Introduction

The process so far
Since June 2011 we have been working with local communities in Kingston to discover what you value about the Ancient Market Area, how you would like to see it change for the better and most recently, to gather your feedback on the Concept Proposals.

Stage 1
In June and July 2011, we built up a picture of the area, understanding what’s important to you about the Ancient Market Area and how you might like to see it improved. Informed by the feedback the design team then developed initial ideas for the Ancient Market Area – the Concept Proposals.

Stage 2
In September and October 2011 we presented the Concept Proposals to you and asked for your feedback, identifying the aspects that are working well and those that need improvement. These findings have been drawn together into a set of detailed design considerations that have helped guide the Outline Proposals that are on display today.

In parallel, we have been speaking with the people and organisations who manage and service the Ancient Market Area. Where required, the impact of these opportunities and constraints is outlined in the design section of this exhibition.

Outline design of the Market Place and Alleyway will be commissioned as separate projects. The project to date has carefully considered all three elements of the Market Place together, this will ensure a joined-up approach as each is developed further.

There is natural crossover between all three Market Place elements and also the wider Ancient Market Area. As such, some aspects of the Market Hall, market stalls and alleyway concept designs have also been illustrated in this exhibition to provide a fuller picture.

Selection of Market Place and Alleyway design sketches: please see full exhibition for further detail.

Market Place outline design
This exhibition focuses on the proposals for the Market Place as this is the heart of the Ancient Market Area and the first project to be designed in more detail in response to your feedback.

A starting point
At the centre of the Ancient Market Area, the Market Place is positioned to set the tone for improvements as part of the Concept Proposals. It can also act as a starting point for further benefit to the Ancient Market Area.

What’s included?
The Market Place project area includes the public area that surrounds the Market Hall and Market stalls, comprising of the surfacing, seating, lighting and market stall layout.

Following this, the next stage will see the detailed design of the paving and street furniture of the Market Place.

What happens next?
The next stage of the project is to develop detailed and technical design drawings for the Market Place proposals - this will lead to the implementation.

Kingston Council is aiming to source specific funding for the Market Place. The detailed design and implementation of all areas will take place as a series of projects as funding becomes available. The Concept Proposals developed by the design team, as informed by the consultation process, will be the starting point for all of these future projects.

As the project progresses Kingston Council will be in touch with the local community and stakeholders accordingly. For more information, you can contact the Project Manager at Kingston Council by emailing ancient.market@rbk.kingston.gov.uk or by calling the Council’s Customer Contact Centre on 020 8547 5002.
Consultation process

How we involved you

The most recent stage of consultation gathered detailed area-by-area feedback in response to the Concept Proposals, building on the local priorities identified during Stage 1.

Stage 2 has directly engaged approximately 260 people, whilst informing over 3000 people through Newsletter 2. This has generated around 1200 single comments which are helping to guide further development of the proposals. The main Stage 2 elements have been:

- ‘Newsletter 2’ distributed to over 3000 people
- Community Market Event
- Market Trader session
- 2 Drop-in Exhibitions
- 2 Stakeholder Workshops

Response summary

The majority of feedback received on the Concept Proposals were positive responses, welcoming change to help the Ancient Market Area fulfill its potential. This is also mixed with some fear of inappropriate or unnecessary change.

The majority of comments have been in relation to the Market Place, which has been the focal point of the Ancient Market Area for many consultees throughout this process.

We asked each person who completed a Canvass Card to rate the project areas out of 5 (0=bad, 5=good), this revealed a range of support between 72% and 80% for each area. This indicates there is broad support for the Concept Proposals, but with remaining issues to resolve. The outline proposals for the Market Place in this exhibition aim to address the relevant issues and explain design responses.

Your questions

There have been a number of questions and points for clarification raised throughout this process. Below we have highlighted the five key questions that relate to the whole Ancient Market Area. These have been responded to by the design team and Kingston Council as appropriate.

WHY // Why is this project happening?

It is essential that we have proposals for this area so that the re-development of the town centre does not leave this area behind. The Market Place can play a key role in strengthening the local economy as well as the cultural offer of Kingston. Public consultation has revealed a majority desire to see the Ancient Market Area ‘fulfil its potential’.

