprehensive research and visioning study. The aim of the study is to provide a vision (descriptive and visual), of what Hadleigh Town Centre could look like in 2040, along with a clear strategy and detailed recommendations in the form of an action plan of how this might be achieved. The report will help enable the Council to plan its policies, future land uses and interventions, to ensure the town centre has a long-term sustainable future as the borough's principal town centre on the mainland.

Hadleigh is a historic settlement with St James the Less Church (Grade I listed) at its heart. In the late 19th Century, the Salvation Army established a farm colony in Hadleigh to improve the lives of the working poor. Due to Hadleigh's location on the A13 between London and Southend, the town grew over the 20th Century to the place it is today. The combination of an important town centre, major road network, locally important historic sites, multiple user groups, important local facilities along with wider Council aims and policies, provides a challenging regeneration environment for Hadleigh.

The Castle Point Place Board wish to create a welcoming, accessible and compact town centre with improved amenities, retail and leisure facilities

that form an attractive focus for investment, particularly from service industries. By creating a true mixed-use centre with an expanding evening economy, Hadleigh can be revitalised and bring more life and vibrancy to the broader local community and ensure that visitors leave with a positive impression of the town and its environs.



Hadleigh Library



Lack of Cycle Infrastructure



HOFS Arts Facility at Western Gateway to Hadleigh Town Centre



High Street in Town Centre facing westwards



Residential Developments on London Road at Eastern Gateway



Strategic Context

Summary of the key points from the Urban Design Characterisation Study for Hadleigh:

These points highlight challenges in **pedestrian accessibility**, **street clutter**, and **safety** within Hadleigh's urban environment.



Former Crown Pub Site



Traditional Retail Area of Hadleigh with Car-dominated Environment



Popular Retail Area on London Road with Narrow and Cluttered Public Realm



Key Junction at Rectory Road / London Road



Rectory Road facing Northwards to Residential Areas and Greenspaces

Poor Condition of Footpaths/ Pavements

Many footpaths in Hadleigh are in a poor state of repair and/or are too narrow to comfortably accommodate pedestrians. This compromises pedestrian safety and accessibility.

Cluttered Town Centre and Shopping Areas:

The town centre and shopping areas suffer from proliferation of street furniture, signage, and advertisements, which create a cluttered environment. This not only impacts the aesthetic appeal of the area but also creates obstacles for pedestrians, making the streets less navigable and more difficult to move through.

Narrow and Enclosed Pedestrian Footpaths:

Some pedestrian footpaths are narrow and enclosed, running for long stretches. This can lead to a feeling of being unsafe, as the lack of openness and space may contribute to a sense of discomfort for pedestrians.

Traffic Issues:

The town centre of Hadleigh is dominated by heavy traffic which is further exasperated by the fast speeds of vehicles. This can make the pedestrian experience feel unsafe and active travel movement more difficult.

Poor Wider Connections:

Walking routes from nearby residential areas to the town centre are currently poor which can further encourage car-use within Hadleigh.

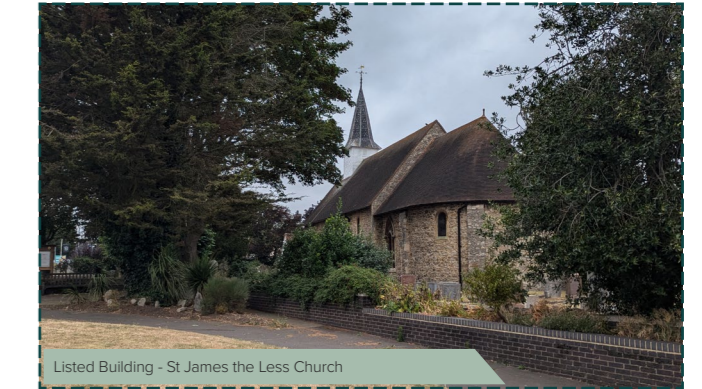
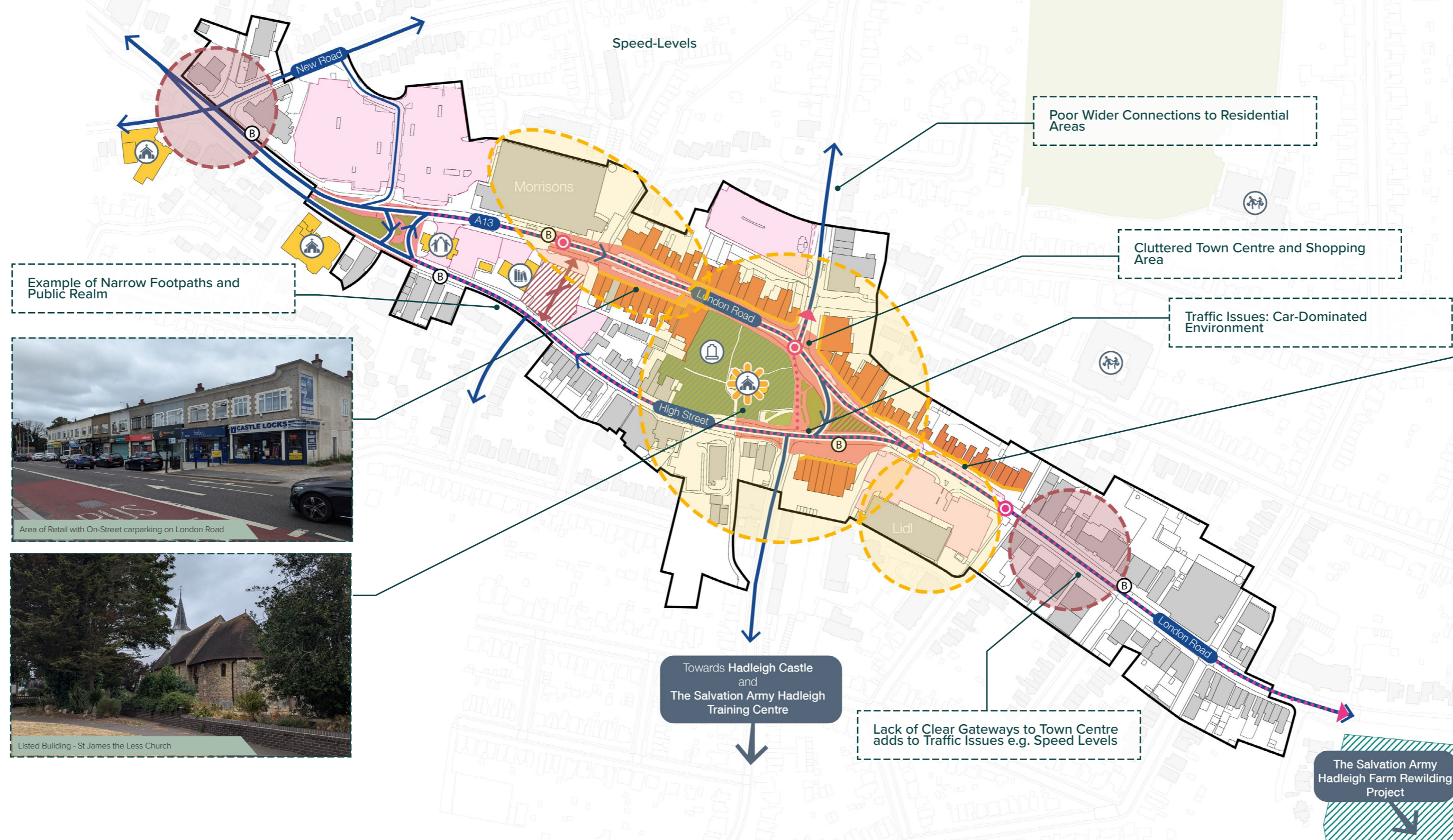
Hadleigh Town Centre Today

