

Old River Lane

Public Space

ORL Steering Group Presentation

22nd February 2024

Howells



Bishop's Stortford today

- High quality historic town
- Attractive town for families
- People live and work in the same area

40%
work mainly from home



32% ENG AV.

65%
economically active



57% ENG AV.

39%
3+ people households



36% ENG AV.

18.5%
ages 5-19

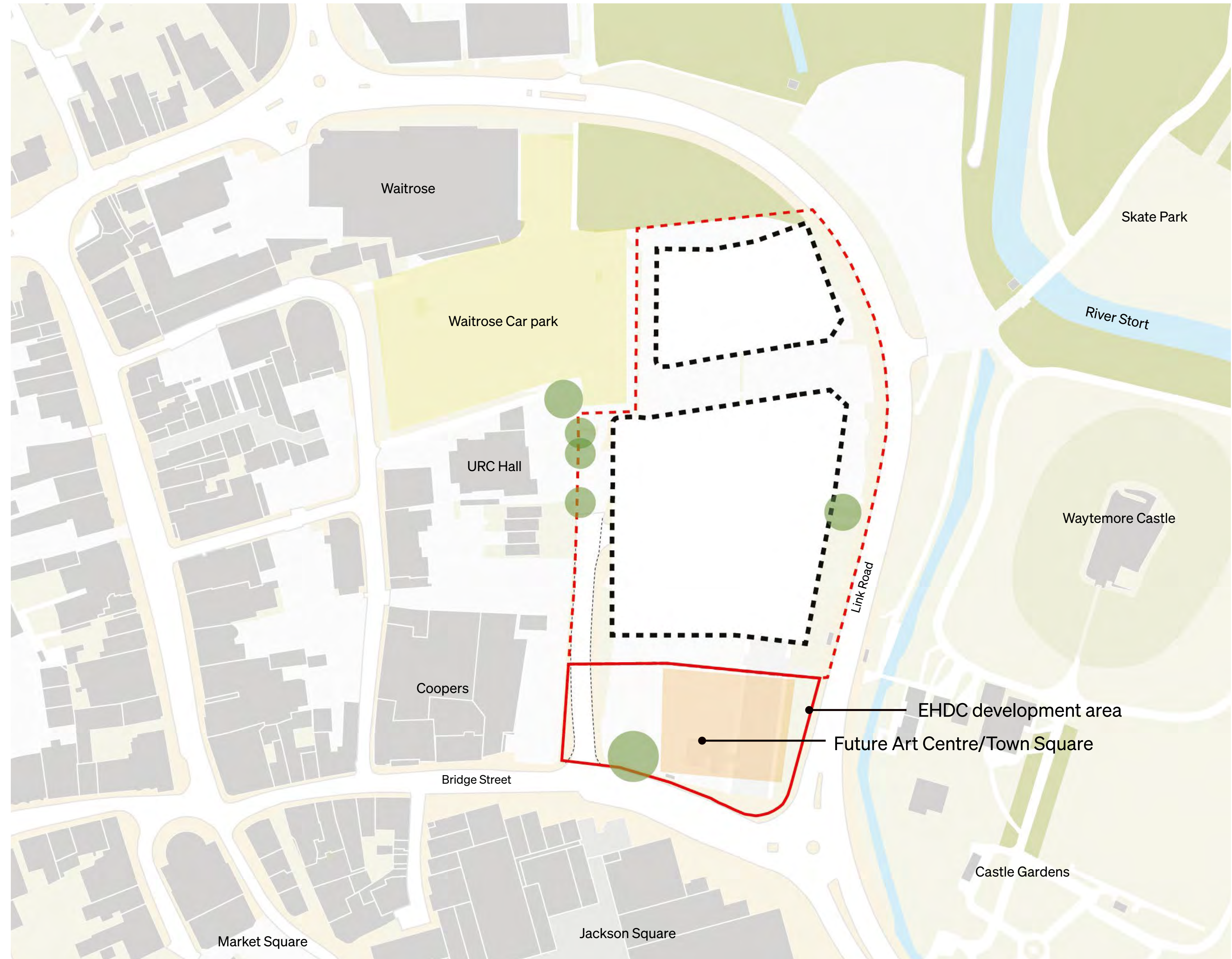


17.5% ENG AV.



