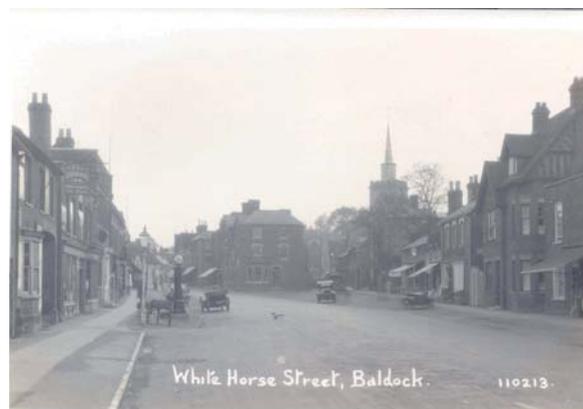




BDP.

Baldock Town Centre

The transformation of a market town

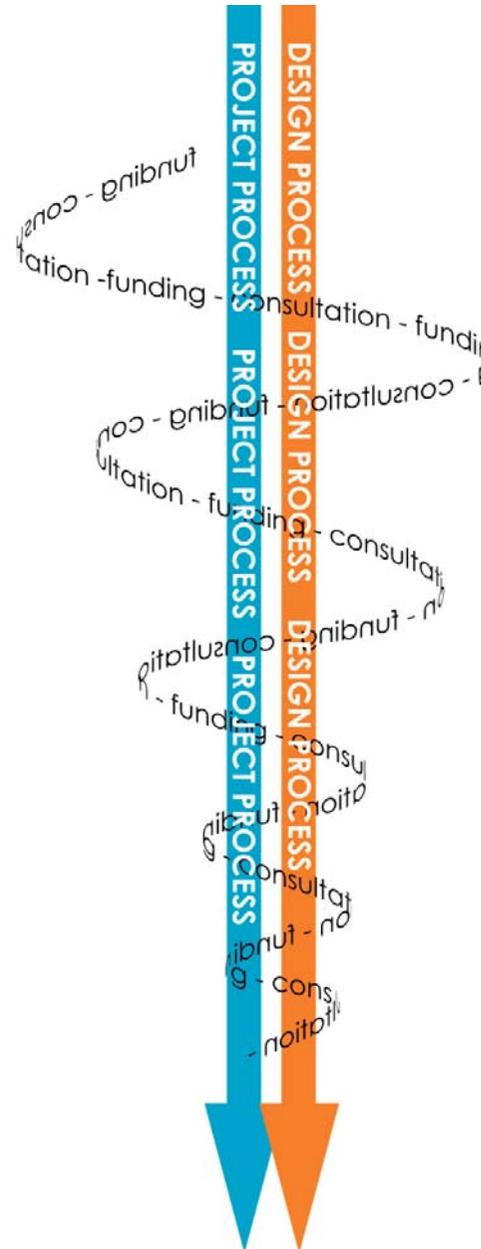


Contents:

- Introduction
- The existing streetscape
- Project programme
- Consultation
- Agreeing the objectives
- The strategy for the town
- The masterplan
- Before and after
- The completed scheme
- The design components
- Project team & suppliers

"One of the Council's priorities is town centres and here in Baldock we have put our money where our mouth is by investing £2.8million. It has been a lot of work and I would like to thank residents and businesses both for taking part so wholeheartedly in the consultation and also for bearing with us during the construction period. We should now also say 'thank you' to the designers BDP and the contractors Skanska McNicholas for their commitment. Thanks to everybody's efforts, we can rightly claim that Baldock is now a pleasant place in which to live, work and visit."

Cllr Ian Knighton (Chair of the Baldock & District Committee)



BDP was commissioned by North Hertfordshire District Council in early February 2007 to assist with an enhancement proposal for Baldock Town Centre.

The scheme is one of the Council's key priorities and is a partnership arrangement and jointly funded between NHDC and Hertfordshire County Council.

The project team identified aspirations for the site as follows:

1. A high quality, attractive and robust scheme in terms of design and materials.
2. A scheme that improves safety within the town.
3. A scheme that benefits all users in terms of function and accessibility.
4. A scheme that creates a lively setting for the town centre.

The Scheme emerged following the opening of the Baldock Bypass and the adoption of the Baldock Town Centre Strategy in 2006. Prior to the opening of the bypass the town suffered from high volumes of through traffic which had detrimental effects on the town centre and it was realised that it was time for change.

In the NHDC Corporate Plan for 2005-15, the plans for the Council to create opportunity for all by promoting sustainable economic development were set out. The Corporate Plan identified the Council's commitment to ensure sustainable growth within North Hertfordshire and where appropriate regeneration of its town centres working in partnership with others.

Baldock is one of 4 towns in North Hertfordshire (Letchworth Garden City, Hitchin and Royston) and is located to the east of Letchworth Garden City just off the A1M. All of the District's towns are different in terms of their size, function and character.

This report summarises the design proposals, rationale and decisions made in the process of reaching detailed design. Included is an overview of the consultation, survey, analysis, and design development process.

OUR OBSERVATIONS...

parking...

- Car dominance.
- Vehicles are unsightly
- No distinction between market and carpark.
- Link to Tesco carpark is poor.
- Perceived lack of passing trade.
- Lack of short term parking spaces close to shops.
- Station carpark not fulfilling potential.



links...

- Pedestrian crossings may not be situated in the most appropriate location.
- Town is currently very vehicle dominant.
- Little pedestrian open space.
- No cycle routes
- Links between greenspaces could be improved



other...

