



FORMER CASTLE HOUSE SITE, MAREFAIR, NORTHAMPTON

Proposal for a Heritage Gateway, Play Area and Houses with Gardens for Local People in Accordance with the Spring Boroughs Neighbourhood Plan (Approved 2016)

SPRING BOROUGH'S VOICE NEIGHBOURHOOD FORUM

ASSISTED BY: ONE A | AUGUST 2016

HERITAGE TRAIL



CREATE A HERITAGE GATEWAY

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From the inception of the Spring Boroughs Neighbourhood Plan in 2013 to plan approval in 2016, there has been a clear wish of residents to reflect the historical importance of this part of town into the plan. Residents want to open up views of St Peter's Church and Castle Hill Church; they want to reduce the overbearing impact of Sol Central; they want a place where residents and passers by could learn about the history of Northampton Castle and Spring Boroughs; and they want a safe and attractive open space. In order to illustrate their objectives for the Heritage Gateway beyond the basic planning policy in the Neighbourhood Plan, Spring Boroughs Voice, the Neighbourhood Forum, have produced the following 'visualisations'.

The Approved Neighbourhood Plan for Spring Boroughs 2016 has the following policy:

AB Policy 3: South Spring Boroughs states:

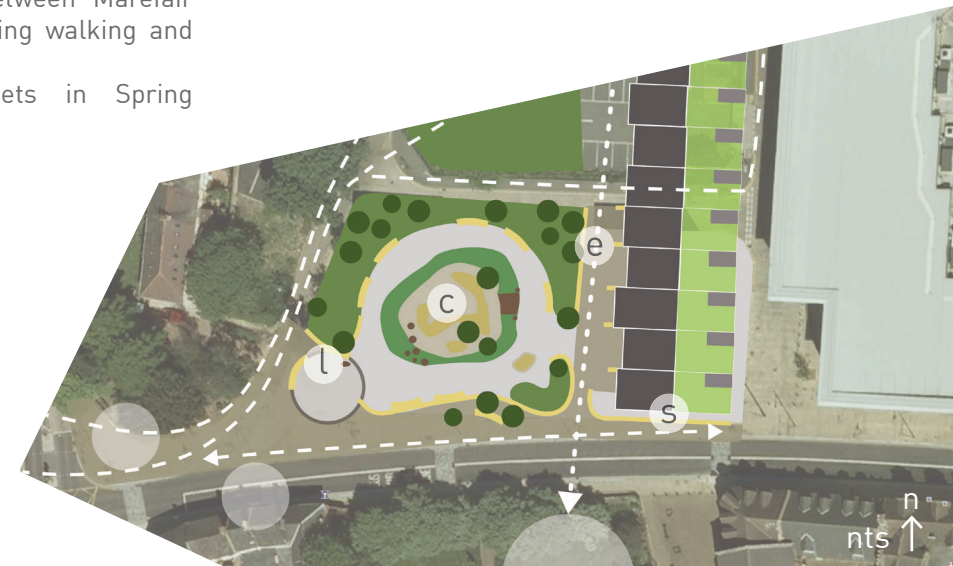
Protect and enhance southern part of Spring Boroughs (Area 3) as a heritage gateway. A 'heritage gateway' will be created in the south of Spring Boroughs to give residents and visitors greater opportunities to benefit from heritage assets in the area.

The neighbourhood plan will encourage proposals which:

- protect heritage assets and enhance the setting of Northampton Castle and Mound, Grade 1 listed St. Peter's Church and Grade 2 listed Castle Hill United Reformed Church
- create a heritage and green space
- allow safe use of routes between Marefair and Chalk Lane by encouraging walking and cycling
- preserve the historic streets in Spring Boroughs

Key elements of visualisations:

- e Residential street, maintaining site line between St Peter's Church and Castle Hill listed buildings.
- c New heritage play area with castle ruin boulder play with wild flower moat and suds.
- l Heritage Gateway interpretation board with map and castle history
- s Heritage stone wall with railings in context with Saint Peters Norman Church