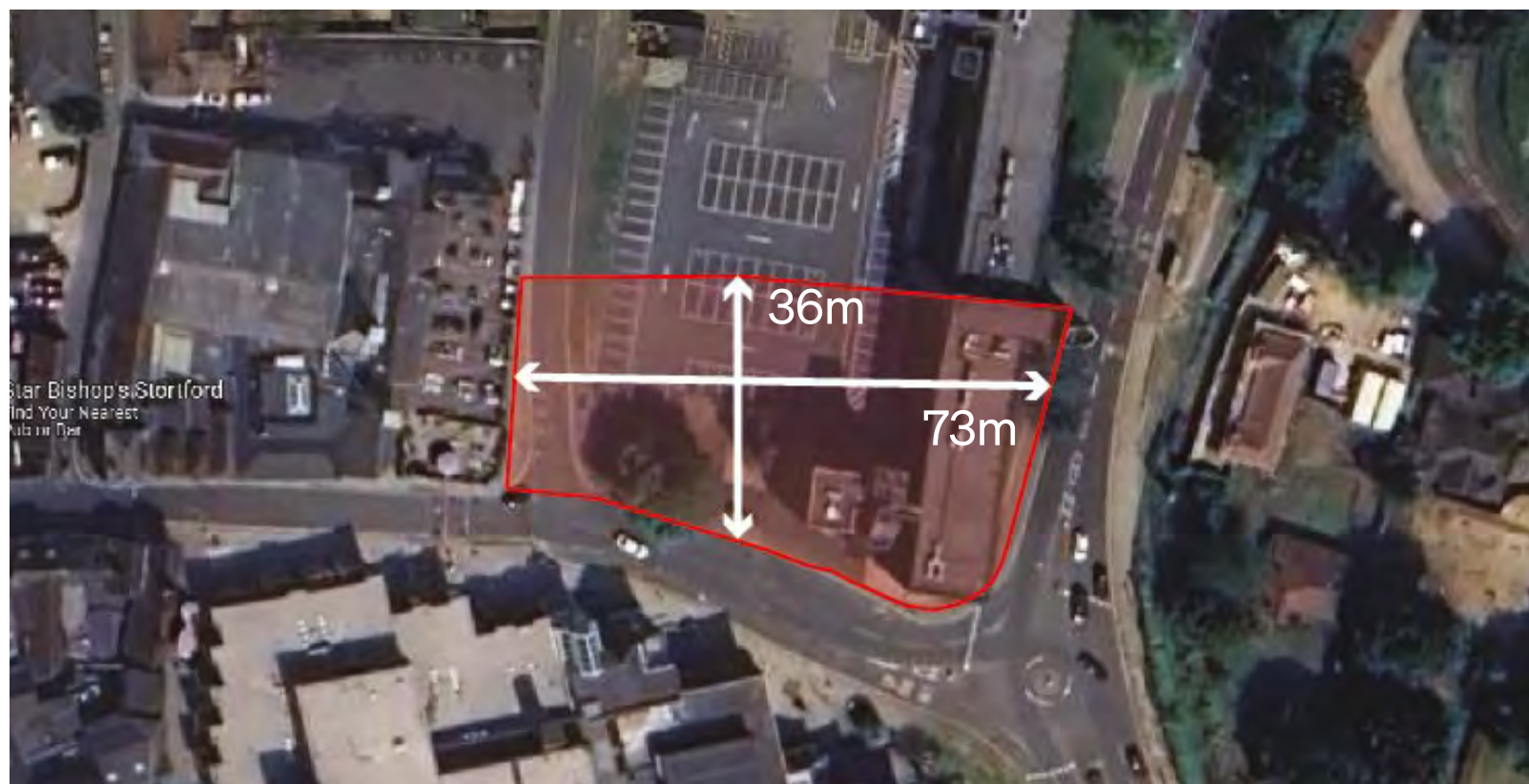
Initial brief

- Create a town square
- High quality public space with a lifespan of at least 15 years
- Budget of £1.5m
- Compliments the rest of the ORL development
- Supports temporary and seasonal activities
- Electric and water utilities provided within the space
- Retains access to Coopers and houses along Old River Lane
- Safeguard land for a future Arts Centre