- Dispersed nature of the local shops.
- Few pedestrian only areas.
- Improve and enhance market place.
- Provide unity throughout town.
- attractive buildings / historic setting



Prior to the scheme the first impressions of Baldock from a visitor were underwhelming. It appeared on the surface to be a small run down market town with wide streets and a scattered arrangement of shops and eateries. There was an abundance of parked cars and little signs of people in the streets.

Behind this deceptive face value there lay a rich backdrop of buildings and a population and council who care about their town and how it functions.

One of the challenges for this project was going to be how to release the potential of the town and use its setting, wide streets and interesting buildings to change its perception and image.

Before the bypass Baldock was a busy thoroughfare which accounts for the imbalance between vehicular and pedestrian space. This included poor facilities for pedestrians, lots of guard rails, oversized signs and a distinct lack of quality usable green space within the core of the town centre.

With the introduction of the bypass the town was left with this imbalance. The poor quality public realm did not respond to the potential of the town; it was clear that change was needed

With a limited budget for the scheme (approximately £2M for the capital works) it was evident that we would not be able to change everything. Considering the size, layout and distribution of the town it was difficult to identify where works would naturally start and end.

Project Programme

- 19 Jan 2006
Adoption of Baldock Town Centre Strategy by North Herts District Council
- 16 March 2006
Opening of Baldock bypass
- 6 March 2007
Appointment of Building Design Partnership (BDP) as consultants for the enhancement scheme
- 4 June 2007
Draft design proposals prepared
- June-July 2007
Public consultation on proposed design
- 7 August 2007
Final design approved by Baldock & District Committee
- 15 April 2008
Appointment of Skanska McNicholas as main contractor
- 6 June 2008
Start of works on site
- April 2009
Completion of major works
- 13 June 2009
Formal opening of refurbishment by Oliver Heald MP

Our first task was to digest all the information and studies which had been produced to date and to organise and facilitate a fact finding consultation event for all stakeholders, interested parties and the general public.

This was to be one of many consultation events, each building upon the views of the consultees and engaging in their thoughts and concerns

The consultation process began in March 2007 and was composed of a series of individual meetings, stakeholder workshops and a 'Meet the Designers' event. These meetings and events were conducted to:

- Improve awareness of the project; its location, size, budget, general aspirations and time scale.
- Ascertain the communities aspirations. Ensure that the conclusions of previous consultations were correct and still relevant.
- To acquire local knowledge and history, use the expertise and guidance of council departments and local groups.

The events and meetings were publicised in the following ways:

- Letters were sent to key members of the community, including local businesses, residents and organisations and to officers of the District Council and Hertfordshire County Council.
- An article was published in the Comet newspaper.
- Posters were distributed throughout Baldock and the local Villages.
- An area on the North Hertfordshire District Council website was created, dedicated to the enhancement project (www.north-herts.gov.uk)
- Numerous articles have appeared in Outlook, a district-wide publication produced quarterly by NHDC.

Throughout the design process the public were kept informed of what was happening through newsletters, updates on the web sites and information at events throughout the town centre.

As part of the contractor obligations a public relations agent was appointed to deal with day to day queries on the advancing construction works and also to inform people of changes in phasing and access.

Below is a list of consultation events. A full consultation report has been compiled as a separate document.

March 2007
Public Relations / Community Liaison / Police Councillor Meeting and walkabout
Invited Stakeholder Workshops
Wendy Fair Market / Market Traders meeting

Meet the Designers, Community Centre, Baldock.

April 2007
meeting with Tesco and other businesses
Rail Passenger Survey
Residential Parking Survey
Business Parking Survey

May 2007
Baldock Members Briefing
Baldock Society Presentation
Baldock Medieval Festival

June 2007
Public Presentation
Baldock Committee Meeting
Public Exhibition
Baldock Town Centre Partnership Presentation

July 2007
Public Meeting and Presentation

Meeting with market and Fair Organisers

NHDC Internal Departments workshop

End of July: Design Freeze

November 2007
Public Presentation
Baldock Committee Meeting

April 2008
Town Centre Partnership presentation

May 2008
Stall at Medieval festival
Meet the Contractors

May 2009
Post construction consultation - Stall at Medieval festival

June 2009
Formal opening ceremony



EXHIBITION OF DESIGN PROPOSALS

SATURDAY 9th JUNE 2007
10am - 1pm

SIMPSON DRIVE COMMUNITY CENTRE
BALDOCK



A chance to discuss and comment on the proposals for the enhancement of Baldock Town Centre.

The exhibition boards will be on display in the Community Centre until 20th July. There will be a public meeting on 12th July at 7.30pm at the Community Centre. (The consultation is subject to Baldock Committee approval)

For further information please contact Edward Jolly
telephone: 020 7812 8000 email: E.Jolly@bdp.co.uk



You are invited to attend:

BALDOCK TOWN CENTRE ENHANCEMENT
INVITATION TO MEET THE CONTRACTOR :
SKANSKA McNICHOLAS

WORK STARTS ON SITE ON 9 JUNE 2008

The following summarise the key issues arising from the first stage of consultation.

Parking and traffic

1. Provide short term parking on the High Street.
2. Provide more commuter parking and a secure environment.
3. Provide ample space for residents and business parking.
4. Make more use of parking at Tesco.
5. Provide drop-off area outside the post office.
6. Arrange parking neatly.
7. Provide a town wide strategy.
8. Move taxi ranks.
9. Reduce the number of HGVs travelling through Baldock.
10. Reduce width of carriageway in High Street
11. Provide pedestrian crossing at Clothall Common.
12. Pedestrianise Sun Street and Bell Row.

The Market

1. Encourage the market to grow.
2. Perhaps create a market on Saturdays.
3. Encourage French and Farmers markets.
4. Create a specific area for the market.