TIMESCALE // When will works happen at each area?

A calendar for the proposals’ implementation has not yet been set, as it is linked to the availability and amount of funding. However, the design team is advising the Council to phase interventions according to the following suggested order: Market Place, Alleyways, Memorial Square, Guildhall and Riverside.

FUNDING AND VIABILITY // How will the project be funded? Will the projects actually happen?

The existing design works are funded from the Council’s Environmental Improvement Funds, which are sourced through contributions from other town centre developments. Bids for funding to continue detail design and implementation have been, and will continue to be, submitted to organisations such as Transport for London (TfL) and the Greater London Authority (GLA). The outcome of current applications is awaited.

The scheme is a high priority for the Council as well as its town centre partner KingstonFirst and other key stakeholders, but it is subject to funding. It has also been designated as one of the Mayor of London “Great spaces” and the GLA are taking a keen interest.

SUSTAINABILITY // How are you addressing sustainability issues?

The work is focussing on a set of principles that focus on sustainability; materials and construction techniques (which will be detailed in the next phase of the design), the use of standard elements as opposed to custom made items to ease their sourcing/replacement, the retention of the market to support local traders and reduce food miles, the potential introduction of a compactor for cardboard, the adoption of energy efficient lighting, and additional cycling parking spaces.

LINKED INTO KINGSTON // Is Kingston-wide signage being linked into this project?

The Council is currently bidding for funding to implement the Legible London programme within Kingston, and are working with the design team to coordinate its potential implementation.
Throughout the second stage of consultation we have been gathering local feedback on the Concept Proposals, understanding which aspects were working and which needed change or refinement. This has helped us to identify a set of detail design considerations that have informed the Market Place Outline Designs in this exhibition.

This board provides a headline summary of the main areas of support and concern for all parts of the Ancient Market Area. These are ongoing projects and will also respond to your feedback as they are developed further.

A more comprehensive record of your feedback can be found in the full consultation report, which will be available on the project web page from mid-January 2012. Please visit: www.kingston.gov.uk/ancient_market_area

### Design considerations

#### Market Place
- Creating a ‘destination’ and increased opportunity for use, both in the daytime and evening
- Consistent, kerb-free paving treatment with pedestrian priority and clear movement routes through
- Sutly highlighting the existing heritage and architecture
- Highlighted gateways and connections to the Market Place

#### Market Stalls
- Removal of waste refuse area behind the market stalls – increasing permeability to an active Market Hall
- Retaining, at minimum, the existing number of stalls and stallholders
- Evening use of market stalls

#### Market Hall
- Opening up access to the Market Hall and increased activities
- Increasing visibility of the Market Hall and highlighting its architecture

#### Riverside
- Mini Piers - increased seating and opportunity to enjoy the riverside – creating a ‘destination’
- Tree planting on the riverside

#### All Saints Church
- Opening up visual links towards All Saints Church
- Retaining cherry trees / Memorial Gate

#### Guildhall
- Opening up the Guildhall frontage for general use by the public and removal of barriers
- Increased pedestrian priority and ease of access across High Street
- Creation of a ‘green’ environment – trees, grass and uncovering the Hogsmill
- Creating a fitting frontage to the Guildhall

#### Alleyways and connections
- Improved connections and stepping-stones between the Market Place and Riverside
- Naming the alleyways and highlighting their existing individual charm / history
- Improved appearance / safety / lighting of alleyways
- Removal of cars and clutter in Memorial Square

#### Areas of Support
- Back-to-back stall design is a concern with regards to retaining equivalent and successful pitch locations
- Stall size and layout may obstruct pedestrian access and/or east/west Market Place thoroughfares
- Waste management and services / facilities need to be resolved
- Construction impact on trade

#### Areas of Concern
- Unclear identity for the Market Place – too many activities without a clear focus
- Enforcement of evening activity, drinking and potential disruption
- Cycling strategy unclear
- Banded paving appears dark and ‘busy’
- Possible over provision of cafes and related clutter and litter