CREATE PLAY SPACE FOR SPRING
BOROUGH

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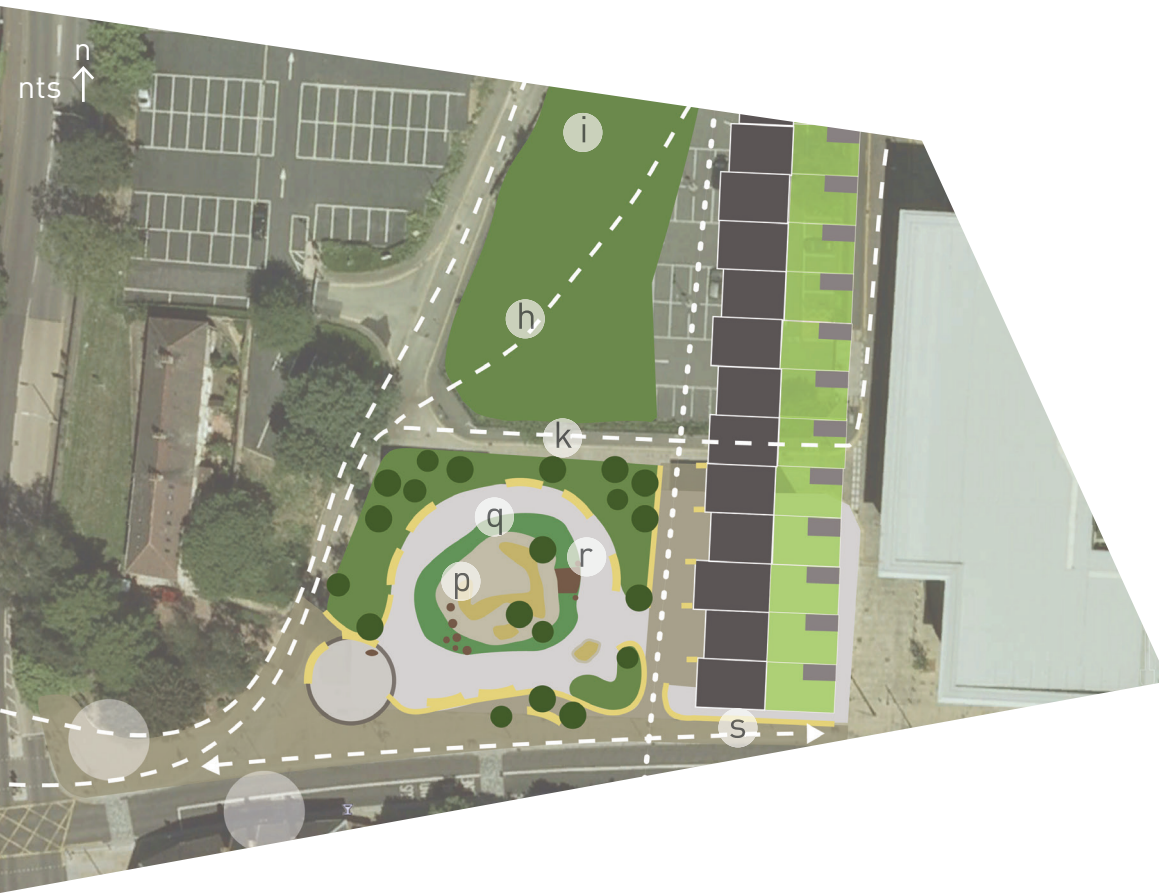
The children of Spring Boroughs should have suitable facilities for supervised play. 95% of all dwellings in the area are flats and maisonettes with no private play space. Parents have put the need for more children's play in the top three most wanted outcomes.

play equipment incorporating a play and seating area with a castle theme. This could be visualised as anything from wooden jousting horses to a play castle or flag pennants.

- hard surfaced plaza
- safety surfaces for play area
- raised flower beds and seating
- provide a children's play space

Key elements of visualisations:

- **h** Footpath crossing through Castle Terrace site for connection between bus station and train station
- **i** Castle Terrace, phase 2 of affordable housing and Heritage Gateway and park
- **k** Doldridge Street, part of pedestrian and cycle green route
- **p** Castle-inspired climbing boulder, carved to be like the castle relic photographs to invite adventure play
- **q** Wild flower planted moat with stepping stone and port cullis crossings, moat acts as SUDS drainage for hard surface of park
- **r** Port cullis and stepping stones across moat to central castle play area with recycled rubber play surface
- **s** Heritage stone wall with railings in context with Saint Peters Norman Church