Tesco

1. Improve links to and from Tesco to town centre.
2. Improve lighting and pathway.

Green and Public Space

1. Increase the number of trees to create avenues.
2. Create a café culture.
3. Provide natural play space for children.
4. Replace parking with greenspace.
5. Enhance memorial garden.
6. Widen footpaths.
7. A focal 'town square' is needed.
8. Have more green space within the town centre

Street Furniture

1. Provide more seating.
2. Provide bicycle stands.
3. Increase the number of bins.

4. Unify street furniture and reduce clutter.
5. Remove railings.
6. Encourage local design students to design furniture.

Other Issues

1. Regenerate and use the Town Hall.
2. Provide safe and clean public toilets.
3. Provide safe cycle routes.
4. Stricter controls on shop fronts.
5. Make community centre more prominent.
6. Create gateways to the town centre.
7. Improve police station.
8. Provide space for special events.

Public urged to 'think positively'

OVER 300 people turned up at a community centre this weekend as boards showing designers plans for a town centre were put up.

The designs will remain up during the six-week consultation of Baldock town centre regeneration.

And residents are being asked to give feedback and make suggestions. Around 100 forms have been received so far.

One councillor is urging locals to focus on the positive as well as the negative changes after recent meetings where the issue of parking problems has dominated the discussions.

Baldock councillor Michael Muir said: "Anybody living or working in Baldock can still fill out the questionnaire forms and they can get all the info online as well.

"One should stress all the good points instead of being all negative about the things we are worried about. We want to know what the good things are so we can enhance them."

Cllr Muir revealed that spending on the town by Herts County Council has also increased dramatically from £360,000 to £1,000,000, pushing the overall spend up to £3,000,000.

He said: "It's going to be most helpful to produce the maximum we can. There were thoughts we wouldn't be able to have enough money so this is very helpful in supporting the scheme."

Streets ahead?

Have your say on town centre proposals

NEW proposals to improve a town centre will soon be unveiled to residents.

As the six-week consultation starts for Baldock town centre locals are being asked to have their say again.

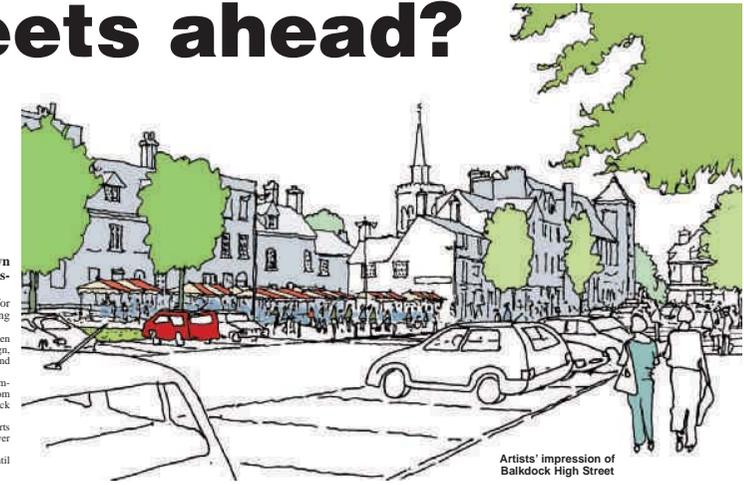
Comments from initial meetings have been used by BDP, the group producing the design, to come up with a concept for the streets and spaces.

And the proposals will be open to the community at a meeting which takes place from 10am until 1pm on June 9 at Baldock Community Centre.

At the launch, designers and North Herts District Council officers will be there answer any questions.

The exhibition boards will stay there until July 20 when the public consultation ends. Findings show the key issues are:

- Changing parking arrangements in the town centre and the surrounding streets to help shoppers and boost local businesses.
- Creating a series of new public spaces including an area that gives the market a real presence and strengthens Baldock's role as a historic, market town.



Artists' impression of Baldock High Street

- Widening footpaths where necessary to allow a pavement café-culture and outdoor activities.
- Modifying the junctions at High Street, Whitehorse Street, Church Street and Hitchin Street to help pedestrians move easily and safely through the town.
- Introducing measures throughout the town centre to discourage and slow down through traffic and help pedestrians.
- Enhancing the historic setting of the streets by introducing more trees and

green areas as well as improving the street furniture, lighting and signage. BDP is seeking views on its proposals and on options like street furniture, materials, public toilets and the war memorial. BDP will also be presenting the proposals at a preview on June 4 at 7pm, prior to the Baldock committee meeting at 9pm.

Comment forms are available at the exhibition and on the council's website at www.north-herts.gov.uk



detail design...

Whitehorse Street - Whitehorse Square High Street
High Street - Market Square Church Street

further information & comments...

Please view the full details of the exhibition at the Baldock Community Centre, Simpson Drive or on North Herts District Council's website www.north-herts.gov.uk until 20th July 2007

Comments should be returned by Friday 20th July 2007 either in the comment form provided at the exhibition point or to BDP at the following address:
Edward Jolly Building Design Partner Plc, 15 Brookhouse Yard, Chesham, Bucks, CV4 4JL or email to E.Jolly@bdp.co.uk

BALDOCK TOWN CENTRE ENHANCEMENT SCHEME
exhibition summary

design proposals...

Comments received from initial consultations have been used to develop a concept for the streets and spaces within the town centre on how to regenerate the public areas for those who live, work and visit the town.

key points...