Scale comparison

Bishop's Stortford



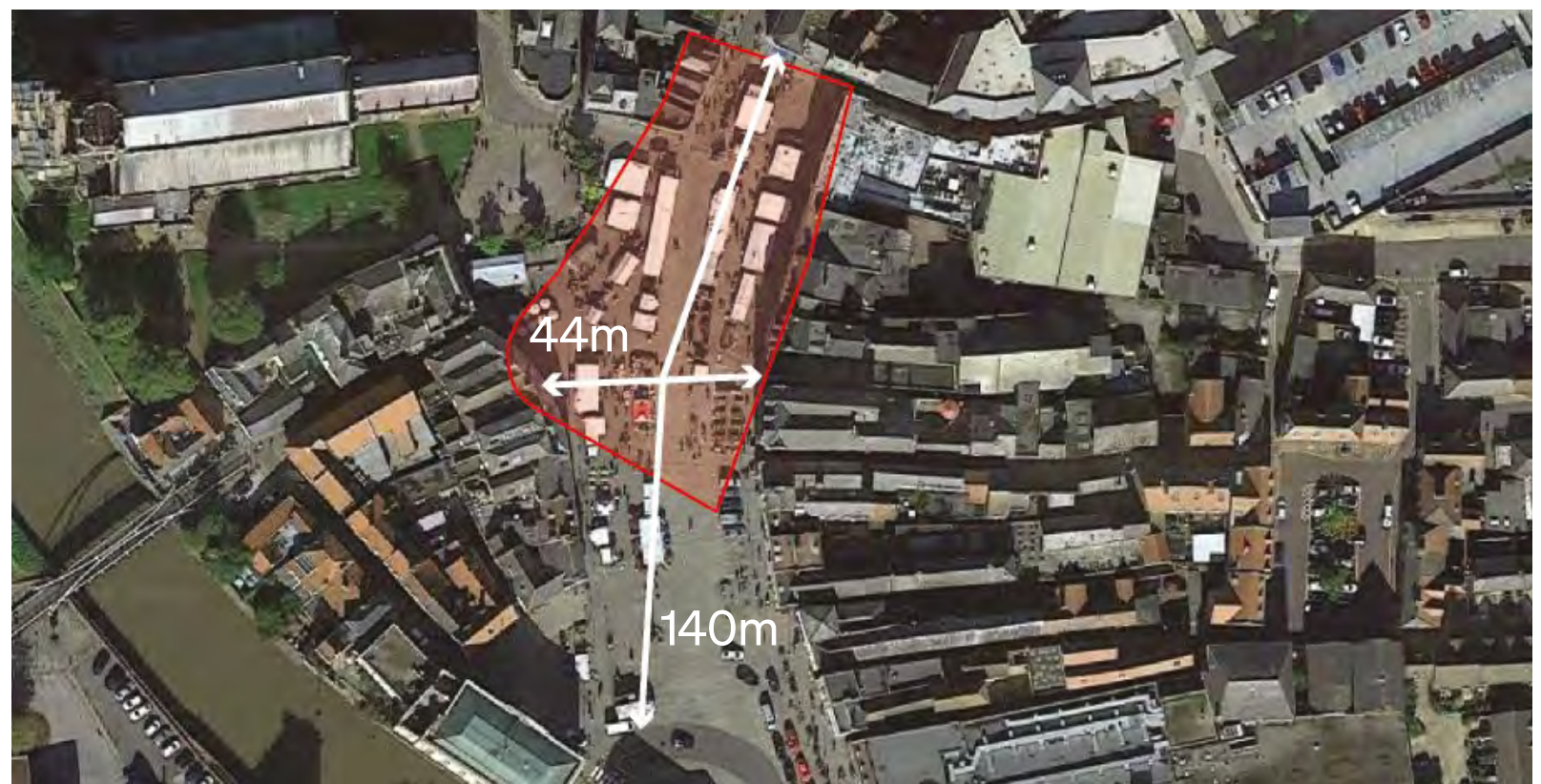
- Population: 41,000
- 2,700 sqm space
- Same size as the current Charringtons Car Park

Salisbury



- Population: 47,000
- Large open space with no permanent uses
- Bi-weekly market

Boston



- Population: 45,000
- Large open space with a bi weekly market, vehicles have access to the space

Scale comparison

Braintree



- Population: 42,000
- Open space with no permanent uses
- Monthly market

Hitchin



- Population: 35,000
- Flexible space, hosts a range of events throughout the year, stalls are temporary, small permanent seating area