### What you said

<table>
<thead>
<tr>
<th>Design consideration</th>
<th>Areas of Support</th>
<th>Areas of Concern</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Market Place</strong></td>
<td>- Creating a ‘destination’ and increased opportunity for use, both in the daytime and evening</td>
<td>- Unclear identity for the Market Place – too many activities without a clear focus</td>
</tr>
<tr>
<td></td>
<td>- Consistent, kerb-free paving treatment with pedestrian priority and clear movement routes through</td>
<td>- Enforcement of evening activity, drinking and potential disruption</td>
</tr>
<tr>
<td></td>
<td>- Sutly highlighting the existing heritage and architecture</td>
<td>- Cycling strategy unclear</td>
</tr>
<tr>
<td></td>
<td>- Highlighted gateways and connections to the Market Place</td>
<td>- Banded paving appears dark and ‘busy’</td>
</tr>
<tr>
<td><strong>Market Stalls</strong></td>
<td>- Removal of waste refuse area behind the market stalls – increasing permeability to an active Market Hall</td>
<td>- Possible over provision of cafes and related clutter and litter</td>
</tr>
<tr>
<td></td>
<td>- Retaining, at minimum, the existing number of stalls and stallholders</td>
<td></td>
</tr>
<tr>
<td></td>
<td>- Evening use of market stalls</td>
<td></td>
</tr>
<tr>
<td><strong>Market Hall</strong></td>
<td>- Opening up access to the Market Hall and increased activities</td>
<td>- Back-to-back stall design is a concern with regards to retaining equivalent and successful pitch locations</td>
</tr>
<tr>
<td></td>
<td>- Increasing visibility of the Market Hall and highlighting its architecture</td>
<td>- Stall size and layout may obstruct pedestrian access and/or east/west Market Place thoroughfares</td>
</tr>
<tr>
<td><strong>Riverside</strong></td>
<td>- Mini Piers - increased seating and opportunity to enjoy the riverside – creating a ‘destination’</td>
<td>- Waste management and services / facilities need to be resolved</td>
</tr>
<tr>
<td></td>
<td>- Tree planting on the riverside</td>
<td>- Construction impact on trade</td>
</tr>
<tr>
<td><strong>All Saints Church</strong></td>
<td>- Opening up visual links towards All Saints Church</td>
<td></td>
</tr>
<tr>
<td></td>
<td>- Retaining cherry trees / Memorial Gate</td>
<td></td>
</tr>
<tr>
<td><strong>Guildhall</strong></td>
<td>- Opening up the Guildhall frontage for general use by the public and removal of barriers</td>
<td></td>
</tr>
<tr>
<td></td>
<td>- Increased pedestrian priority and ease of access across High Street</td>
<td></td>
</tr>
<tr>
<td></td>
<td>- Creation of a ‘green’ environment – trees, grass and uncovering the Hogsmill</td>
<td></td>
</tr>
<tr>
<td></td>
<td>- Creating a fitting frontage to the Guildhall</td>
<td></td>
</tr>
<tr>
<td><strong>Alleyways and connections</strong></td>
<td>- Improved connections and stepping-stones between the Market Place and Riverside</td>
<td>- Potential to encourage nighttime disturbance for riverside residents</td>
</tr>
<tr>
<td></td>
<td>- Naming the alleyways and highlighting their existing individual charm / history</td>
<td>- Landownership issues and management / maintenance are key to resolve</td>
</tr>
<tr>
<td></td>
<td>- Improved appearance / safety / lighting of alleyways</td>
<td>- Audio installations are not seen as appropriate</td>
</tr>
<tr>
<td></td>
<td>- Removal of cars and clutter in Memorial Square</td>
<td>- Signage / wayfinding elements are quite subtle and may not get noticed, eye-level markers and wider signage strategy suggested</td>
</tr>
</tbody>
</table>
**Market Hall**

*The heart of the ancient market area.*

The historic building is given a new function as an attractor at the centre of the Market Place. As in the past, the arches on the lower floor are opened up. This enables people to move through the space easily and allows the building to become part of the market. The fabric of the building will be maintained while restoration work will be prioritised.

