

# The Proposals

A vision for the redevelopment of Churchgate, Hitchin



Illustrative views of the proposals for Churchgate, Hitchin



Artist Impression (View 1) Looking towards Churchyard Walk (see plan over page for location of view)



Artist Impression (View 2) Looking towards St Mary's Church and from the Queen Street parking/market area

## Introduction

The Churchgate development site lies to the south of the existing St Mary's Church and integrates with the east end of the existing Churchgate Centre.

The schemes primary aims are to;

- Strengthen the retail and leisure (cinema) offer within the town centre.
- Act as a catalyst for attracting further investment, within the town centre.
- Promote pedestrian permeability by refreshing the link between Queen Street and Market Place. Churchyard Walk becoming a vibrant link between the two.
- Provide cycle and car parking facilities whilst integrating the market within the Queen Street car parking area.
- Architectural proposals to compliment the historical character of the area in terms of scale, roofscape, architectural form and materials.

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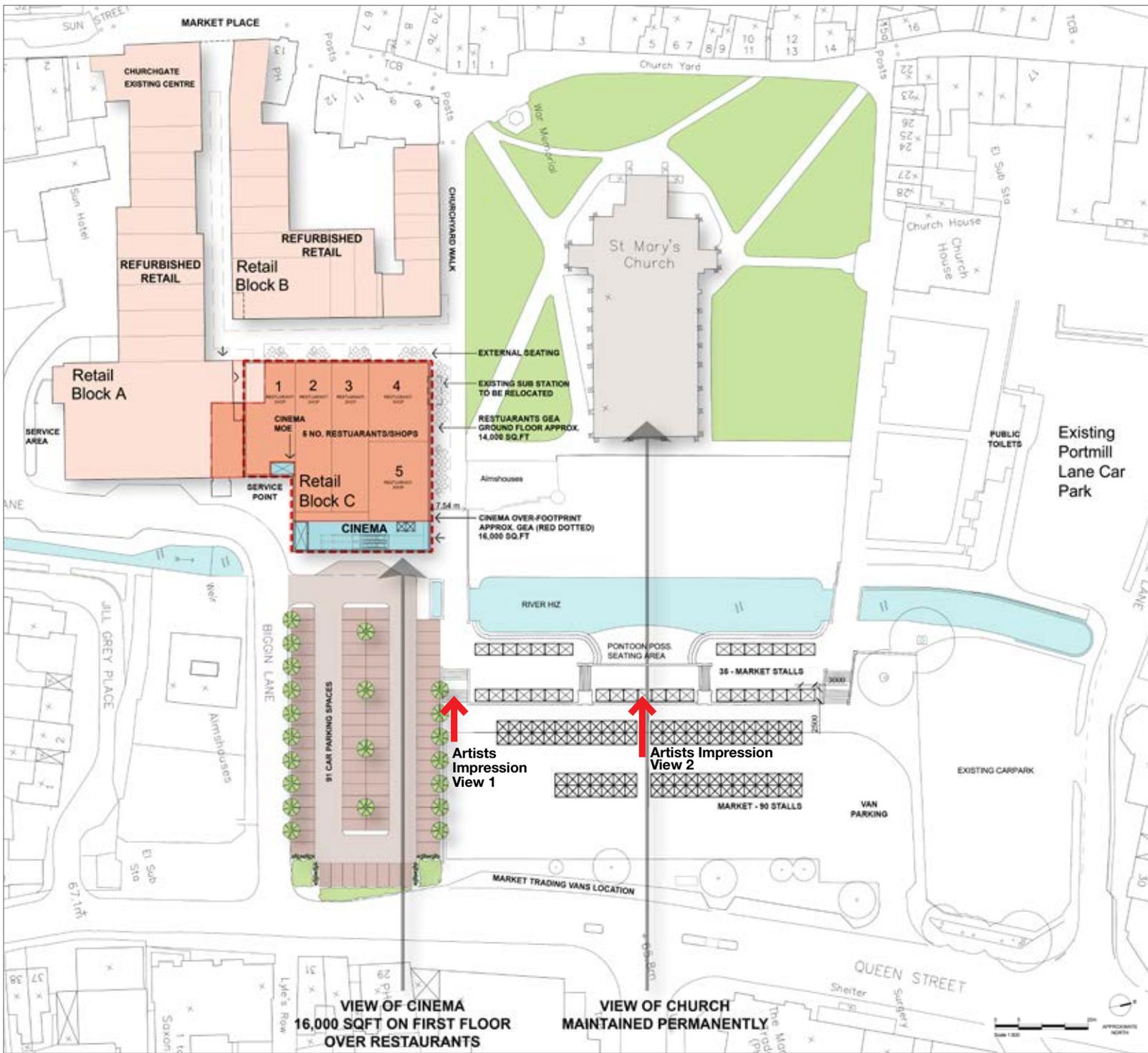
By Hammersmatch Developments Limited  
Exhibition held 17th, 18th and 19th January 2013



Existing view towards Churchyard Walk

**A vision for the redevelopment of Churchgate, Hitchin. The area adjacent St Mary's Church, the River Hiz and the Queen Street car park has the setting and potential to provide a vibrant link between the two major arteries of Queen Street and Market Place/High Street.**

The proposal is to transform the area into an outward looking vibrant location which can provide an attractive architectural setting together with an area of enhanced life and activity.



Site Plan Layout (Ground Floor Plan)

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Hammersmatch Developments Limited / January 2013

The proposals respect current and emerging North Hertfordshire District Council policies for the area, and national planning policy guidelines.

- The proposals acknowledge that the site falls within a Conservation Area and is adjacent to Listed Buildings and an Ancient Monument.
- The mixed development scheme comprises:
  - \* 14,000 sq ft retail restaurants
  - \* 18,000 sq ft cinema
  - \* Attractive and vibrant open spaces
  - \* Cycle and car parking facilities
  - \* Efficient servicing facilities
  - \* Retains market within the proposals
- The scheme aims to strengthen the town centre and leisure offer. It also promotes pedestrian permeability by reinstating the link between Queen Street and Market Place whilst retaining a vibrant market on site.
- The cinema and restaurants content aims at bringing added activity to the town centre out of standard retail hours.
- Particular consideration has been given to the existing levels of the site allowing for ease of circulation and accessibility for the disabled.
- The proposals are preliminary and will enable and benefit from the process of consultation with all relevant authorities and interest groups.