Abingdon on Thames

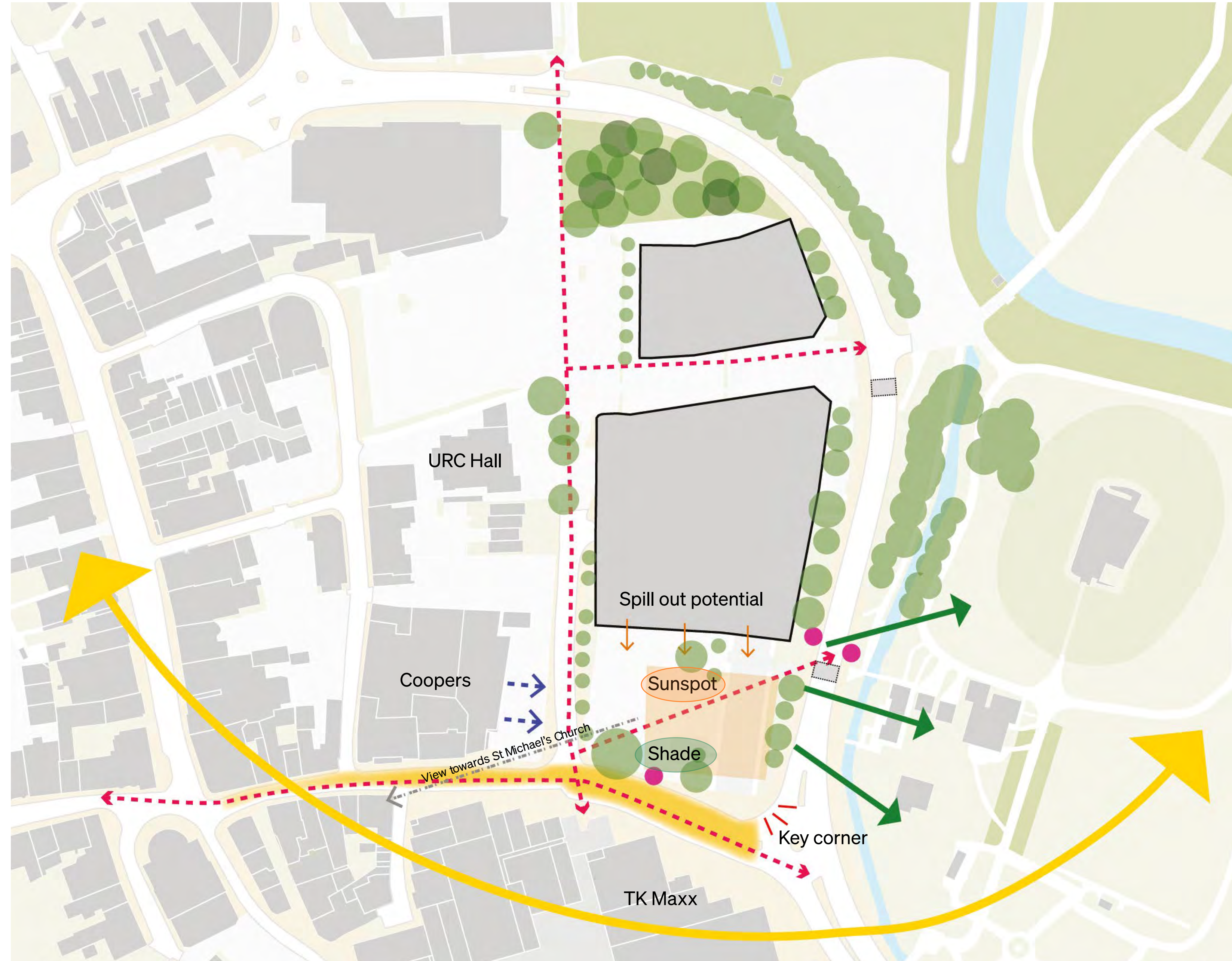


- Population: 33,000
- Small enclosed space, used for a range of events, surrounding building spill out onto square

Opportunities

- Large flexible space
- Arrival space
- Adjacent to three bus stops + MSCP
- Key connection to Castle Garden
- Threshold into Historic Town Centre
- Usable space in a Prominent location
- Southern facing
- A key focal meeting point for pedestrian movement
- Proposed enhancement to Jackson Square

- Key
- Movement routes
 - Sun Path
 - Bus Stops
 - Public Realm improvement



Opportunities

Trial ideas

- Temporary summer installation
- Transformation of surface car park
- Combination of planters and seating