CREATE AFFORDABLE HOUSES WITH
GARDENS



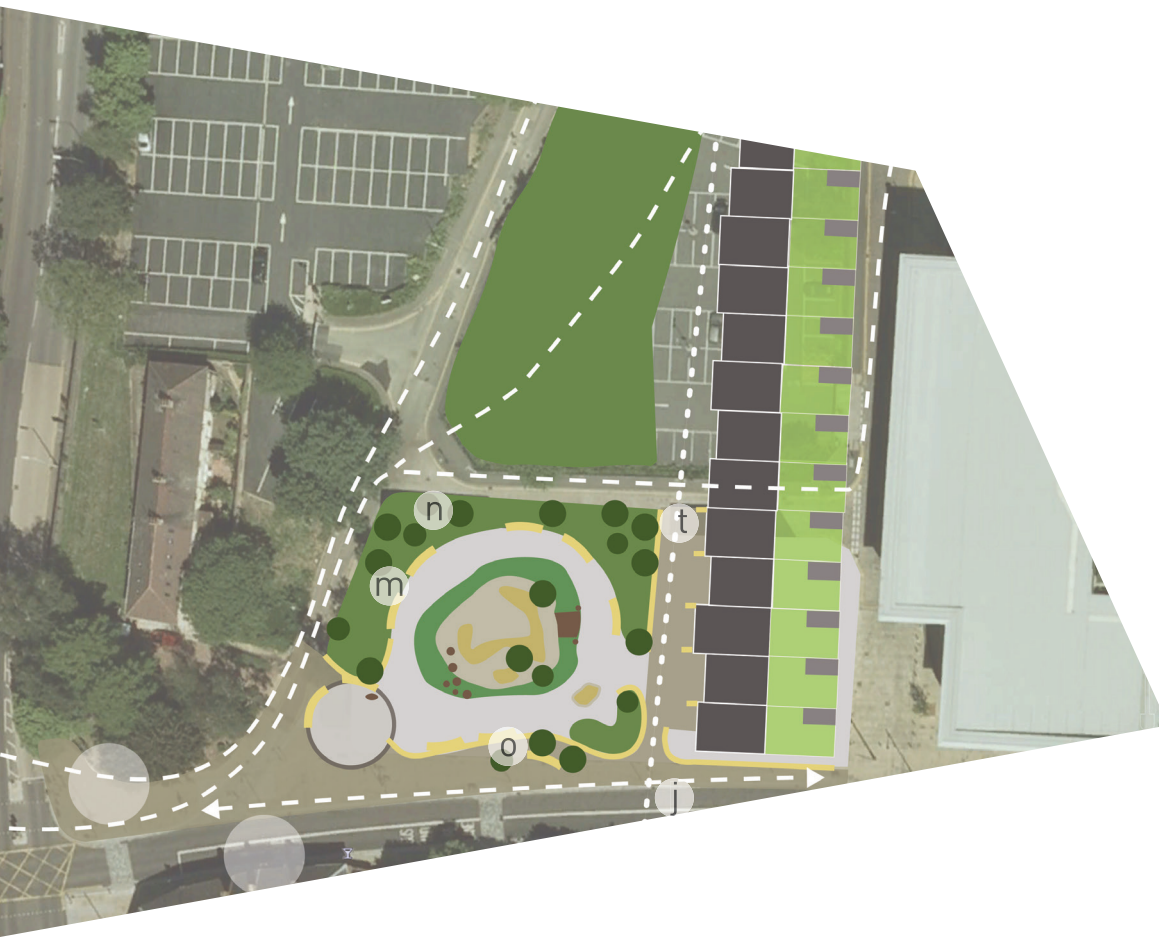
CREATE AFFORDABLE HOUSES WITH GARDENS

Every opportunity that arises to create new housing in the area is an opportunity to build houses NOT flats; to provide private gardens NOT communal balconies; and to provide uncrowded houses for local families. Innovative community housing with affordable rents and community management is what is required.

A three storey simple straight terrace is the appropriate architectural solution to hide Sol Central and to frame the new square. At the same time the residents of the dwellings will be able to provide informal surveillance to the children's play area.

Key elements of visualisations:

- j Main route from station to town centre
- m Heritage stone wall street seating with 2 seat partitions to prevent night sleepers
- n Forest garden planting with heritage fruit trees, opportunity for growing space for residents partnership
- o Heritage stone wall street seating, connecting park space with streetscape
- t Residential street with open front garden spaces with short segments of wall delineating each plot





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MAREFAIR

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Spring Boroughs Voice would like to create a partnership with the local authorities to achieve a development that we will all be proud of using the design principles in this submission.

Clive Ireson, Chair of Spring Boroughs Voice-August 2016