- Changing parking arrangements in the town centre and the surrounding streets to help shoppers and boost local businesses.
- Creating a series of new public spaces including an area that gives the market a real presence and strengthens Baldock's historic role as a market town.
- Widening footpaths where necessary to allow a pavement café-culture and outdoor activities. The junction at High Street, Whitehorse Street, Church Street and Hitchin Street will be modified to help pedestrians move easily and safely through the town.
- Introducing measures throughout the town centre to discourage and slow down through traffic and help pedestrians.
- Enhancing the historic setting of the streets by introducing more trees and green areas as well as improving the street furniture, lighting and signage.

concept design...

Legend: ROAD, GREEN SPACE, PUBLIC SPACE, WATER, LANDSCAPE ARCHITECTURE, LANDSCAPE ARCHITECTURE WITH WATER, LANDSCAPE ARCHITECTURE WITH WATER AND GREEN SPACE

proposed masterplan...

For further information please contact Edward Jolly on 01438 866200

BALDOCK TOWN CENTRE ENHANCEMENT SCHEME

BALDOCK TOWN CENTRE – WHAT'S HAPPENING NOW

Baldock Town Centre Enhancement Scheme has made considerable progress since the consultants Building Design Partnership (BDP) were appointed in February this year.

Following a number of surveys including parking and traffic flows, stakeholder workshops and a six-week consultation period, the Masterplan for the Baldock Town Centre enhancement scheme was approved by Baldock Committee on 7 August.

There were a number of issues from the Baldock Committee meeting that needed to be resolved such as:

- The direction of the one-way route in Church Street
- The slip road on the High Street opposite Police Station
- Improving the link to Tesco from the High Street
- Parking arrangements in the town centre
- Traffic management through the town

These will be reported back to Baldock Committee on 19 November 2007.

BDP are on schedule to send out the tender documents to potential contractors in November. The successful contractor, who will carry out the enhancement works, will be appointed in February 2008. Between November 2007 and April 2008 there will be a variety of leaflets, press releases and meetings to keep residents and businesses informed of the progress and details of the scheme.

Whilst the enhancements works are being carried out there will be changes to the traffic flows and parking arrangements in the town centre in order to allow the contractor to work on sections of the overall scheme. We need to ensure that disruption to businesses and residents is kept to a minimum and that the regular activities that take place in the town centre are accommodated such as the Wednesday market, speciality markets and Charter Fair.

NORTH HERTS DISTRICT COUNCIL, BDP AND HERTFORDSHIRE COUNTY COUNCIL WILL BE DOING A NUMBER OF THINGS OVER THE NEXT FEW MONTHS:

| | |
|-------------|---|
| November 07 | <ul style="list-style-type: none"> • Out to tender for contractor • Baldock Committee for agreement of remaining issues • Exhibition of final design in Baldock Community Centre |
| December 07 | <ul style="list-style-type: none"> • A1 (M) signage improvements |
| January 08 | <ul style="list-style-type: none"> • Contractors tender evaluation |
| February 08 | <ul style="list-style-type: none"> • Contractor appointed |
| March 08 | <ul style="list-style-type: none"> • Public meeting on contractor's programme for working on site |
| April 08 | <ul style="list-style-type: none"> • Letter/leaflet drop to town centre businesses and residents • Enhancement works start on site • Temporary Traffic Regulation Orders (TROs) in place |

Regular updates are available on our website www.north-herts.gov.uk.



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On completion of the works we took the opportunity to host a stall at the annual medieval festival to gauge reaction to the changes and invite comments. The general consensus was that the town has been transformed and people were slowly accepting change!

An official opening day was also arranged where the local MP officially opened the scheme and local businesses hosted stalls and schools performed in the new town spaces

A selection of comments:

Fantastic – It was worth the wait. Overall a good job.

The new town centre is much better place because people can sit outside.

A good scheme which enhances the buildings and general appearance of Baldock centre. Well done!

The new arrangements mean I walk more and use the car less which is great! We think the enhancements work

Love the green spaces and pavements

Very good basic design

The overall effect is one to be proud of.

I think it looks a lot nicer, no longer a big car park!

Fantastic a real improvement to an already beautiful town.



It's a great improvement and has created an environment that is pleasant, will generate more business and interest.



BALDOCK! CELEBRATION!

Baldock Town Partnership Opening Ceremony & Family Fun Day to Celebrate the Completion of the Town Centre Enhancements

Saturday 13th June – 12.00 noon till 4.00 pm
Market Square, High Street & Garden Area, Whitehorse Street

Opening Ceremony to start proceedings on the main stage in the Market Square.

plus the following entertainment:

- Spotlight Youth Theatre
- Knights Templar School Jazz Band
- Banat El Gharb, Egyptian Dancers
- A'Cappella Singing Group
- And Music from Local Bands

In addition throughout the afternoon there will be:

- Swordsmen of the Knights Templar
- Classic Car & Motorcycle Display
- Stalls from Local Organisations
- Children's Fairground Rides
- Children's Entertainer
- Face Painting

All the Children's Rides and Entertainment will be provided FREE OF CHARGE, thanks to the kind sponsorship of Baldock Town Partnership, NHDC, HCC and other local sponsors. The local Public Houses and Restaurants will also be providing Food, Drink & Entertainment throughout the event and into the evening.

Please bring your family along to help us celebrate in style!






During the initial stages of the project and following extensive stakeholder and public consultation the key town centre concept initiatives were agreed to be:

- Organise parking to enable new open public spaces
- Increase footpath widths where necessary to allow outdoor trading – cafes etc. and provide safe pedestrian environment
- Create a market place give the market a real presence
- Modify the main junction to slow traffic and to improve pedestrian experience.
- Create direct physical and visual link to Tesco
- Bring back the town centre!

One of the key objectives was to slow down traffic but not to deter it all together and to avoid knock-on effects on already pressurised residential streets. Equally important is the aim to create a sense of arrival and focus into the historic town centre.