Broad Meadow, Oxford

Multi generational space

- Interactive public exhibition
- Example of social spaces



Musical light swings, Montreal

Find an anchor

- Temporary structure for creatives, food outlets and service businesses



Crate, Walthamstow

Seasonal activities



Spring



Summer



Autumn



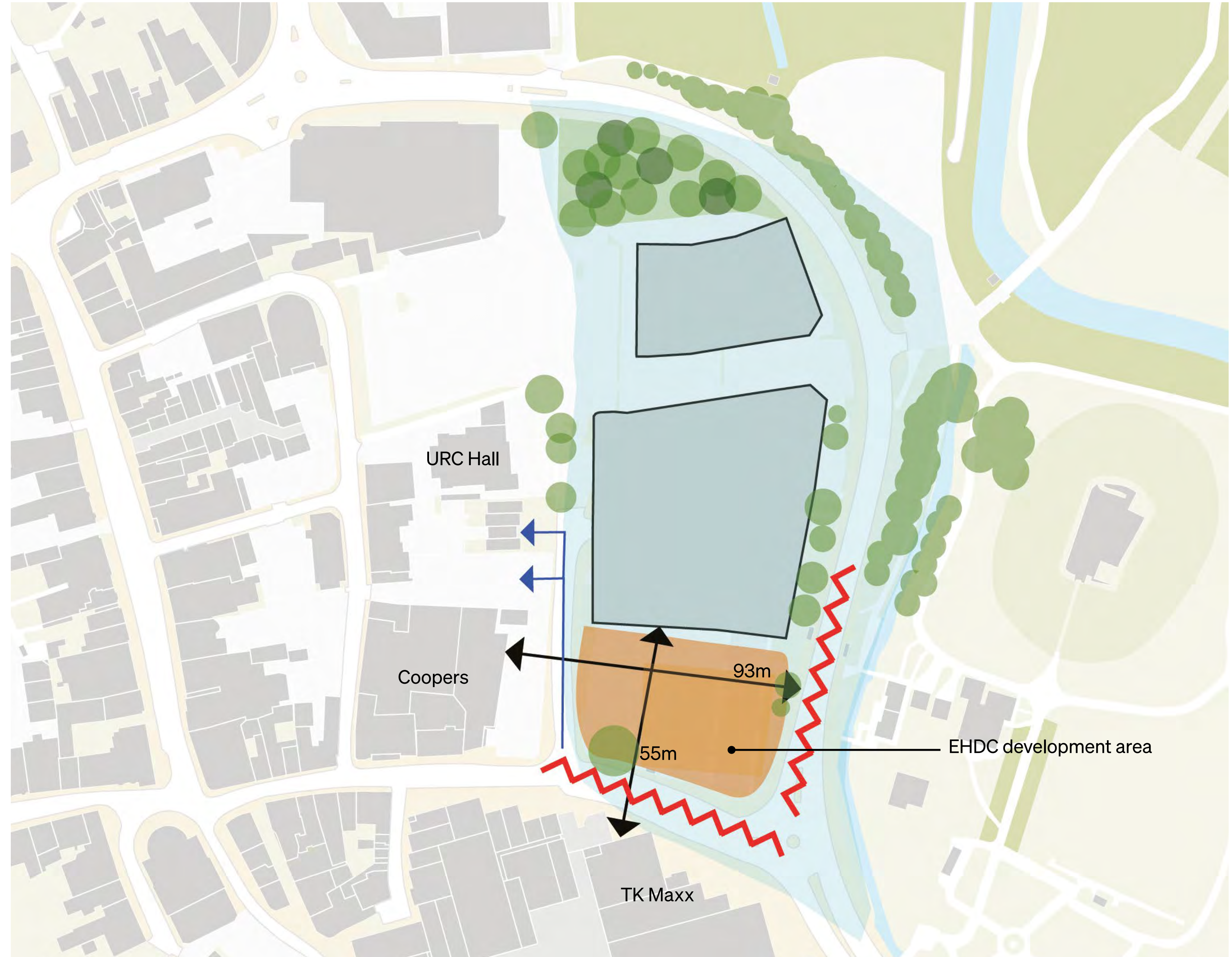
Winter

Constraints

- Large space - needs to work 365 days a year
- Within a flood zone
- In close proximity to Link Road and Bridge Street
- Location towards the edge of the town centre
- Retaining access to Coopers and houses



- Key
-  Flood Zone
 -  Road impact



Themes to avoid



Low Quality



Oversized



Lack of activity

What will make this place work?

Appropriate



- Appropriate size and scale
- Combination of hard and soft spaces
- Low cost interventions

Functional



- Multi generational landscape
- Combination of smaller dwell spaces and larger flexible spaces
- Supports a variety of meanwhile uses
- Acts as a threshold into Bishop's Stortford
- Climate resilient environment