This section presents a Spatial Analysis of the existing situation within the town centre of Hadleigh which is presented on the diagram on page 9 - This includes the following:

1. Movement analysis:
2. Key sites appraisal:
3. Review of physical environment:

Legend:

- Town Centre Boundary
- Buildings
- Key Buildings
- Green Space
- Parking
- Underutilised Land
- Poor Pedestrian Environment
- Primary Roads / Direction of Traffic
- Primary Pedestrian Routes
- Disconnect between Areas
- Retail Area
- Listed Building
- Crossing Points
- Key Local Centre
- Poor Gateway
- Bus Stops
- Place of Worship
- Cemetery
- Library
- Community Space
- School



Consultation Feedback

The local community and a number of key stakeholder have been able to contribute their views on the current town centre situation and also their thoughts on it's future:

To the right is a snapshot of views from the Retail Group's extensive key stakeholder and residents which can help to inform the key Urban Design strategy for Hadleigh town centre. This was undertaken as part of this workstream - Hadleigh Town Centre Visioning Study and Report.

Additionally we have provided a summary of key points from the Castle Point Plan which relate to the future of Hadleigh town centre and the future vision from an urban design perspective.



Town Centre Accessibility

Transport: Limited public transport and active travel options; many people walk from residential areas, while visitors often drive.

Ageing Population: Need for accessible infrastructure and services to cater to the older demographic.

Carpark Accessibility: Improve connections between car parks and the town centre to create a more pedestrian-friendly experience.

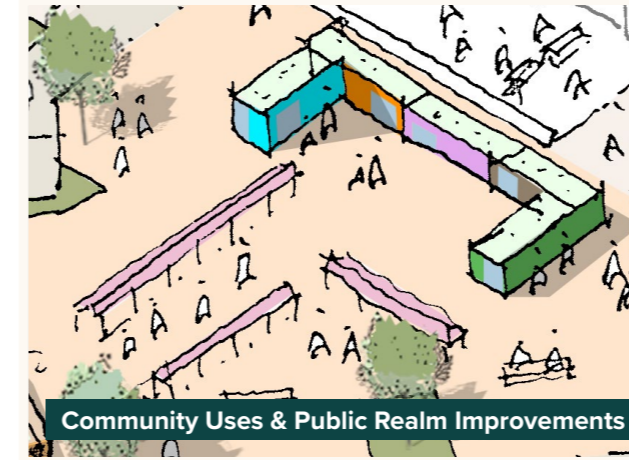


Business and Economic Development

Night-time Economy: Strong interest in enhancing the evening food and beverage scene, with opportunities for pop-up events and outdoor activities.

Retail Diversity: Call for a wider variety of retail options, including independent stores, supported by public realm and shopfront improvements.

Retail Visibility: There is a need to emphasise and showcase the existing shops / businesses offer, make it easy to be seen and have an impact on the town centre vitality.



Community Uses & Public Realm Improvements

Events and Spaces: Need for designated events spaces in the town centre.

Improved Public Realm: Desire for more seating, green spaces, better pedestrian-friendly areas, clean and safe environments, public art, wayfinding, and improved crossings.

Mix of Uses for the Community: Desire for better events provision, expanded local services and call for more community spaces, such as a new community hub or expanding the HOFS offer.

Summary of the key points from the Castle Point Plan for Hadleigh:

- **Celebrating History and Architecture:** The plan emphasises the importance of celebrating Hadleigh's historical and architectural character.
- **Protection of Greenspaces:** There is a need to create new and protect valuable existing community greenspaces in Hadleigh.
- **Improved Connectivity to Open Spaces:** The plan identifies a need to enhance connectivity between residential areas and open spaces, facilitating better pedestrian and cyclist access.
- **Pedestrianisation for Improved Footfall and Traffic Control:** The pedestrianisation of key areas within Hadleigh is suggested to help increase foot traffic, improve the vibrancy of the town, and slow down traffic, creating a more people-friendly environment.
- **Reconsidering Road Layout for a People-Focused Centre:** There is potential to reduce the number of vehicle carriageways and reconsider the road layout in the town centre to prioritise pedestrians and create a more welcoming, people-focused environment.
- **Creating a Customer-Friendly Centre:** A key objective is to develop a customer-friendly town centre that encourages local businesses, attracts visitors, and fosters community interaction.
- **New Mix of Uses to Support Local Economy:** The plan advocates for introducing a mix of uses in the town centre, such as a community

hub, public realm improvements, leisure and entertainment spaces, a weekly market, and a strengthened evening and nighttime economy.

- **Potential for New Employment Uses:** There is potential to introduce new employment options in the town centre, such as office spaces, hotdesking facilities, or creative workspaces, which could diversify the local economy and attract a range of businesses.
- **Utilising Underutilised Sites:** The plan suggests making better use of existing car parks, derelict sites, and other underutilised land to support development, offer potential for new uses that could enhance the local area, and improve the town's overall urban environment.
- **Meeting the Needs of the Older Population:** Consideration is given to the specific needs of Hadleigh's older population, ensuring that future developments and services are accessible and supportive of this demographic.

These points outline the main objectives and proposals of the Castle Point Plan for Hadleigh, aiming to **preserve local character, improving connectivity**, and fostering a **vibrant, sustainable town centre**.