The intention of the strategy was to avoid speed bumps and other vertical or horizontal displacements which are not in keeping with the historic character of the town.

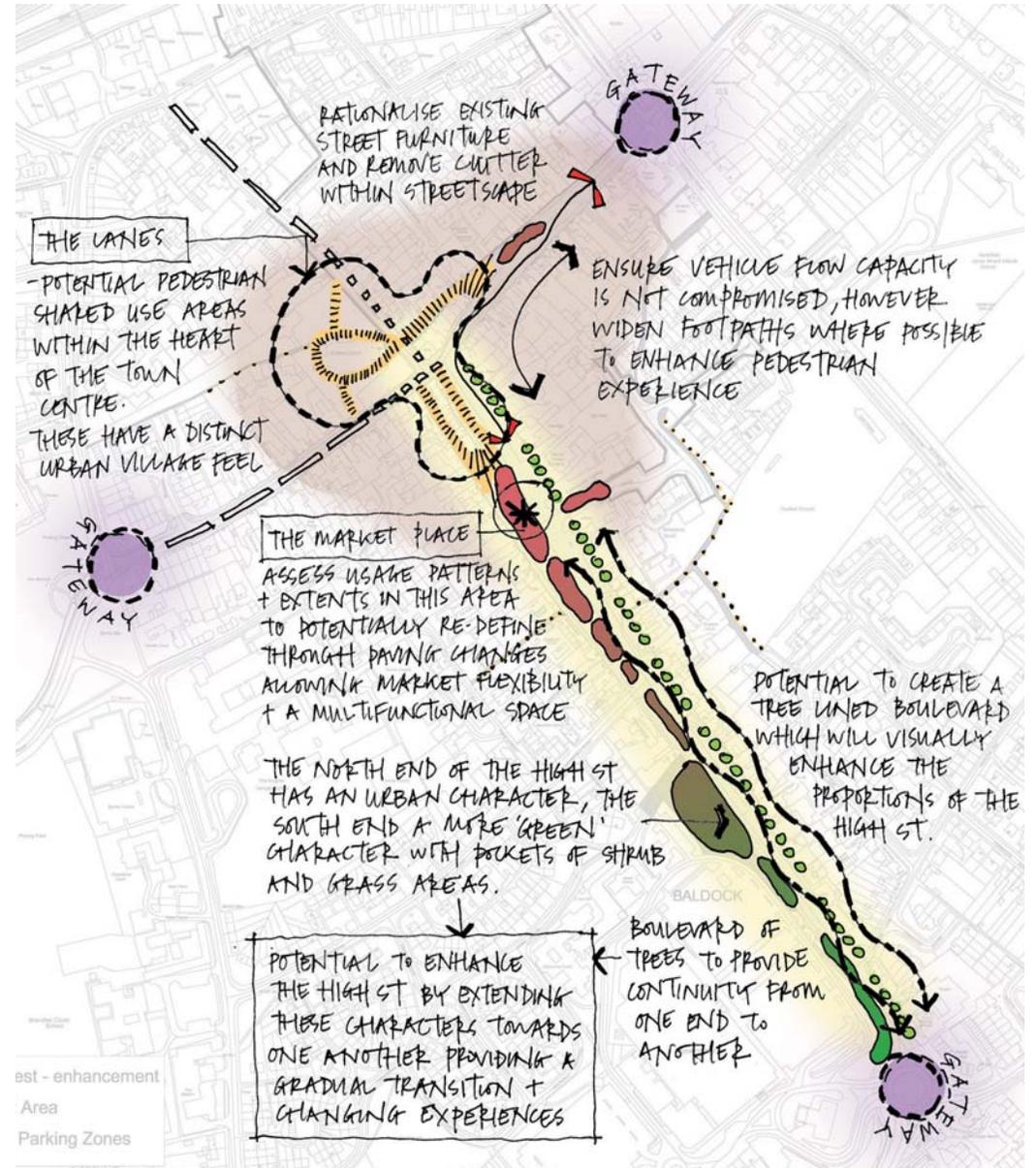
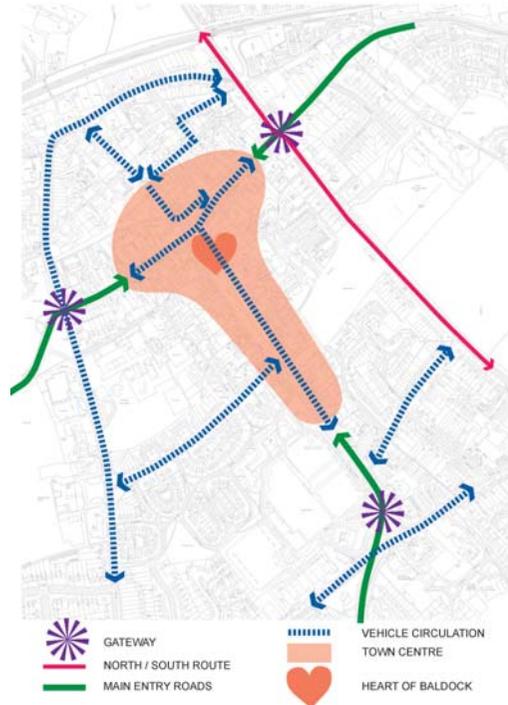
Other changes included closing off the southern part of Church Street, removing railings and designing shared surfaces within Sun Street and Bell Row

A series of interventions along the major roads which encourage drivers to slow down include:

- Rationalise Whitehorse Street / High Street / Hitchin Street junction.
- Reduce carriageway widths where possible
- Introduce gateways to identify the approach
- 'Design in' reduced speed limits
- Provide clear and regular pedestrian crossings.
- Introduce 90 degree parking
- Organisation of lighting, trees, and furniture.