Our suggestion is for a Market Hall that contains a cafe with cookery demonstrations, while a restaurant occupies the grand upstairs rooms that overlook the Market Place. These aims to establish a Market Hall that is linked to market produce.

The building extends activity and life in the Market Place into the evening. Providing a place to meet after work or shopping, or before a theatre performance.

**A clear view to and from the Market Hall**

The ideal market stall layout (indicated below, right) and removal of the waste storage area increases the accessibility of the Market Hall, the views to and from it, and the usability of the space around it.

Routes to and from the riverside and Clarence Street are visible and clear. Views to and from All Saints Church and the Guildhall are unobstructed.

Below are indicative plans showing potential uses and ideas about how the market hall layout could be. The actual design of this will be part of a future project.

**Your questions answered.**

Response to your feedback from the previous stage of consultation.

- **IDENTITY**
  - What is the identity ‘the sailing point’ for the Market Place?
  - Will the market remain key to the area’s identity?

- **EVENING ACTIVITY**
  - What will be the ‘closing time’ be and how will this be enforced? How will potential disruption be prevented? How will it remain evening activity for all, not dominated by ‘under 30s’?

- **COMMUNITY USE**
  - Are there plans to make the Hall available to local groups to rent? Will the cookery school graduate this use?

- **LOCAL MAINTENANCE**
  - Local businesses will continue to operate and contribute to the market. Emergency vehicles, cleaning and servicing operations do require a presence of a cafe and provide seating for all.

- **PERMITTING & LICENSING**
  - Will the market be subject to relevant consultation on applications and renewals and be monitored by relevant agencies from the Safer Kingston Partnership?

The design for the market square is not aimed at a specific age group, but tries to be inclusive for the largest audience. One of the design priorities is to cater for cultural events and early evening activities (not night-time activities). These have different audiences and it is ultimately the programme of events that will impact of the type of people using the space. The other important factor is the evolution of uses in and around the Market Place.

This is beyond the brief for this project.

Emergency vehicles, cleaning and servicing operations do require a presence of a cafe and provide seating for all.

**EVENING ACTIVITY**

- What will be the ‘closing time’ be and how will this be enforced? How will potential disruption be prevented? How will it remain evening activity for all, not dominated by ‘under 30s’?

- Businesses will continue to operate and contribute to the market. Emergency vehicles, cleaning and servicing operations do require a significant amount of space in the Market Place. The design team is proposing seating not linked to commercial activities to counterbalance the presence of a cafe and provide seating for all.

- Will the new seating dominate the Market Place? How will clutter and litter be managed? Isn’t there enough cafe provision in Kingston?

**COMMUNITY USE**

- Are there plans to make the Hall available to local groups to rent? Will the cookery school graduate this use?

**PERMITTING & LICENSING**

- Will the market remain key to the area’s identity? The Market Place is the Market. This is its identity and we must celebrate its presence and facilitate its operation. Equally important is its history and the cultural role it can play.

- Will the new seating dominate the Market Place? How will clutter and litter be managed? Isn’t there enough cafe provision in Kingston?

- Emergency vehicles, cleaning and servicing operations do require a significant amount of space in the Market Place. The design team is proposing seating not linked to commercial activities to counterbalance the presence of a cafe and provide seating for all.

**IDENTITY**

- What is the identity ‘the sailing point’ for the Market Place?
- Will the market remain key to the area’s identity?

**EVENING ACTIVITY**

- What will be the ‘closing time’ be and how will this be enforced? How will potential disruption be prevented? How will it remain evening activity for all, not dominated by ‘under 30s’?

- Businesses will continue to operate and contribute to the market. Emergency vehicles, cleaning and servicing operations do require a significant amount of space in the Market Place. The design team is proposing seating not linked to commercial activities to counterbalance the presence of a cafe and provide seating for all.

**COMMUNITY USE**

- Are there plans to make the Hall available to local groups to rent? Will the cookery school graduate this use?