Place Ambitions

From the existing situation analysis of the town centre and the outcome of the key stakeholder, business and local resident consultation feedback there has been a number of key place ambitions identified:

1. A People-Focused Town Centre
2. Improve Connectivity & Wayfinding
3. Revitalise & Diversify Land Uses
4. Protect Greenspaces & Celebrate History
5. Support New & Existing Retail Offer



1. A People-Focused Town Centre

Prioritise pedestrians, reduce car dominance, and improve the public realm with green infrastructure, seating, public art, events space, whilst integrating the areas of on-street parking to further benefit its use.



2. Improve Connectivity & Wayfinding

Enhance links between key destinations, open spaces, and the town centre, with better pedestrian and safer road crossings, improved signage, and wayfinding. Address mobility issues, such as bus stop relocation and on-road cycle infrastructure.



3. Revitalise & Diversify Land Uses

Encourage a mix of uses to support the local economy, including community uses, leisure, entertainment, and new employment spaces, along with a stronger night-time and food & beverage offer.



4. Protect Greenspaces & Celebrate History

Safeguard and improve access to new and existing greenspaces, while celebrating Hadleigh's historical and architectural heritage through design and public art.



5. Support New & Existing Retail Offer

Support better access to and improve the visibility of the existing retail offer within the town centre. Utilise design, improved public space and accessibility to ensure any existing and new retail businesses have full impact.

Place Ambitions:

Below is a number of supporting precedent images which relate to the proposed Place Ambitions for Hadleigh town centre.



People-Focused Public Spaces



Public Green Spaces with Seating and Play Provision



Improvements to Wayfinding Signage and Links to Wider Area



Heritage-led Regeneration with Shopfront and Public Realm Improvements



Pop-Up Business Space for Independents and Events



Town Centre Public Events and Markets



Segregated Cycle and Walking Routes



Pedestrian-Priority Surface Treatments with Drop-off Areas

Hadleigh Town Centre Vision

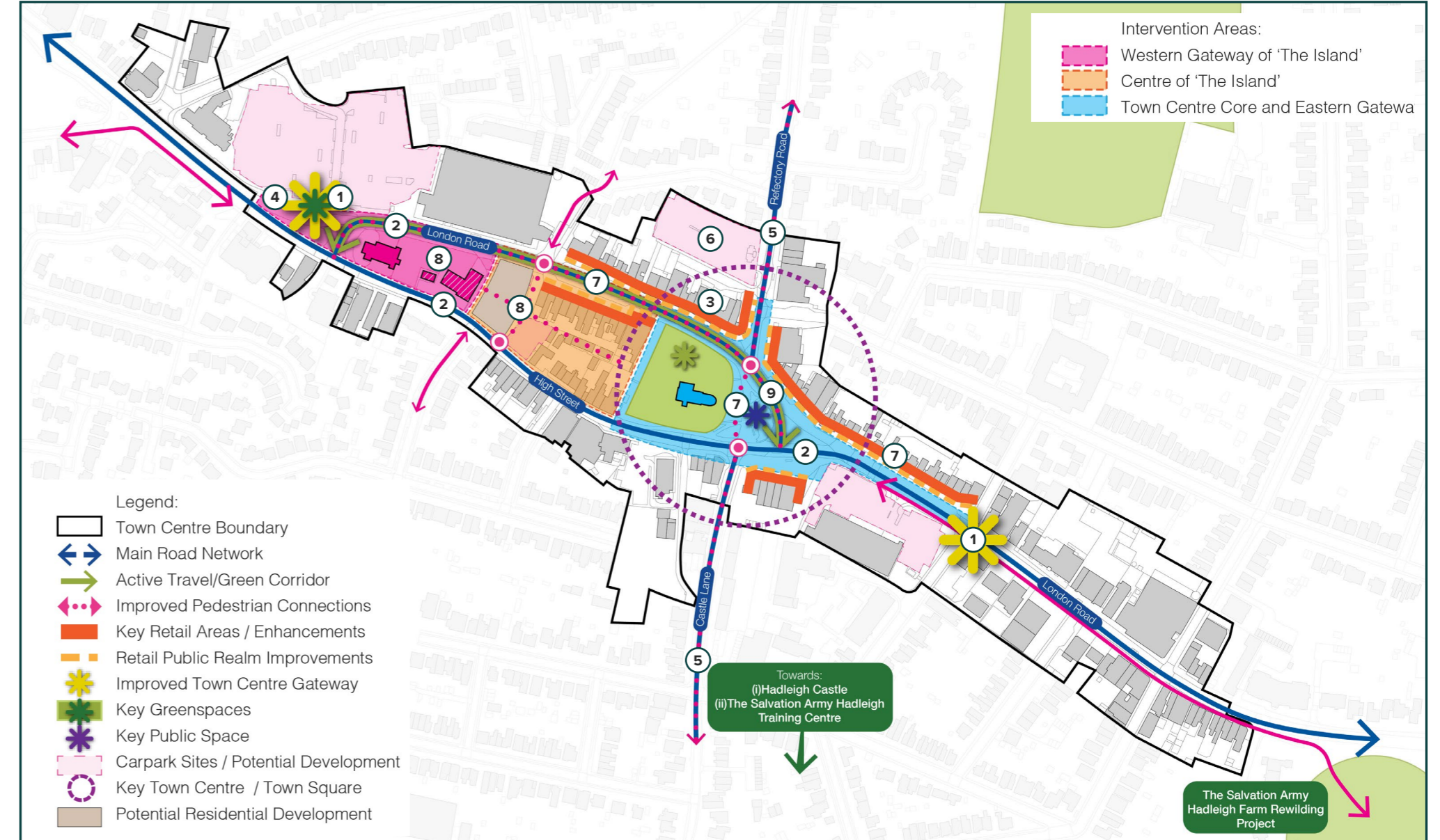
This section presents a vision for the town centre wide of Hadleigh. It consists of a series of urban design key project opportunities which aim to achieve the Place Ambitions as described in the previous section:

1. A People-Focused Town Centre
2. Improve Connectivity & Wayfinding
3. Revitalise & Diversify Land Uses
4. Protect Greenspaces & Celebrate History
5. Support New and Existing Retail Offer

The Project Opportunities Prospectus / Matrix for the wider town centre area is presented here alongside the Town Centre Strategy Plan. The projects are described in more detail and highlight which Place Ambitions they support. The approximate project timescale has also been identified:

- Short-term (Quick Wins)
- Medium-term
- Long-term

Key Project Opportunities	Project Description	Fulfilled Place Ambitions / Timescales
1. Key Gateways:	Improve gateways to town centre area at key road junctions, to include: traffic-calming with review of existing road network and alignment, new public artwork that celebrate local history and culture, improved pedestrian crossing points and experience, wayfinding to town centre and wider town-wide assets.	PA1. PA2. PA4.
2. Road Layout and Car Movement:	Review existing road network within town centre. Aim to make London Road a more pedestrian-friendly environment with traffic-calming measures such as pedestrian-priority surface treatments and aim to reduce no. of vehicle lanes using space for street greening and active-travel corridor. Consider the following options: Option A: North of Island (London Road) reduces to 1/2 x lanes and redundant space used for improved public realm. The south of Island (High Street) to become the main road through the town centre with two-way traffic; Option B: As option A but the North of Island (London Road) reduces to 1 x lane for public transport, business and delivery uses - with the potential for road closure at certain days/times or full pedestrianisation of parts of London Road in the future; Option C: As Option A but have two-way traffic introduced to both south and north of island on London Road/High Street. Additionally, install 2 no. new speed cameras into town centre area (London Road and High Street) along with additional signage highlighting current speed limits and speed camera signage to attempt to slow drivers within the town centre area.	PA1. PA2.
3. Shopfront Design Guidance:	Introduce supplementary design guidance document and grant funding for shopfronts to incentivise business owners to make improvements to their premises. This will aim to add streetscape quality and historic character to the key retail areas and alongside public realm improvements create a friendly and welcoming pedestrian environment.	PA1. PA3. PA4. PA5.
4. Community-led Public Art Trail:	A town centre wide series of public artworks (developed by HOFs artists network and local community) which celebrates Hadleigh's history and help create a new identity for the town. To include a mix of lighting artwork, murals and individual artworks in the public realm area that links the pedestrian routes to and from the town centre. To incorporate wayfinding and information board elements.	PA1. PA2. PA4.
5. Wider Connections to Local Assets and Residential Areas:	Improve pedestrian experience and movement routes to (i) greenspaces and residential areas in wider area (e.g. Memorial Recreation Ground), (ii) Rewilding Area to east of Town Centre, (iii) Hadleigh Park and Olympic Bike Park, and (iv) Hadleigh Castle; introduce better wayfinding and road crossings.	PA1. PA2. PA4. PA5.
6. Parking Area Improvements:	Review and undertake carparking strategy for existing parking areas. Where required add EV charging, green infrastructure such as raingardens, and explore potential development of part of sites for new uses e.g. small business units container village. Redesign areas of on-street parking bays at key retail drop-off spots.	PA1. PA3.
7. Public Realm Improvements:	Declutter existing public realm areas and undertake series of improvements for existing public realm and proposed new spaces, to include: seating, parklets, greenspace, tree-planting, raingardens, pedestrian priority surface treatments and road crossings, play provision, public artwork.	PA1. PA2. PA4. PA5.
8. Building Improvements and Redevelopment:	Consider the potential for adapt and reuse/redevelopment of key buildings and sites for new uses e.g. Residential/Community-uses.	PA1. PA3.
9. Public Transport and Active Travel:	Add new centrally-located bus stop areas within town centre that are located at key retail and community areas to encourage people to visit and stay in Hadleigh town centre.	PA1. PA2. PA5.



Place Ambitions

The Plan identifies has also identified 3 x key intervention areas within the town centre. The following pages includes a detailed Project Opportunities Prospectus / Matrix for each. The 3 x intervention areas are as follows:

- Western Gateway of 'The Island'
- Centre of 'The Island'
- Town Centre Core and Eastern Gateway

Western Gateway of 'The Island'

The strategy for the 'Western Gateway of The Island' area aims to create a positive and clear gateway to the town centre area whilst addressing the car-dominated environment by reconsidering the existing road network.

It also proposes a series of community-led development opportunities on key sites with consideration for adapt and reuse, extension or redevelopment of existing buildings such as the library and HOFs Building.

Centre of 'The Island'

The Centre of 'The Island' strategy presents an opportunity to redevelop a key existing vacant site, whilst also considering a number of existing buildings/businesses within the area.

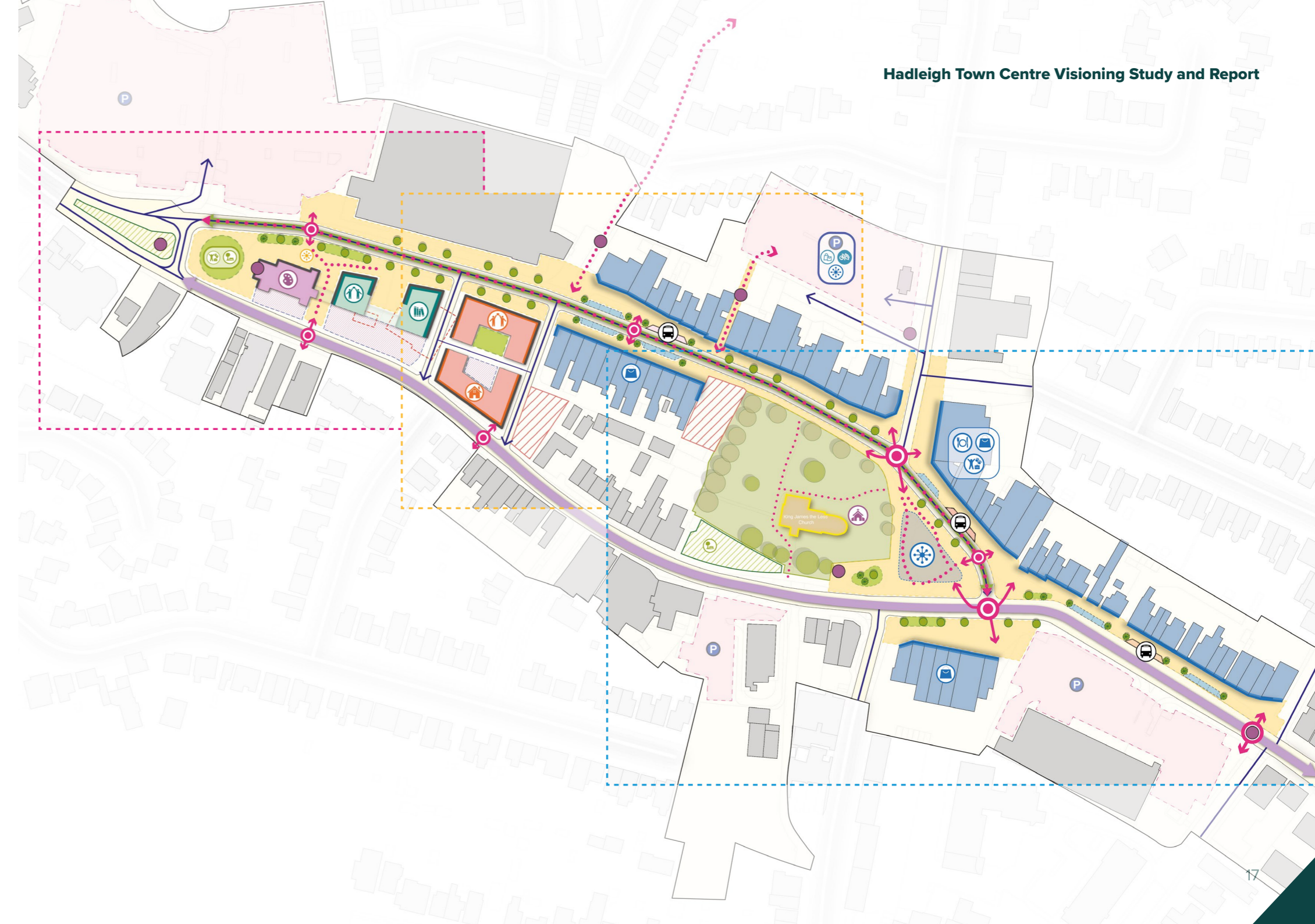
This area can perform better as a key link between the eastern and western areas of Hadleigh town centre, with an improved central retail area and public realm alongside a long-term ambition to develop vacant sites with improved new pedestrian connection that open up the island north-south and east-west axis.

