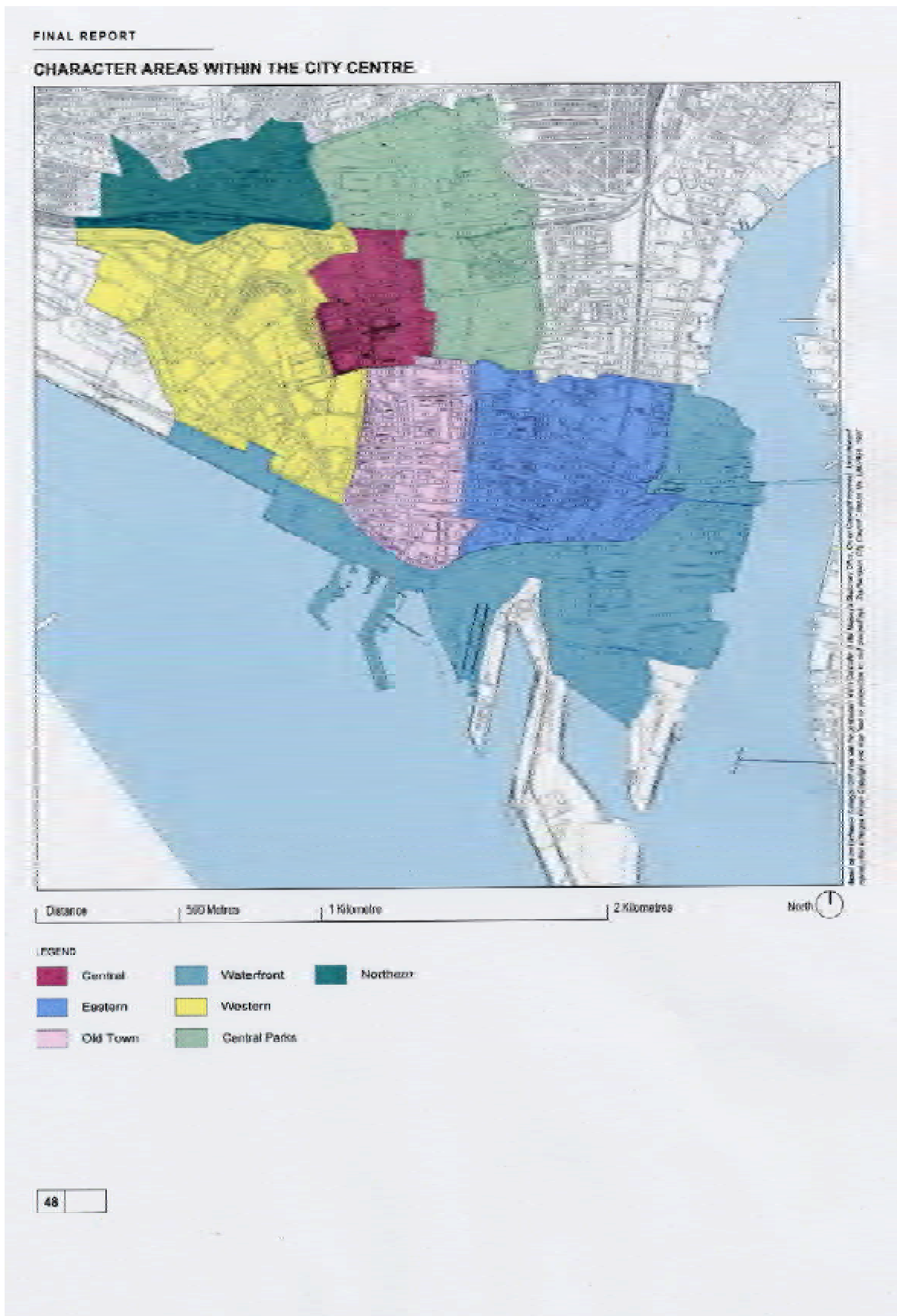
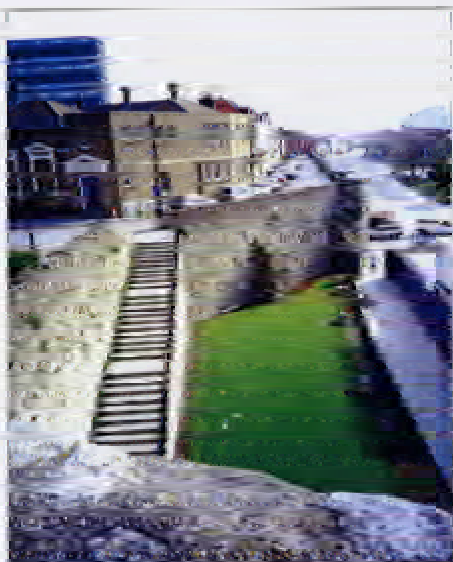


EXTRACTS FROM CITY CENTRE URBAN DESIGN STRATEGY



5.4 OLD TOWN CHARACTER AREA

This historic core represents an area with the most clearly defined character in the city. The medieval street pattern exists within the majority land to the west of the Castle Way and long stretches of the Town Walls define a distinctive western edge to the area. With the exception of a few modern high rise buildings the urban form is generally comprised of a fine grain of two and three storey buildings. To the east of the area this tightness of grain has been lost to post war development although the original street patterns remain in the majority of areas. St. Michael's Church provides the most distinct landmark and its spire is clearly visible from the surrounding area.