"This scheme is an exemplar of how to enhance a town centre, it is a high impact scheme which has completely transformed Baldock. The working collaboration with the project team including NHDC, HCC and other interested parties was very successful in ensuring a quality design and implemented public realm"

Mehron Kirk
Design Team Leader BDP



The design for the main junction was designed to avoid queuing traffic in the town centre and maintain existing capacities.

To address traffic congestion issues it was agreed to introduce a form of "gating" outside of the town centre. This would involve a interactive sensory series of traffic signals which would look to deter cars from using Baldock as a short cut.

The key elements of the circulation strategy are:

- Make pedestrian crossings as close to the junction as possible
- Widen footpaths and remove railings
- Close off southern part of Church Street and make Church Street one-way



- SIGNAL CONTROLLED INTERSECTION
- NEW PEDESTRIAN ONLY AREA
- ↔ SIGNAL CONTROLLED PEDESTRIAN CROSSING
- ↔ UNCONTROLLED PEDESTRIAN CROSSING
- ↔ VEHICLE CIRCULATION
- ↔ PROPOSED ONE-WAY SHARED SURFACE VEHICLE ROUTE

- Introduce shared surfacing along Sun Street and Bell Row

One of the main perceived problems within the town centre was parking, the town centre enhancement scheme therefore south to:

- Reduce parking congestion in High Street and increase parking availability to encourage business growth
- Provide allocated and defined parking for as many cars as possible without a detrimental effect on the streetscape
- Introduce limited stay parking restrictions in the core of the town centre meaning that commuter and business users would park away from the core of the town centre freeing up spaces for shoppers and visitors



- NODE
- GATEWAY
- OPEN SPACE
- ENHANCED PEDESTRIAN AREA
- HIGH LEVEL OF ACTIVITY SHOPS AND BUSINESS
- LOW LEVEL OF ACTIVITY SHOPS AND BUSINESS

The distribution of parking and location of pedestrian crossings was analysed with a few to being rationalised.

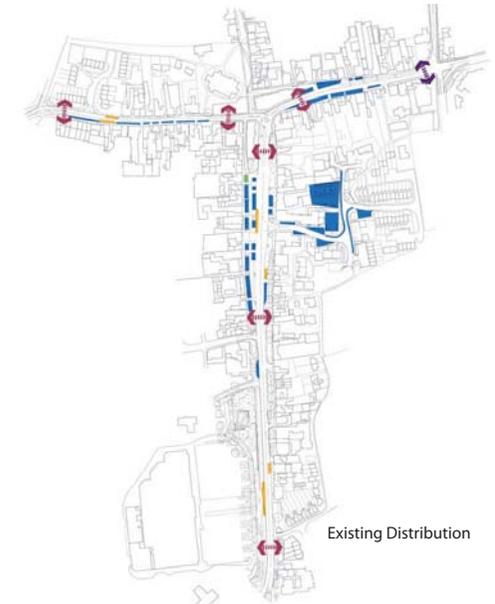
The result was the complete re distribution of parking in an efficient manner allowing for new public spaces and settings for the buildings.

By extending the parking provision to the southern end of the High Street we were able to make this area feel more part of the town centre and encourage people to walk more throughout the town

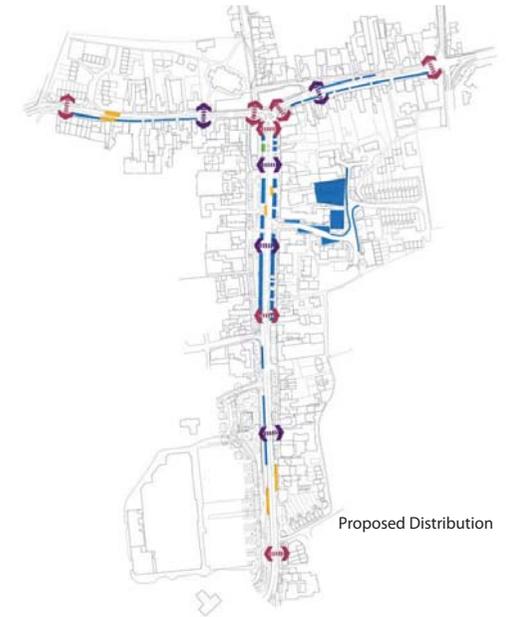
The provision of necessary movement patterns throughout the town centre was proposed which included moving the main crossings closer to junctions to change the perception of distance when moving around the town centre



- RAILWAY STATION PARKING INCREASED TO 80 SPACES
- BUSINESS / LONG STAY / RESIDENTS 180 SPACES
- NEW FOCAL PUBLIC SPACE NO CARS
- CORE TOWN CENTER 2 HOUR PARKING 150 SPACES (10 OF WHICH COULD BE RESIDENTIAL)
- RESIDENTS ONLY 25 SPACES



Existing Distribution



Proposed Distribution

The masterplan draws together all of the design proposals in an overall plan which includes the following key components.

Parking throughout the town centre has been reorganised to allow short stay parking within the core and to enable new open public spaces to be formed.

Footpath widths have been widened to improve the pedestrian experience and encourage people to walk around the town centre. In key areas sufficient space has been created to allow for outdoor cafes and trading.

A new market place has been created in the heart of the High Street. Within this multifunctional space power supplies for market traders and other events has been integrated into the design.

The main junction has been modified with crossing on all arms to aid permeability throughout the town centre.

New street furniture has been installed throughout as a co-ordinated range in suitable positions where it is needed. Two recycling units have also been installed following a workshop with one of the local schools.