Town Centre Core & Eastern Gateway

The Town Core and Eastern Gateway area strategy offers the potential to review the existing traffic movement and implement significantly changes and improvements which will aim to create a more pedestrian-friendly town centre at the expense of the existing car-dominated environment.

By reimagining the town core it can aim to create a key people-focused town centre area with traffic-calming, greenspace, public art and lighting, alongside an improved public realm with focused retail areas (e.g. parklets/ greening public realm).

It also provides a key opportunity to acknowledge the history of Hadleigh by celebrating and enhancing the listed St James the Less Church's relationship with the town centre.



Hadleigh Town Centre Vision

This section presents a more detailed vision for Intervention Area - Western Gateway of 'The Island'. It consists of a more detailed series of urban design key project opportunities which aim to achieve the identified Place Ambitions.

The Project Opportunities Prospectus / Matrix for the 'Western Gateway of The Island' area is presented here alongside the strategy plan. The projects are described in more detail and highlight which Place Ambitions they support. The approximate project timescale has also been identified.

The 'Western Gateway of The Island' area aims to create a positive gateway the town centre area and address the car-dominated environment by considering the existing road network. It also proposes a series of community-led development opportunities in key vacant areas of land and consideration for adapt and reuse of existing buildings.

Key Project Opportunities	Project Description	Fulfilled Place Ambitions / Timescales
1. Road realignment / Vehicular access:	Reduce carriageways to enable use of space for extended public realm; prioritising pedestrians and reducing car-dominance of area. Reconsider existing pedestrian crossings within the area to maximise ease of movement on foot.	PA1. PA2. PA4. PA5.
2. Public Artwork:	New gateway public artwork to signal the approach into the main town centre area. An opportunity to celebrate the culture and heritage of Hadleigh, and also link with the existing arts facility at the HOFS building. The art piece's brief could include the opportunity to incorporate lighting elements and involve community engagement.	PA2. PA4.
3. HOFS building expansion:	Develop the existing and well-used HOFS arts facility. Potential to enhance and possibly extend the existing building with a modern extension in place of the existing smaller building. Create a good quality public realm and community greenspace around the building to encourage people to spend time in the area and utilise the building. Add to existing arts and community-uses, create culture-led projects and resources and provide exhibition and market spaces. Present a contemporary programme of welcoming and inclusive exhibitions, socially engaged projects and live performances, whilst emphasising skills and crafts, working with emerging and established artists from all backgrounds.	PA1. PA3.
4. Adapt and Reuse/ Redevelopment of Library Building:	Create a new and improved community hub building to include local services, primary and preventative healthcare, library and offer a space for dialogue around subjects including social and civic issues, the environment, health, cultural identity, sustainability and education. Coordinate and work alongside the arts facilities at the HOFS building.	PA1. PA3.
5. Public Realm and Greenspaces:	Improvements along the northern side of London Road; public realm widening, raingardens, play provision, parking drop-off areas, key new public space for potential events/market space. Additional improvements including: greenspace, seating areas, lighting, wayfinding signage.	PA1. PA2. PA4.
6. Parking and Service Area:	Introduce new parking areas and service access to key sites along the south side of London Road. Including visitor parking for the new and existing community and cultural assets e.g. library and HOFS facility.	PA2. PA3.