**PERMITTING & LICENSING**

- Will the market remain key to the area’s identity? The Market Place is the Market. This is its identity and we must celebrate its presence and facilitate its operation. Equally important is its history and the cultural role it can play.

- Will the new seating dominate the Market Place? How will clutter and litter be managed? Isn’t there enough cafe provision in Kingston?

- Emergency vehicles, cleaning and servicing operations do require a presence of a cafe and provide seating for all.

**IDENTITY**

- What is the identity ‘the sailing point’ for the Market Place?
- Will the market remain key to the area’s identity?

**EVENING ACTIVITY**

- What will be the ‘closing time’ be and how will this be enforced? How will potential disruption be prevented? How will it remain evening activity for all, not dominated by ‘under 30s’?

- Businesses will continue to operate and contribute to the market. Emergency vehicles, cleaning and servicing operations do require a significant amount of space in the Market Place. The design team is proposing seating not linked to commercial activities to counterbalance the presence of a cafe and provide seating for all.

**COMMUNITY USE**

- Are there plans to make the Hall available to local groups to rent? Will the cookery school graduate this use?

**PERMITTING & LICENSING**

- Will the market remain key to the area’s identity? The Market Place is the Market. This is its identity and we must celebrate its presence and facilitate its operation. Equally important is its history and the cultural role it can play.

- Will the new seating dominate the Market Place? How will clutter and litter be managed? Isn’t there enough cafe provision in Kingston?

- Emergency vehicles, cleaning and servicing operations do require a presence of a cafe and provide seating for all.

**IDENTITY**

- What is the identity ‘the sailing point’ for the Market Place?
- Will the market remain key to the area’s identity?

**EVENING ACTIVITY**

- What will be the ‘closing time’ be and how will this be enforced? How will potential disruption be prevented? How will it remain evening activity for all, not dominated by ‘under 30s’?

- Businesses will continue to operate and contribute to the market. Emergency vehicles, cleaning and servicing operations do require a significant amount of space in the Market Place. The design team is proposing seating not linked to commercial activities to counterbalance the presence of a cafe and provide seating for all.

**COMMUNITY USE**

- Are there plans to make the Hall available to local groups to rent? Will the cookery school graduate this use?

**PERMITTING & LICENSING**

- Will the market remain key to the area’s identity? The Market Place is the Market. This is its identity and we must celebrate its presence and facilitate its operation. Equally important is its history and the cultural role it can play.

- Will the new seating dominate the Market Place? How will clutter and litter be managed? Isn’t there enough cafe provision in Kingston?

- Emergency vehicles, cleaning and servicing operations do require a presence of a cafe and provide seating for all.
**Market Place – Market stall layout**

### Opening up the Market Place

We intend the market stall layout to enable trading to continue to thrive whilst allowing better use of the space and better access to the Market Hall. Ultimately creating more activity and opportunity for traders and public in the Market Place.

The new layout allows views and routes into the opened-up Market Hall whilst maintaining the same provisions.

### Functional market stalls

In connection with the Market Place Outline Design, there are a number of Market Stall features that will form part of the brief for the Market Stall detailed design.

- Covered canopies shade the produce from the weather.
- Stall holders and market operators manage waste with integral storage and compactor.
- At night the stalls are packed away leaving unobstructed routes and views.

### Linking with Market Place activities

Free spaces in the Market Place can be used to expand capacity for seasonal markets and other events.

- Open space to the south provides space for open-air theatre and music.
- Food stalls complement the Market Hall functions.

### Stall profile

Stalls vary in height to allow views of the Market Hall and tall stalls accommodate performance lighting.

Tail stalls at both northern entrances to the Market Place (see configuration diagrams) highlight the Market Place from Clarence Street approaches.

### Daytime Configuration

Stalls arranged to allow access to Market Hall and views to river alleys

### Nighttime Configuration

Stall equipment and rubbish cleared away allowing for evening use of Market Hall and market stall canopies provide additional undercover areas linked to dining, evening uses and activities.

### Seasonal Configuration

Additional stalls can be added on a temporary basis to meet demand at special events

---

**Your questions answered.**

Response to your feedback from the previous stage of consultation.