The Town Walls define a distinct edge to the Character Area

Key Design Issues

- The historic quarter of the city has clear character and tight urban structure of streets
- There is significant surviving above and below ground heritage
- Consistent scale of two to three storey buildings
- Building frontages close to the street edge
- High Street and Bugle Street provide definite north-south corridors linking to the waterfront
- East Street is a retail area which serves as a key link through the city centre

- Smaller interconnecting cross streets facilitate movement and permeability
- The Bargate feature provides impressive and real gateway into the area
- Mix of activities and uses along the High Street and dispersed retail activity as one moves southward
- Clearly defined western, northern and southern boundaries marked by the Town Walls
- Poorly defined eastern boundary

It is proposed to reinforce the existing character and form of the medieval quarter with new tight-grained building patterns when development permits. The future redevelopment of both existing tall buildings and current opportunity sites should encourage a more appropriate height and form that reflects the original tight urban grain.

5.4.1 Role in the Urban Design Framework

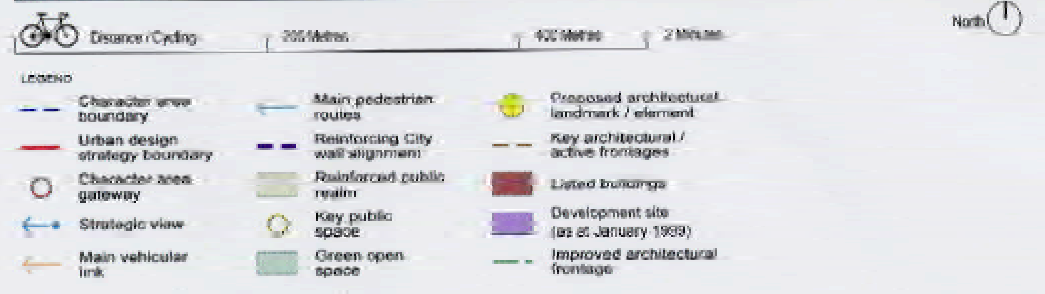
- Small open spaces on the north side of Town Quay form useful transition areas and opportunities for connection to waterfront
- The High Street provides an important southern element of the central city scene
- High Street, Bugle Street and French Street focus on the waterfront
- There is the opportunity to exploit local landmarks and focal points within the built form
- Bargate and the Old Town Walls provide a defined threshold to the area

5.4.2 Open Space Design Objectives

- **Key vistas towards the waterfront should be protected** - The visual corridors along French St, High Street and Bugle Street should be maintained
- **Reinforce main north-south pedestrian routes** - The public realm along the High Street should be refurbished to complete an improved connection with the waterfront and opportunities for street tree planting should be encouraged where possible.
- **Define improved east-west links with key public spaces** - Connections to the eastern character area should be reinforced with a new public space around Holyrood Church and clear pedestrian links along Bernard Street and through to Oxford Street.

FINAL REPORT

OLD TOWN CHARACTER AREA





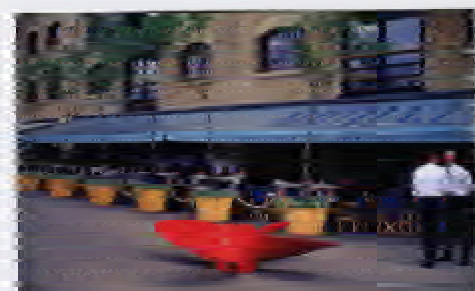
Paving materials should be carefully selected to respect the area's heritage.

- **Public realm furnishings and furniture should reflect the historic character of the area** – A co-ordinated palette of street furniture should be defined for the area that reflects the traditions of the area yet avoids a heritage pastiche, whilst paving materials should be sympathetic to the vernacular natural stones used for original pavings and buildings.

5.4.3 Architectural Design Objectives

- **Maintain the medieval mass and scale of the historic urban form** – Future development, and especially redevelopment of existing large buildings, should respect the tight urban grain. Primarily two to four storey building heights should be encouraged and built out to adjacent party walls where these exist.
- **Historic elements should provide the key landmarks and focal points for the area** – The setting of the Bargate, St. Michael's Church and the original wall gateways should be enhanced to reflect their stature as key landmarks defining the character of the area.
- **Maintain the permeability of the urban grain** – The existing tight network of streets should be maintained and improved permeability across the eastern side of the High Street defined within new development sites.

- **Promote a clear definition to historic edges and building frontages** – The eastern alignment of the original Town Walls should be strengthened when new development permits and improved pedestrian routes created along the boundary of original Town Wall. New building footprints should extend to the back of the footpath to maintain the historic pattern of building alignment.
- **Respect the traditional pattern and variety of rooflines** – New buildings should respect traditional forms of roof design that provide an attractive variety of detailing and textures.
- **Select construction materials and external detailing that is in keeping with traditional forms** – New buildings should draw on traditional materials and detailing in keeping with adjacent façades.



Niche Cafés bring additional life to historic districts - Hatters Wharf, London

- **Expand the current range of activities within the area** – Additional uses should be promoted that complement the existing residential and museum based activities in the area. This may include small boutiques and specialist retail outlets and distinctive restaurants, bars and cafés to encourage low key evening leisure and entertainment activities.

5.4.4 Summary Townscape Opportunities

- Utilise the north-south street alignment to emphasise visual connection to waterfront
- Build on the existing structure of connected small open spaces
- Reinforcing town walls and associated historic spaces as landmarks
- Maintaining density and compact urban form out towards the eastern boundary.