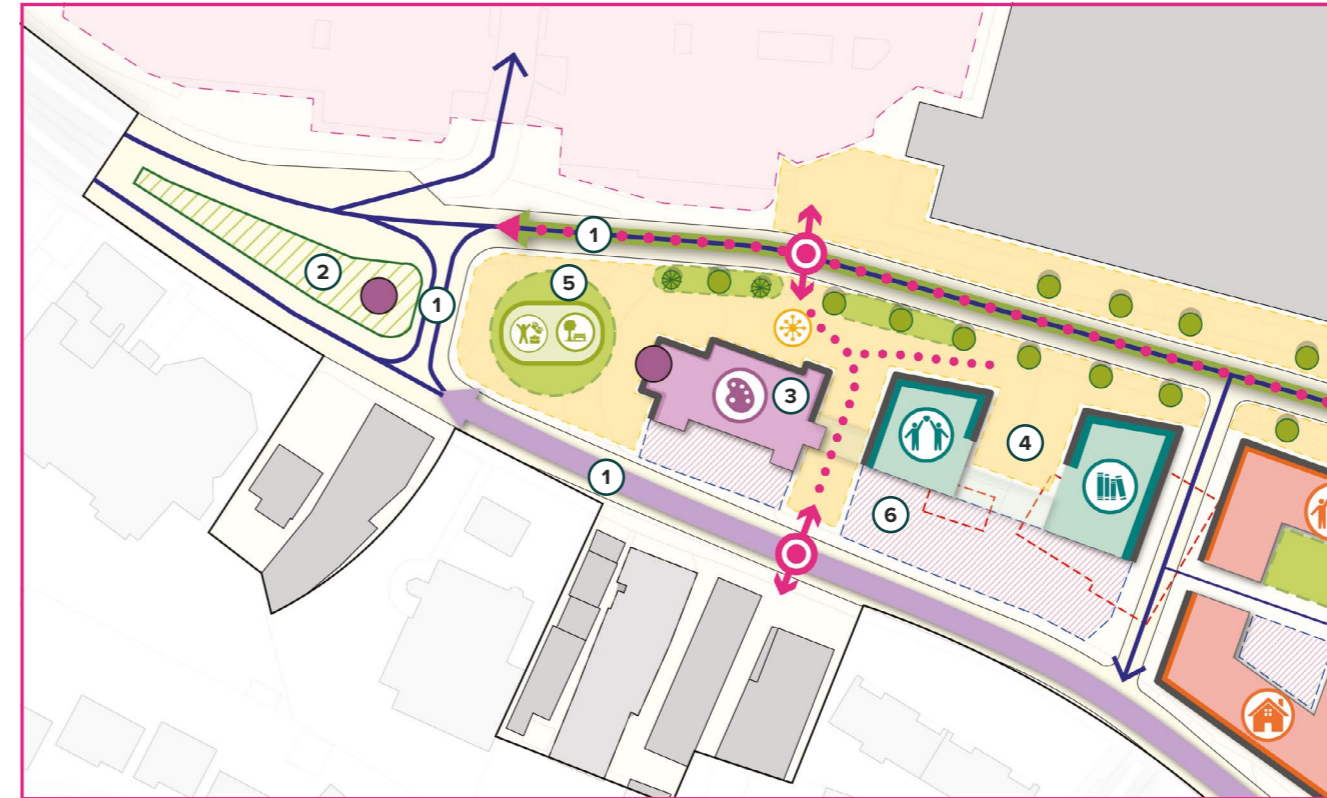
Project Example 01 Ty Pawb - Adapt and Reuse



Food / Retail Markets



Exhibition and Community Arts Centre



Legend:

- Town Centre Boundary
- Main Road Network
- Active Travel/Green Corridor
- Improved Pedestrian Connections
- Two-Way Vehicular Traffic
- Pedestrian Crossing
- Public Realm Improvements
- Improved Greenspace
- New Greenspace
- Tree Planting
- Improved Street Parking Area
- New Bus Stop Area
- Demolition of Existing Building
- Service / Parking Area
- Carparking
- Cycle Infrastructure
- Potential Future Development Site
- Key Building Frontage
- Shopfront Improvements Area
- Public Artwork/Lighting

New/Improved Uses:

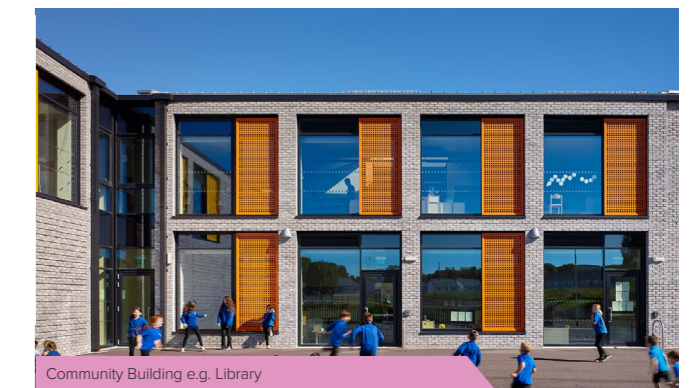
- Key New Public Space
- Arts/Cultural Use
- Community Use
- Library
- Residential Use
- Retail Area



Makers Spaces with Market Opportunities



Roadside Tree-Planting and Raingardens



Community Building e.g. Library

Hadleigh Town Centre Vision

This section presents a more detailed vision for Intervention Area - Western Gateway of 'The Island'. It consists of a more detailed series of urban design key project opportunities which aim to achieve the identified Place Ambitions.

The Project Opportunities Prospectus / Matrix for the 'Centre of The Island' area is presented here alongside the strategy plan. The projects are described in more detail and highlight which Place Ambitions they support. The approximate project timescale has also been identified.

The Centre of 'The Island' presents an existing vacant site and number of existing buildings/businesses. This area can perform a key link between the eastern and western areas of Hadleigh town centre, with a key retail area and long-term ambition to develop vacant sites with new pedestrian connection that open up the island north-south and east-west axis.

Key Project Opportunities	Project Description	Fulfilled Place Ambitions / Timescales
1. Road Network Redesign:	Reduce carriageways/narrow road widths to enable use of excess space for extended public realm; prioritising pedestrians and reducing car-dominance of area. Retain existing on-street parking/drop-off areas and move the existing Morrisons bus stop to new bus stop area within key retail area, whilst introducing tree planting/raingardens alongside parking bays. Reconsider existing pedestrian crossings within the area to maximise ease of movement on foot.	PA1. PA2. PA5.
2. Crown Pub Site Redevelopment:	Development opportunity on the former Crown Pub site for potential residential/development e.g. over-55s housing; utilise active frontages and multi-purpose ground floor uses e.g. additional community-uses based on current need. Explore further future development opportunities on other sites within the island. Provide public and private greenspace and amenity spaces for new development. Short-term use of land could be used for regular markets and business pop-up units or meanwhile uses e.g. community gardens	PA1. PA3.
3. Pedestrian / Vehicular Connections:	New north-to-south connections through the island connecting north and south parts of London Road/High Street and providing access to new development opportunities. Additionally review placement of key crossing points for pedestrians to the area and wider residential area to the south. Provide better walking routes and improved permeability / access for pedestrian shoppers.	PA1. PA2. PA4. PA5.
4. Public Realm and Greenspaces:	Improvements along London Road; public realm widening, raingardens, play provision, parking drop-off areas, key new public space, including; greenspace, seating areas, lighting, wayfinding signage.	PA1. PA2. PA4.
5. Alleyway Connection Improvements:	Introduce a series of new public artworks e.g. murals on building and painted surface treatment, new lighting, wayfinding and signage.	PA1. PA2. PA4.
6. Rectory Road Carpark	Series of car park improvements that provide new cycle infrastructure, EV chargers and street greening e.g. tree-planting and raingardens to the carpark edges. Potential to use the space for temporary local markets or events or to provide a semi-permanent container village for small independent businesses e.g. small business / makers / local produce	PA1. PA2. PA3. PA4.