New trees have been planted to reinforce the existing and add continuity for the entire length of the High Street adding seasonal change.

Large areas of grass have been introduced to the High Street and Whitehorse Street. This was building upon the character of the southern end of the High Street and helping to green the town.

Large swaths of bulbs within the new grass areas will flower in spring adding vibrancy and continuity along the High Street.

The war memorial has been enhanced with new planting beds with box hedging and seasonal

planting. The memorial is now accessible by wheelchairs and provides a feature within the new market square.

A palette of hard wearing materials have been introduced to the town centre which looks to unite and create a hierarchy for all of the key spaces and streets.

New lighting has been installed throughout the scheme area - this is upgrading the existing, new columns to complement new alignments, new wall mounted fittings to increase lighting levels and lower level pedestrian lighting in the key spaces.

As part of the design process we liaised with Tesco who are currently developing plans to create a new physical and visual link with the town centre and open up the memorial gardens as an improved amenity for the town centre. Discussion is also ongoing with Tesco about making provision on their site for approximately 30 local business parking spaces.

A management and maintenance plan and report has been produced to ensure the future of all of these proposals which sets out maintenance regimes and processes for managing a successful town centre.

"It is remarkable what a difference the scheme has made in the town centre, it has been a success and great to see people using the new spaces and streets"

Louise Symes

Project Manager NHDC





The Activity plan gives a potential flavour in which the streets, footpaths, and public open spaces maybe used.

The following activities could be encouraged / built upon through the town centre enhancements:

- Shopping and browsing
- Markets and stalls
- Events
- Dining
- Exploring the Town's historic assets
- Outdoor cafe / pub culture
- Sitting and resting



Various different ways in which the public open spaces were explored.

The key principles were:

- Focal areas of town
- Potential mixture of hard and soft for both areas.
- High quality materials
- Trees, lighting and benches on Whitehorse Street.
- Minimal elements on Market square with the aim to be as little hindrance to market operation.
- Possible incorporation of kiosk structure with toilets
- Engage driver perception with space and slow them down.

"This project demonstrates great value for money in public realm - it is a balance between understanding the town functions, incorporating the necessary engineering requirements and greatly improving the visual appearance."

Terry Nickolls
Principal Engineer NHDC



High Street looking towards Market Square

A new market square which builds upon the history of the town and looks to enhance market activity. Since completion of the scheme the market has already grown with more stall holders interested in having a pitch in Baldock.

The open space created at this location has been used for a number of successful events which have encouraged people to visit Baldock Town Centre

Whitehorse Street looking towards Sun Street

This was a former car park and is now a key space in the town centre. Sun Street is a successful shared use environment where vehicles have been minimised and pedestrian feel at ease strolling around the town.

There are a lot more people choosing to walk around the town centre, the improved crossings and generous pavements have encouraged a better use of the town centre

Church Street

This is one of the most successful parts of the enhancement works. This route was being used as a vehicular short cut and therefore detached the northern quadrant of Baldock.

The new trees and street furniture have encouraged people to dwell in the area and the adjacent vacant premise is considering opening a restaurant with an external seating area.

High Street Looking North

This new expanse of green space has completely transformed the pedestrian experience and setting of the buildings along the High Street

Since completion several businesses are now successfully operating cafes with external seating and on a daily basis school children gather on the grass to eat and chat.

BEFORE...



AFTER...



The display boards used for post consultation

"We are very pleased with the enhancement work in Baldock, it is great to see how a strong concept can be taken through consultation, detailed design and construction and not lose the original design intent"

Roxanne Glaud

Programme & Strategy Manager HCC



A new setting for Baldock



The medieval fair in full swing



An emerging cafe culture in Baldock



The opening ceremony



Sun Street - shared use environment



Children enjoying the new lawn



The market square and war memorial



The new public space on Church Street



A simple palette of hard materials were used within the scheme to enhance the setting of the town and facades of the existing buildings. The palette consisted of:

Yorkstone:
A high quality material used as a boarder to buildings and for general paving in the core town centre.

Granite:
A hard wearing natural material suitable for vehicle overrun and market operations. Used in main squares, spaces, and trims throughout the core town centre.

Bound buff gravel: a material with texture to build upon the history of the town centre and provide a rustic feel to this market town. Colour of stone/pebble to complement the York stone

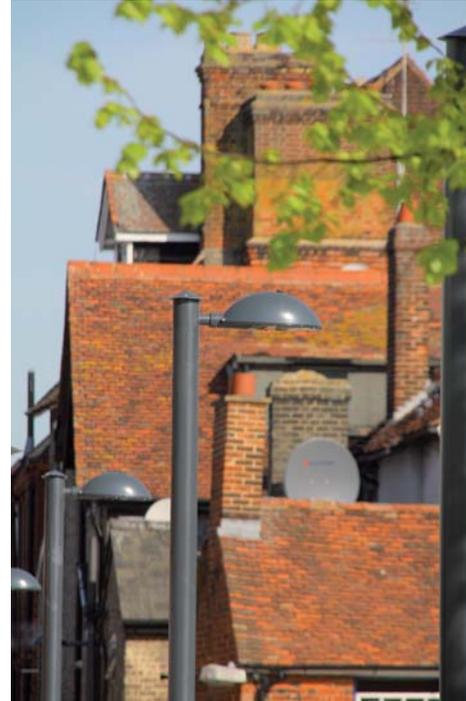
Bitumen:
New road surfacing throughout the town centre clearly defining vehicle routes.

Granite Kerbs:
Hard wearing natural slab stone kerbs to match proposed Granite slab paving.