- Clear pedestrian movement routes through the Market Place
- Highlighted gateways and connections to the Market Place

**YOUR QUESTIONS, COMMENTS AND CONCERNS ANSWERED...**

### VISITING MARKETS // Will there still be seasonal markets?

The prosperity of the market is a key priority. We will maintain and enhance the capacity to host seasonal and other markets. However, the specific markets to be held, is a matter for KingstonFirst the market management team rather than the designers.

### EXISTING TRADERS // Will all the existing traders be retained?

Changes to the current stall locations are still being discussed. The same market offer (in terms of number and type of stalls). These aspects also rely on the stall design, which at this stage is still not detailed. However the proposed site and layout allows for storage and waste management. The team is also proposing to locate a compactor in one additional stall-shaped shell.

### A FLEXIBLE MARKET // How easy will it be to expand the total space taken by waste and improve the management of waste in this area, as well as limiting the amount of waste produced by market activities?

The final solution has to be a mix of design interventions and management choices. We anticipate maintaining the same regime for the main servicing operations (delivery and vehicular access in the early morning and, to an extent, in the evening).

### CONSTRUCTION // How will servicing in the Market Place happen? A management and maintenance strategy is key to the success of area.

Servicing is closely linked to the market layout. The proposed layout allows ease of movement, servicing, cleaning and is based on a thorough observation of how the market traders operate, through previous dedicated consultation events and on success stories in the UK and abroad.

The objective is to reduce the total space taken by waste and improve the management of waste in this area, as well as limiting the amount of waste produced by market activities.

---

**Daytime view of the Market Place, Market Hall, stalls and All Saints Church from the south.**

[Market stall layout diagram]

[Stall heights change to frame the Market Hall diagram]
**Market Place - Lighting & alleys**

**Flexible, functional and characterful lighting**

In order to reduce visual clutter and physical obstacles from street level, including light columns, the design team propose that the majority of lights will be fixed either to the stalls or the buildings themselves where applicable.

The main pedestrian areas and vehicular routes will have an appropriate level of light to allow their safe use at night.

This practical lighting will be complemented by feature lighting to highlight the intricate facades of the buildings surrounding the Market Place. The distinctive Market House will also be illuminated at night to act as a focal point for evening activity.

The stalls will gently glow at night, in concept as lanterns through the Market Place. They incorporate utility lighting for the traders during the winter. In addition, feature lighting from the stalls will stream across the surface of the Market Place, to illuminate evening activities and create a sense of place.

The upper structure of each stall will contain feature lighting to filter though in a gentle linear pattern reminiscent of Muybridge’s experiments.

The detailed design of the market stalls will be explored further at a later date. However some initial ideas have been set and are outlined below for your information.

We propose that the market stalls are made from robust, high quality, natural timber and Stainless Steel. This is designed to withstand the day-to-day market use while still maintaining their quality.

The colours will compliment the existing materials in the area and age well to become an established part of the Market Place.

The timber panels conceal a central store for the traders’ equipment.

Slatted boards allow natural light and artificial feature lighting to filter though in a gentle linear pattern reminiscent of Muybridge’s experiments.

The detailed design of the market stalls will be explored further at a later stage.

**Market Stall detail**

In the Market Place, the alleys to the riverside are marked with gateway structures which will show their location from a greater distance. They will also illuminate the entrances at night. Their design is similar to the stalls for a consistency of style.

Within each alley are waymarkers inset into the pavement to indicate the distance to the river and provide information about the history of Kingston and the alleys.

Lighting features in the alleys make them a safer route in the evening, encouraging better connections with riverside restaurants.

On the river itself marker structures indicate and celebrate the alleyway routes to the Market Place, whilst providing seating, lighting and greenery.

**Alleys - clear links to and from the Market Place**

**Your questions answered**

Response to your feedback from the previous stage of consultation.