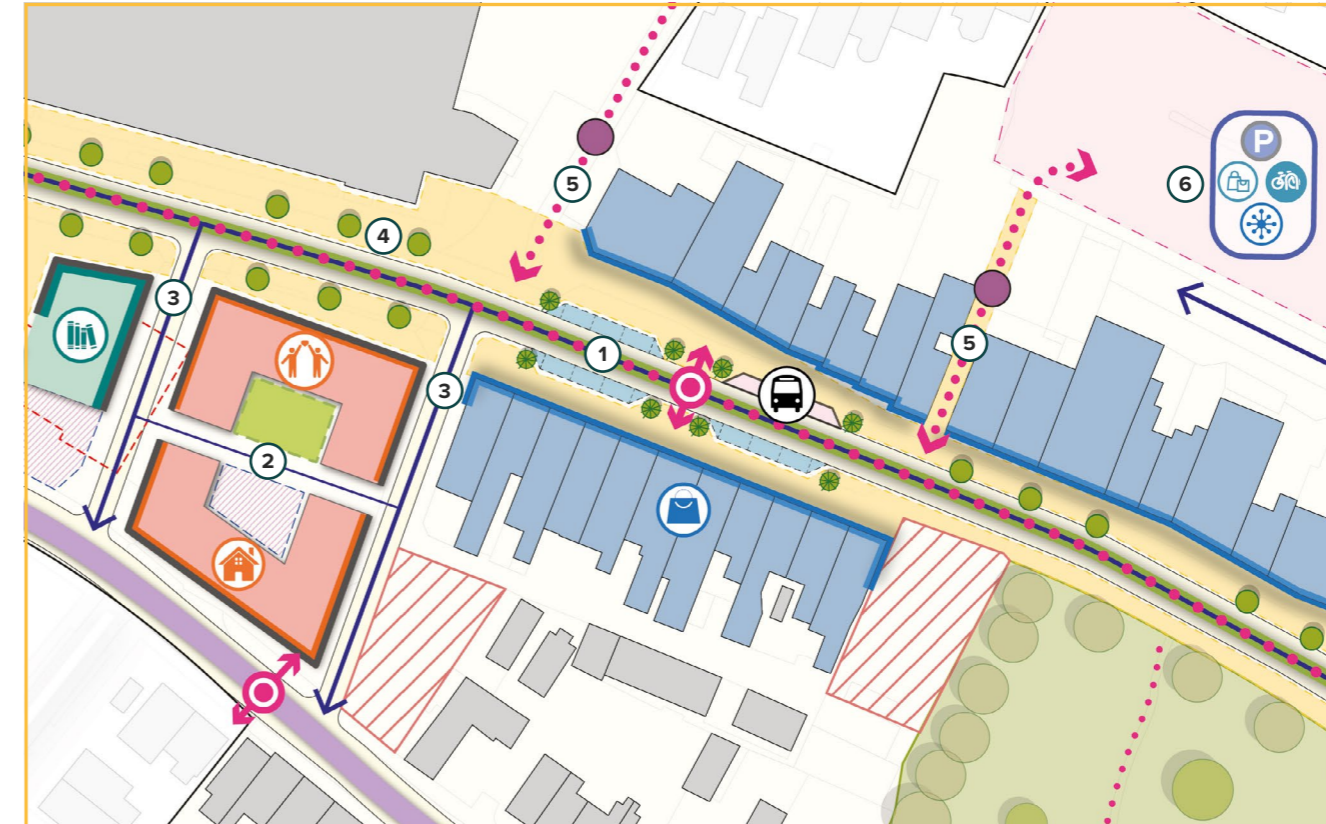
Carpark Improvements - Tree-Planting



Street Art for Retail Areas and Pedestrian Routes



Container Village in Existing Carpark



Walking Routes with Greenspace and Public Transport Routes



Public Artwork - Building Murals



New Development Opportunities

Hadleigh Town Centre Vision

This section presents a more detailed vision for Intervention Area - Town Centre Core and Eastern Gateway. It consists of a more detailed series of urban design key project opportunities which aim to achieve the identified Place Ambitions.

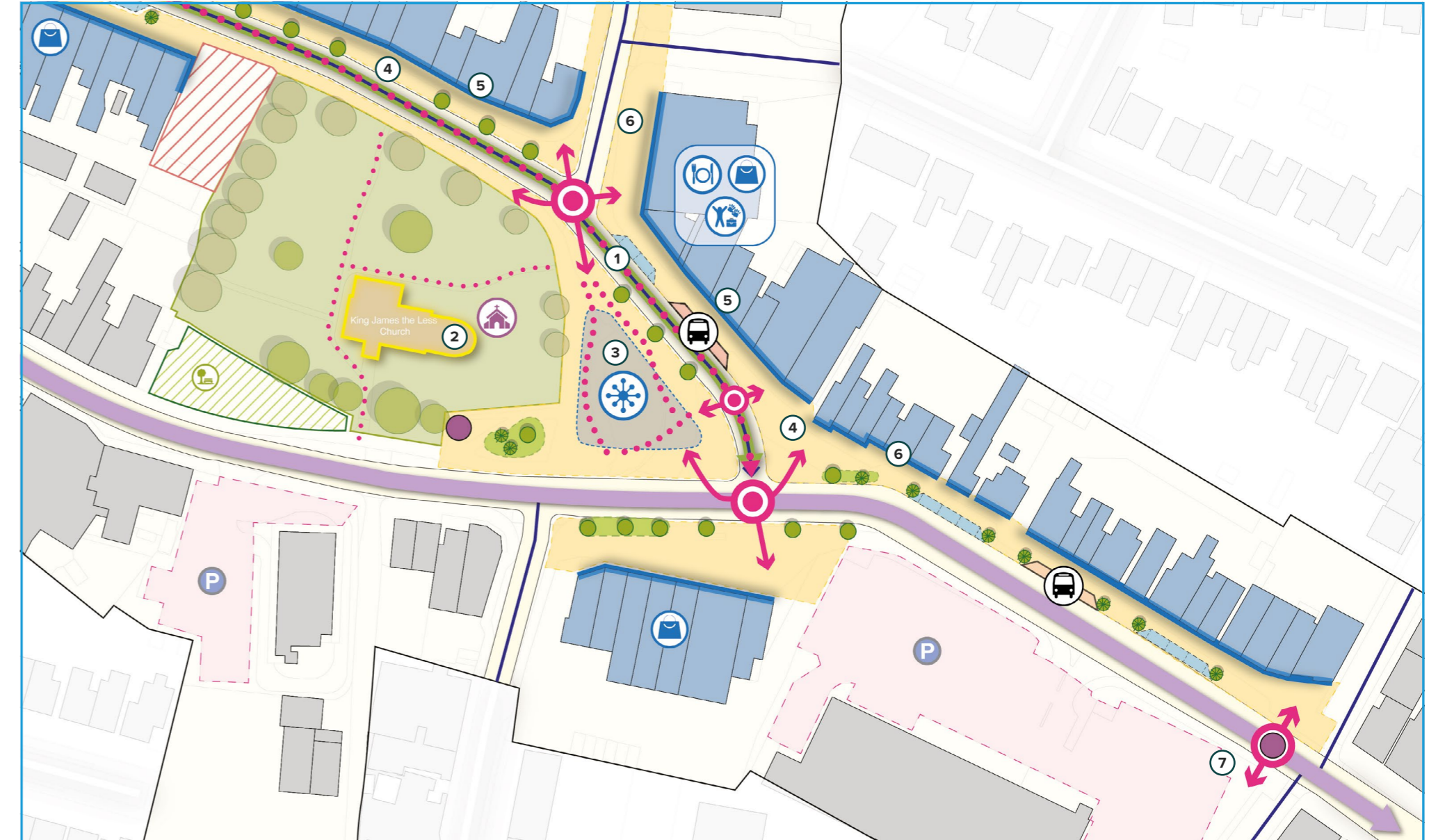
The Project Opportunities Prospectus / Matrix for the 'Town Centre Core and Eastern Gateway' area is presented here alongside the strategy plan. The projects are described in more detail and highlight which Place Ambitions they support. The approximate project timescale has also been identified.