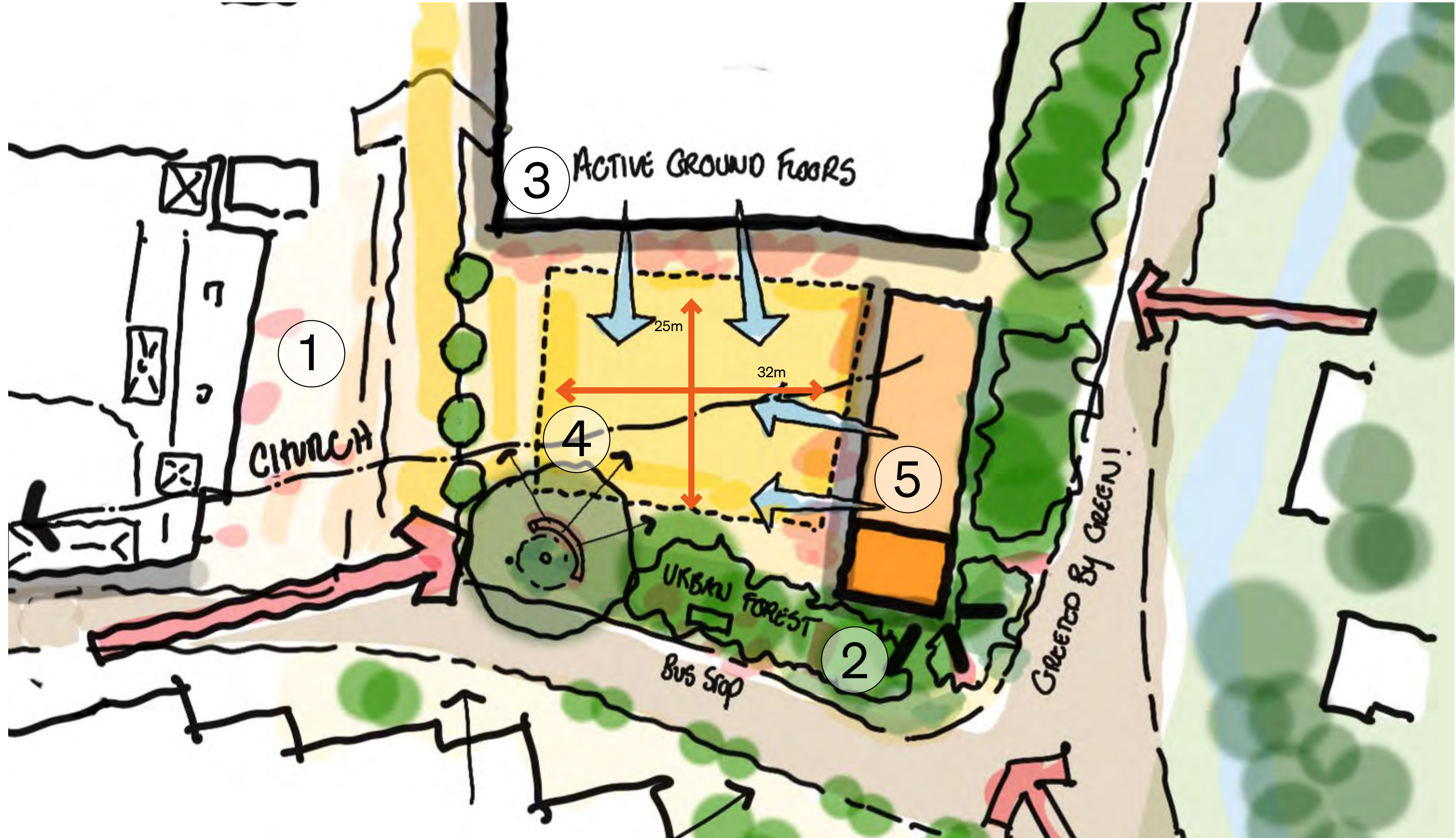
Destination



- Permanent/semi permanent uses
- Attracts people to the town centre
- Multi generational spaces

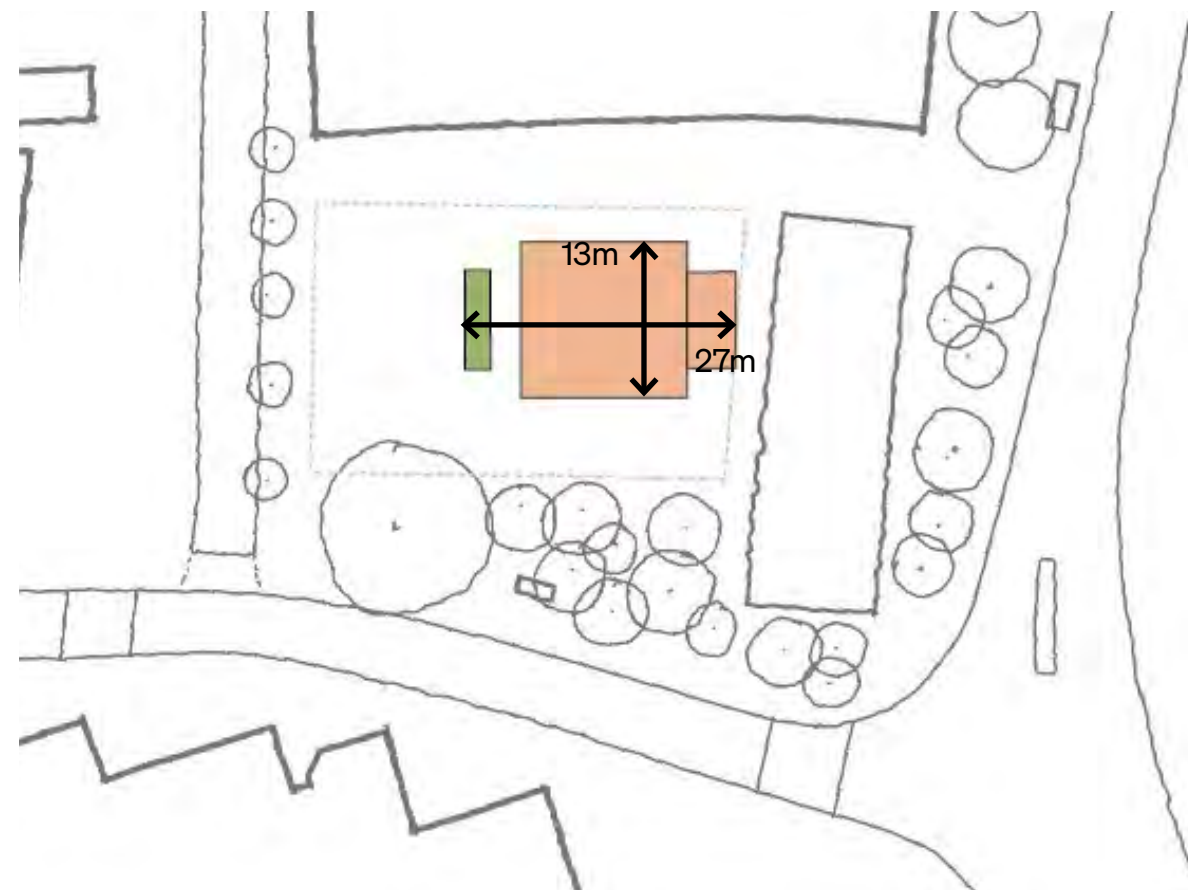
Initial thoughts

1. Traffic calming to Old River Lane
2. Extend Castle Gardens to create a green buffer
3. Active edges
4. Programmable space in the middle
5. Meanwhile use