**YOU LIKED...**
- Subtly highlighting the existing heritage and architecture
- Lighting strategy

**YOUR QUESTIONS, COMMENTS AND CONCERNS ANSWERED...**

**SIGNAGE**
- How is a wider signage strategy being linked into this project?
  - Kingston Council is currently bidding for funding to implement the Legible London programme within Kingston and are working with the design team to coordinate its potential implementation.

**PUBLIC ART**
- Will there be opportunities for public art?
  - Yes, subject to funding and the permission of private property owners, public art may be considered to enhance aspects of this project, however it is more likely to be used in future parts of the project such as the alleys and other connections.

**CONNECTIONS**
- Signage and wayfinding elements to the alleys are quite subtle and may not get noticed, eye-level markers and wider signage strategy suggested.
  - Any waymarking proposal will have to be in keeping with the architectural heritage, especially the vertical elements. The design team has re-addressed previous proposed by asking the gateways illustrated above at each alleyway entry, and by further elaborating the lighting regime.

**NOCTurnal - Will seating on the riverside encourage night-time disturbance?**
- The increase in seating is very limited and is focused towards daytime use and reducing congestion on busy days. It is not anticipated to impact significantly on existing behaviours.
Uncluttered and functional

The whole Market Place is cleared of unnecessary clutter and obstructions.

Subtle changes in texture, pattern and tone indicate changed priorities to mark different areas, routes and landmarks.

The dark colour provides a contrast to the buildings and is also easy to keep clean when in constant market use.

The paving is the key element of the designers brief, however for the Market Place to realise its potential, works to the Market House should be prioritised, followed by the paving and then the market stalls.

Framing historic facades

The whole surface is paved in a uniform pattern, providing a clear backdrop to counterpoint the bustling market activity and the intricate building facades. Again, the contrasting dark colour highlights and compliments the building facades.

Influenced by the past and lasting for the future

The preferred design team option is a herringbone pattern in warm grey clay bricks, which draws influences from Tudor frame and infill construction (please see right). The design team is still exploring alternatives for the materials as well as the colours.

Small unit sizes are a practical option that also relates back to the historical identity of the area where smaller scale setts and cobbles were used to provide a practical and durable working area around the Market Hall.

They provide good grip, will withstand market debris / heavy use and are easy to replace and repair compared with larger slabs.

Selection of clay herringbone warm grey tones

Your questions answered.
Response to your feedback from the previous stage of consultation.

YOUR QUESTIONS, COMMENTS AND CONCERNS ANSWERED...

FOUNTAIN // What will happen to the fountain?

The fountain will stay where it is and will be integrated within the design. The consultation revealed mixed views with regards to the fountain, however there was majority support for its retention.

CYCLING // Will cyclists be allowed? What is the cycling approach for the Market Place?

Cyclists will be allowed and welcomed. The design team is committed to reducing the current level of conflict with pedestrians, especially on the western side of the Market Place.

Space in the Ancient Market Area is a limited resource. Whilst some people would prefer that the cycle route does not go through the Market Place in order to solve the issue of conflict with pedestrians, this is not an option that will be considered because of the importance of this route within Kingston’s cycling network. Therefore, the design will have to address and reduce this conflict. To ensure this, the design team is considering the following options:

- Enhancing visual connections through the Market Place
- Allocating more space on the western side of the Market Place
- Decluttering
- Some form of demarcation for the area used by both cyclists and pedestrians.

The team has identified opportunities for more cycle parking in Memorial Square and Guildhall. In general, additional cycle parking would need to be provided outside the Market Place, given the area’s significant constraints and the need to provide a more flexible space for events.

PAVING // The paving previously shown appears too dark and ‘busy’.

We have now reviewed the materials palette. The previous paving was indeed too dark and has been lightened and softened. The design team still believe that a relatively dark surface would be positive for the Market Place, highlighting the facades and proving easier to clean, especially considering the nature of a market. Furthermore we have eliminated the striped pattern to simplify the appearance.

SERVICES // Will you consider all servicing and infrastructure before the surface is laid?

Servicing and infrastructure are being considered at the detailed design stage to minimise future damage to the surface and the aheated furniture. Further consideration will be given to the ease of sourcing of materials to simplify their replacement if required.