The area offer the potential to review the existing traffic movement and implement significantly changes and improvements which will aim to create a more pedestrian-friendly town centre at the expense of the existing car-dominated environment. It will create a key people-focused town centre area with traffic-calming, greenspace, public art and lighting, alongside an improved public realm with focussed retail areas (e.g. parklets/greening public realm). It also provides a key opportunity to acknowledge the history of Hadleigh by celebrating and enhancing the listed St James the Less Church's relationship with the town centre.

Key Project Opportunities	Project Description	Fulfilled Urban Design Place Objectives
1. Road Network Redesign:	Redesign of town core road layout, carriageway numbers, key junction with Rectory Road and London Road, and decluttering of road infrastructure within area. Introduce two-way connection between High Street and Rectory Road for public transport.	PA1. PA2. PA5.
2. St James The Less Church and Grounds:	St James The Less Church and Grounds - Celebrate the historical architecture of the listed building which is centrally located in the town core and provides an opportunity for it to become the 'beacon' of the town. Enhance the boundary treatments between the grounds and the public realm, introduce public artwork and updated information boards/wayfinding around the area, create new lighting for the church which uses lighting artwork to add to a lively nighttime economy.	PA2. PA4.
3. New Town Core Public Space:	Creation of a new town core public space created through the potential for utilising space created from the any future long-term road realignment / redesign. This space could consist of a mix of new greenspace and seating areas as well as open space for town centre events and regular Friday themed markets.	PA1. PA2. PA3. PA4. PA5.
4. Public realm and Pedestrian Connectivity Improvements:	Series of public realm improvements, to include street greening e.g. raingardens and tree-planting around on-street parking on London Road and High Street; as well as pedestrian-priority surface materials at key town core areas in close proximity to retail areas. Improved crossings areas at key junctions and areas between north and south axis e.g. connecting Lidl Supermarket to the town core area in a direct and safe way.	PA1. PA2. PA5.
5. Shopfront improvements:	Series of shopfront improvements in key areas around the town core to be supported by Shopfront Design Guidance and grants to encourage building owners to undertake improvements.	PA1. PA3. PA4. PA5.
6. Al fresco dining e.g. parklets:	Support Al fresco dining opportunities for businesses with extended public realm and separation between road network and pedestrian area e.g. new parklets.	PA1. PA3. PA5.
7. Eastern gateway:	Improved eastern gateway area with new public art piece that signals the entrance to the town core area, alongside new improved crossing and use of pedestrian priority surface treatments which helps to slow traffic and create a more people-focused town centre.	PA1. PA2. PA4.

Legend:

Town Centre Boundary	New Greenspace	Shopfront Improvements Area
Main Road Network	Tree Planting	Public Artwork/Lighting
Active Travel/Green Corridor	Improved Street Parking Area	New/Improved Uses: Key New Public Space
Improved Pedestrian Connections	New Bus Stop Area	Arts/Cultural Use
Two-Way Vehicular Traffic	Demolition of Existing Building	Community Use
Pedestrian Crossing	Service / Parking Area	Library
Public Realm Improvements	Carparking	Residential Use
Improved Greenspace	Cycle Infrastructure	Retail Area
New Greenspace	Potential Future Development Site	
	Key Building Frontage	



Town Centre Strategy

Below is a number of supporting precedent images which relate to the Town Centre Strategy for the Town Centre Core and Eastern Gateway.



Public Art Lighting of Historic Buildings



Outdoor Dining



Historic-led Shopfront Improvements



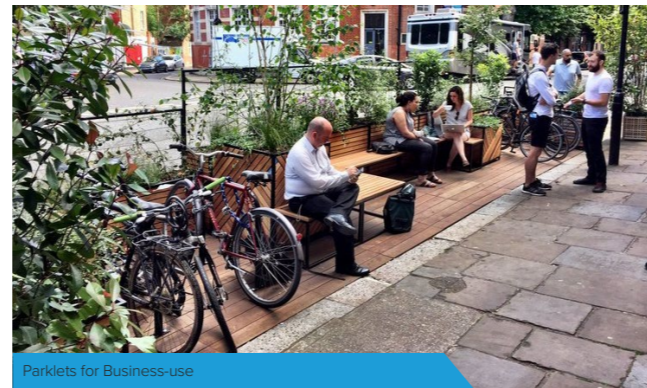
Container Pop-Up Units with Outdoor Seating / Public Space



Lighting and Public Artwork



Traditional Market Retail



Parklets for Business-use

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Streetscene

The following sketch shows proposed improvements to the central area of London Road:



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Cardiff

The Creative Quarter
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Cardiff, CF10 1AF

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www.theurbanists.net

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