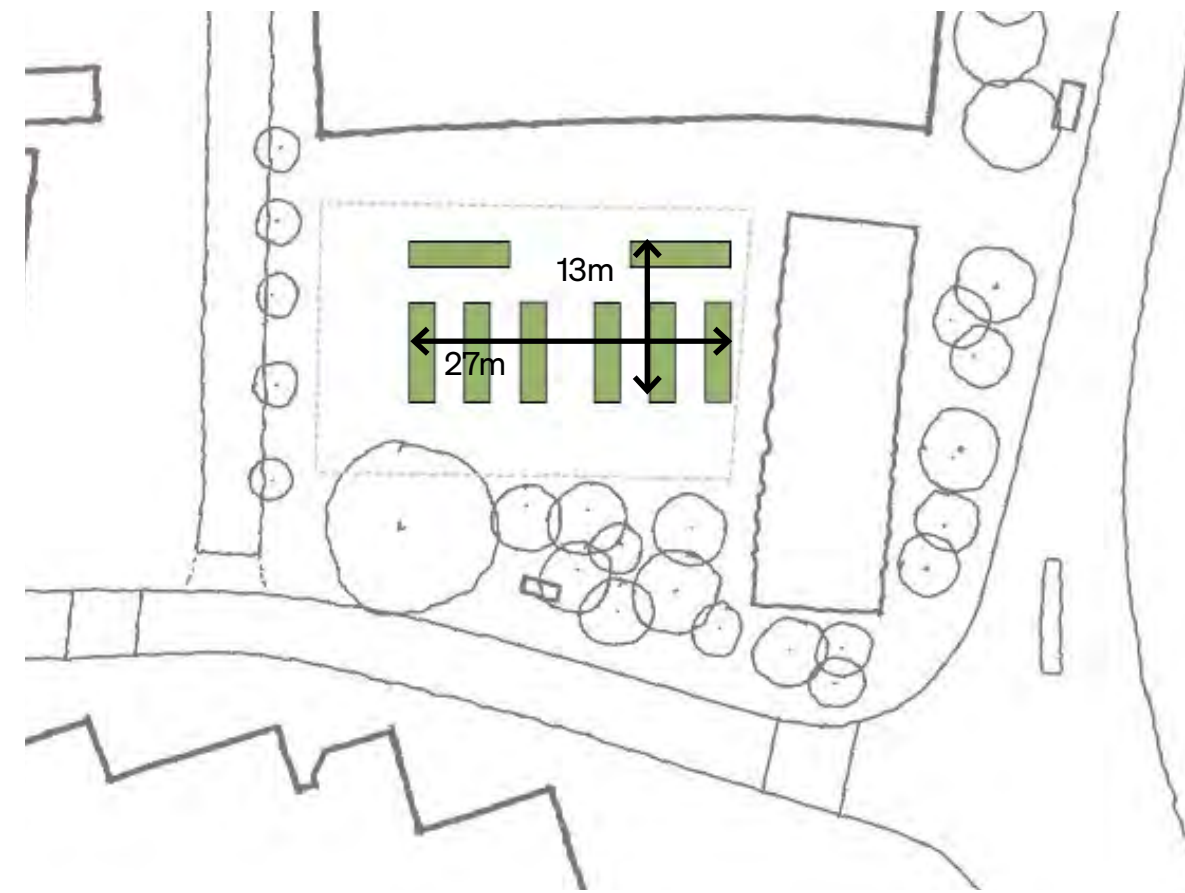
Programmable spaces

Community Event Space



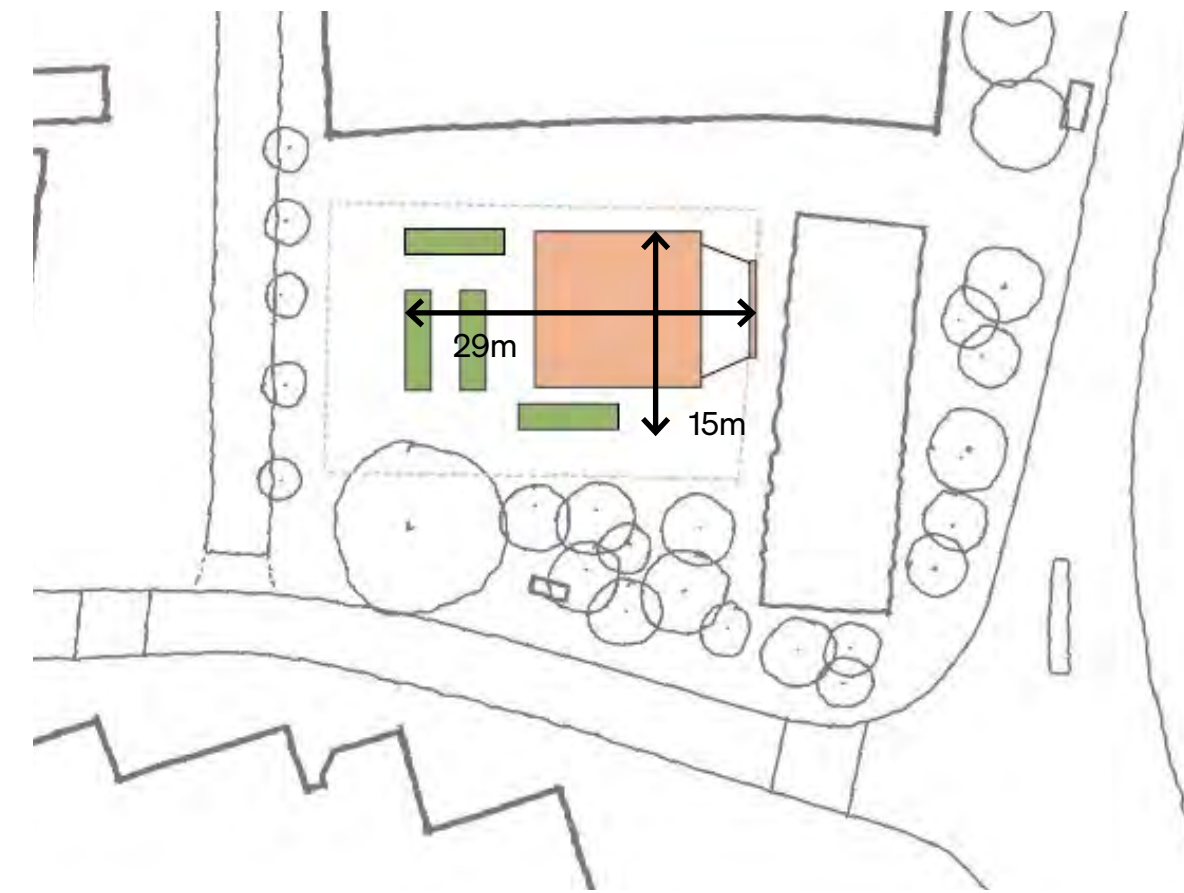
- Seating capacity - 384
- F&B Stalls - 4