Street Furniture:
The street furniture has been chosen to be sympathetic to the historic nature of the town yet contemporary and robust. The timber theme achieves a soft-modern aesthetic. All furniture and fittings have been chosen for their low maintenance cost and compliance with DDA guidance.



The new lawn area along the High Street



Street components

Funding

Funding for the delivery of Baldock Town Centre enhancements was by NHDC and HCC

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Lead Design Team:

Landscape Architects, Lighting Designers,
Project Management

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Civil, Electrical and Signals Engineers

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Cost Consultants & CDM co-ordinators

Confluencepcm
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Main contractor:

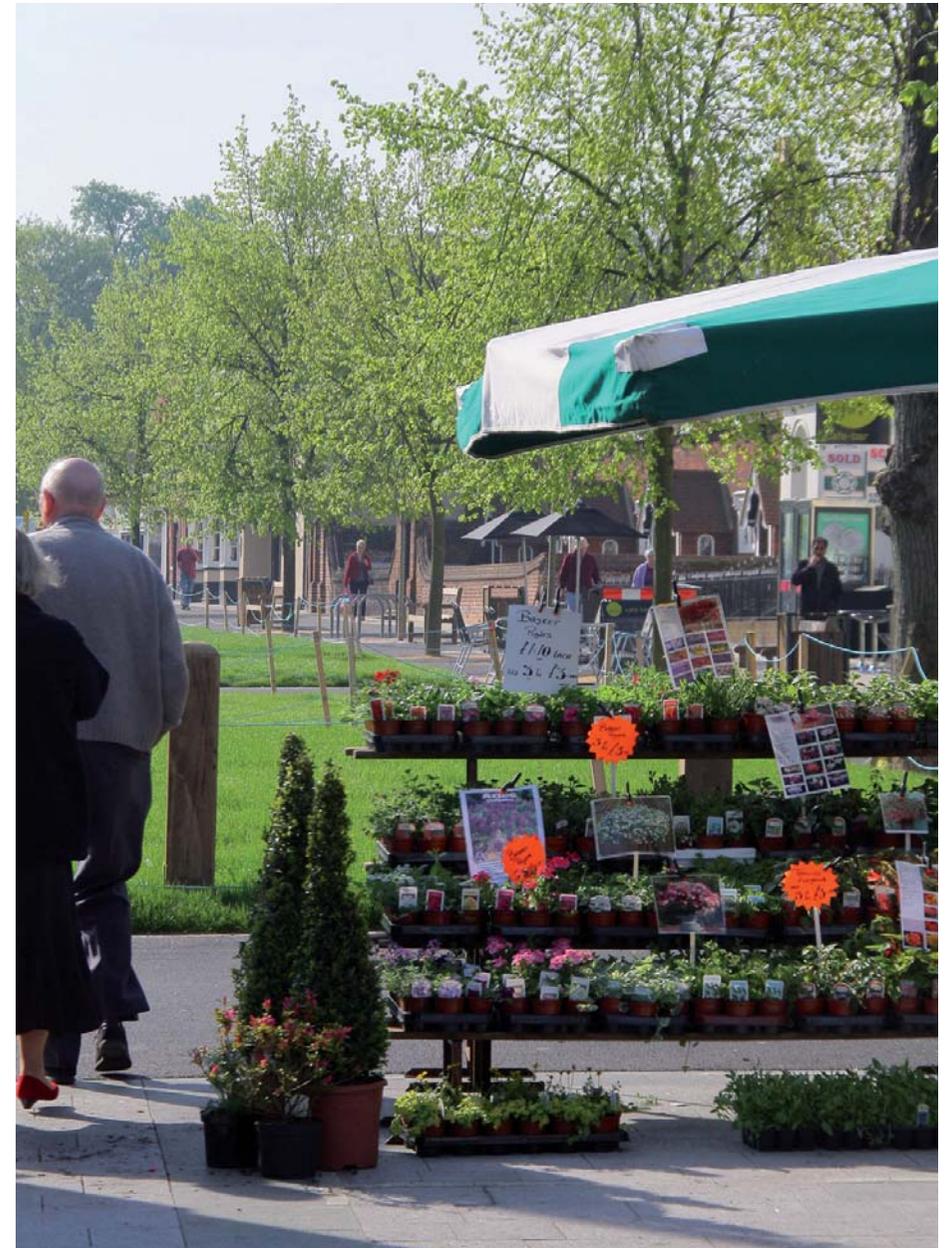
Skanska Infrastructure Services Ltd
Maple Cross House
Denham Way
Rickmansworth
Hertfordshire
WD3 9SW

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Sub Contractors:

Groundworks
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18 Leighton Road
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London
NW52QE

Soft landscape
PGSD Ltd
39-41 Ivy Road
Hounslow
Middlesex
TW3 2DH



A spring market day in Baldock

Suppliers

Granite Paving
CED Ltd
728 London Road
West Thurrock
Grays
Essex
RM20 3LU

Yorkstone Paving
BBS (Brick & Stone) Limited
Trident House
106 Barnsley Road
Sandal
Wakefield
West Yorkshire WF1 5NX

Buff gravel surfacing
Addagrip Surface Treatments UK Limited
Addagrip House,
Bell Lane Industrial Estate,
Uckfield, East Sussex
TN22 1QL

Street Furniture
Streetmaster
Unit 4 Woodlands Business Park
Ystradgynlais
Swansea
SA9 1JW

Lighting
Phillips Lighting
Guildford Business Park
Guildford
Surrey
GU2 8XH

Trees and shrubs
Deepdale Nurseries
Tithe Farm
Hatley Road
Potton, Sandy
Beds
SG19 2DX



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Singing and dancing at the Medieval festival

BDP.