Market Place



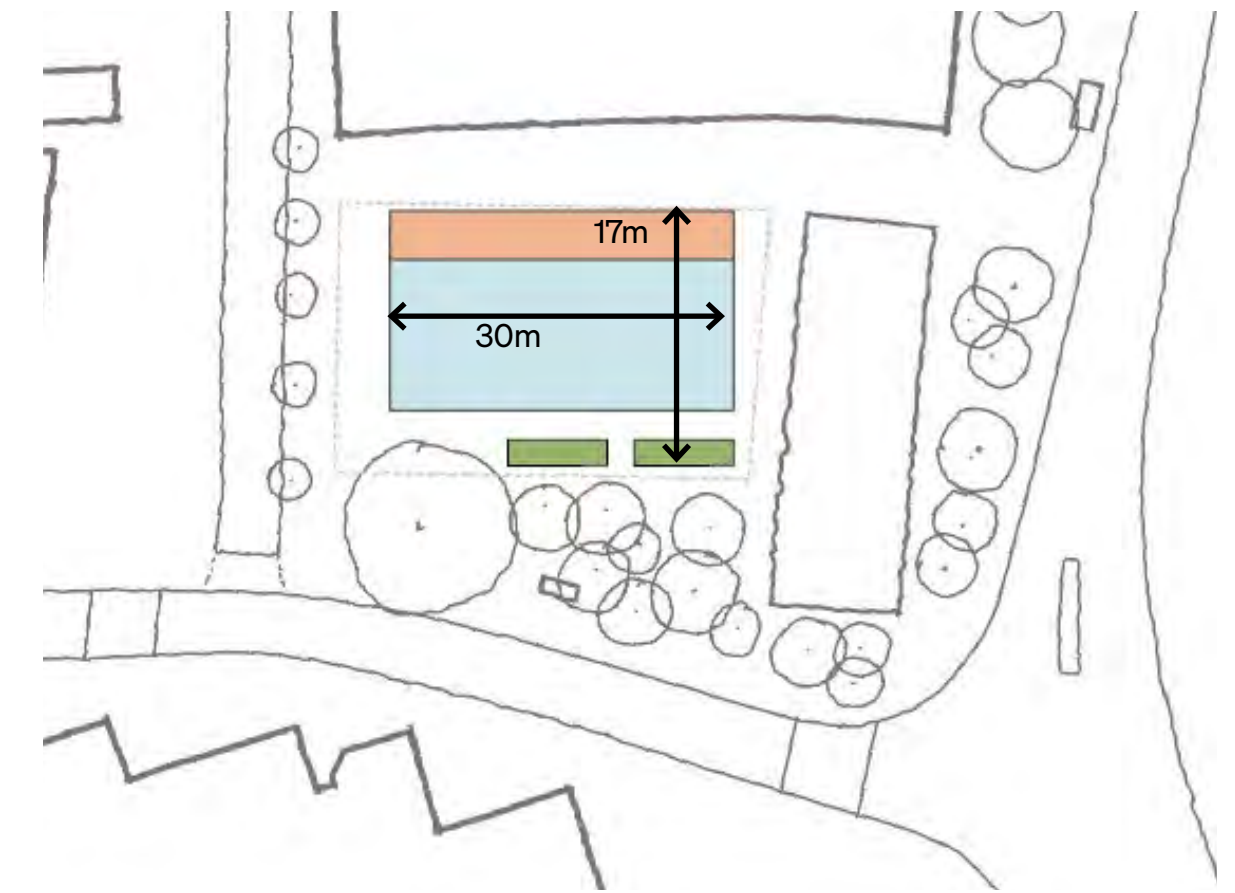
- F&B Stalls - 32

Outdoor Cinema



- Seating capacity - 246
- F&B Stalls - 16

Ice Rink



- Capacity 100-150 (3 sqm per person)
- F&B Stalls - 8

Howells

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