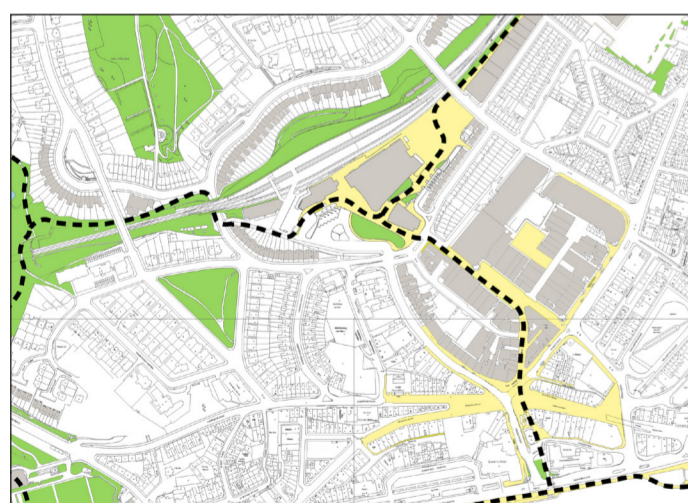
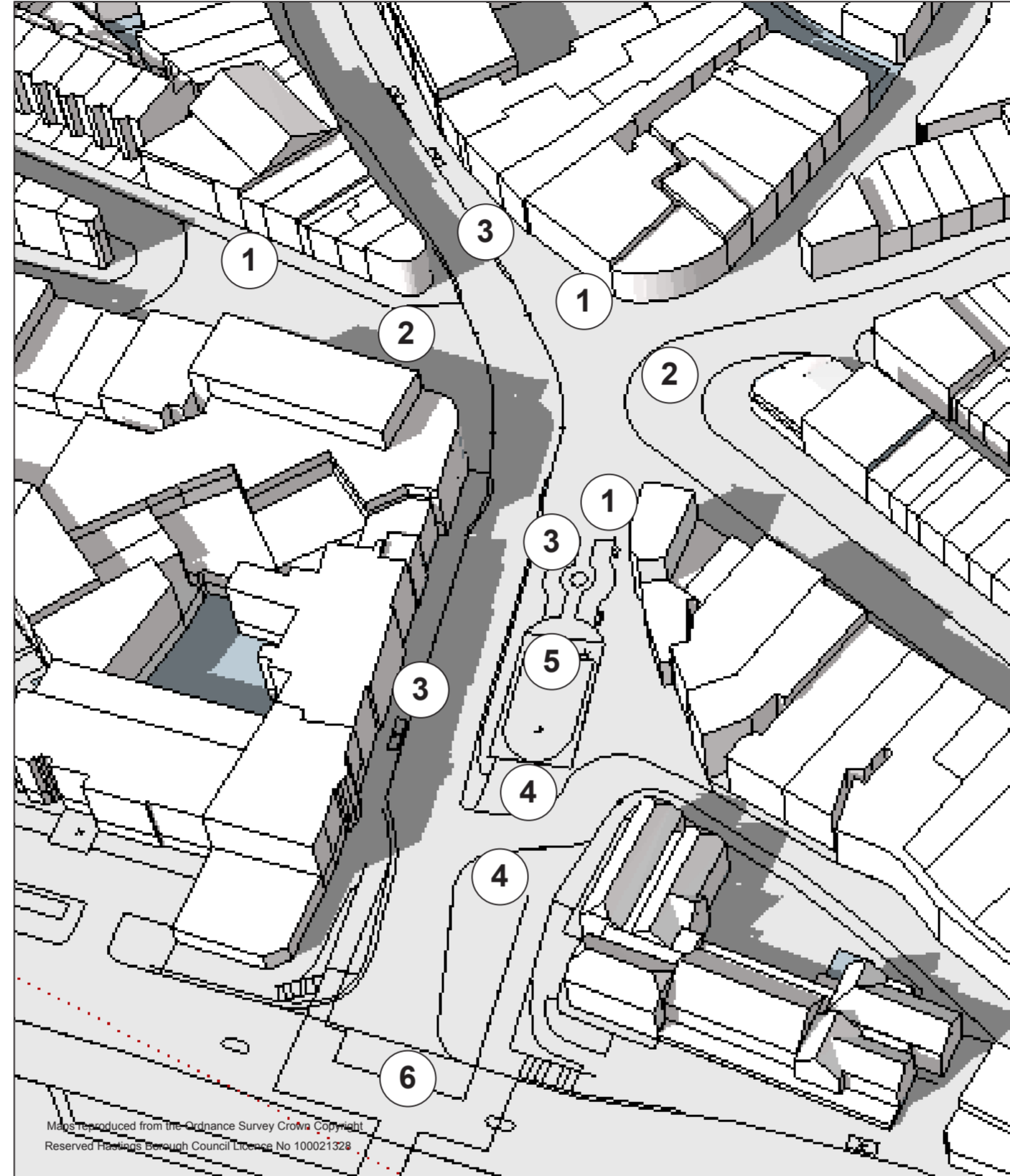
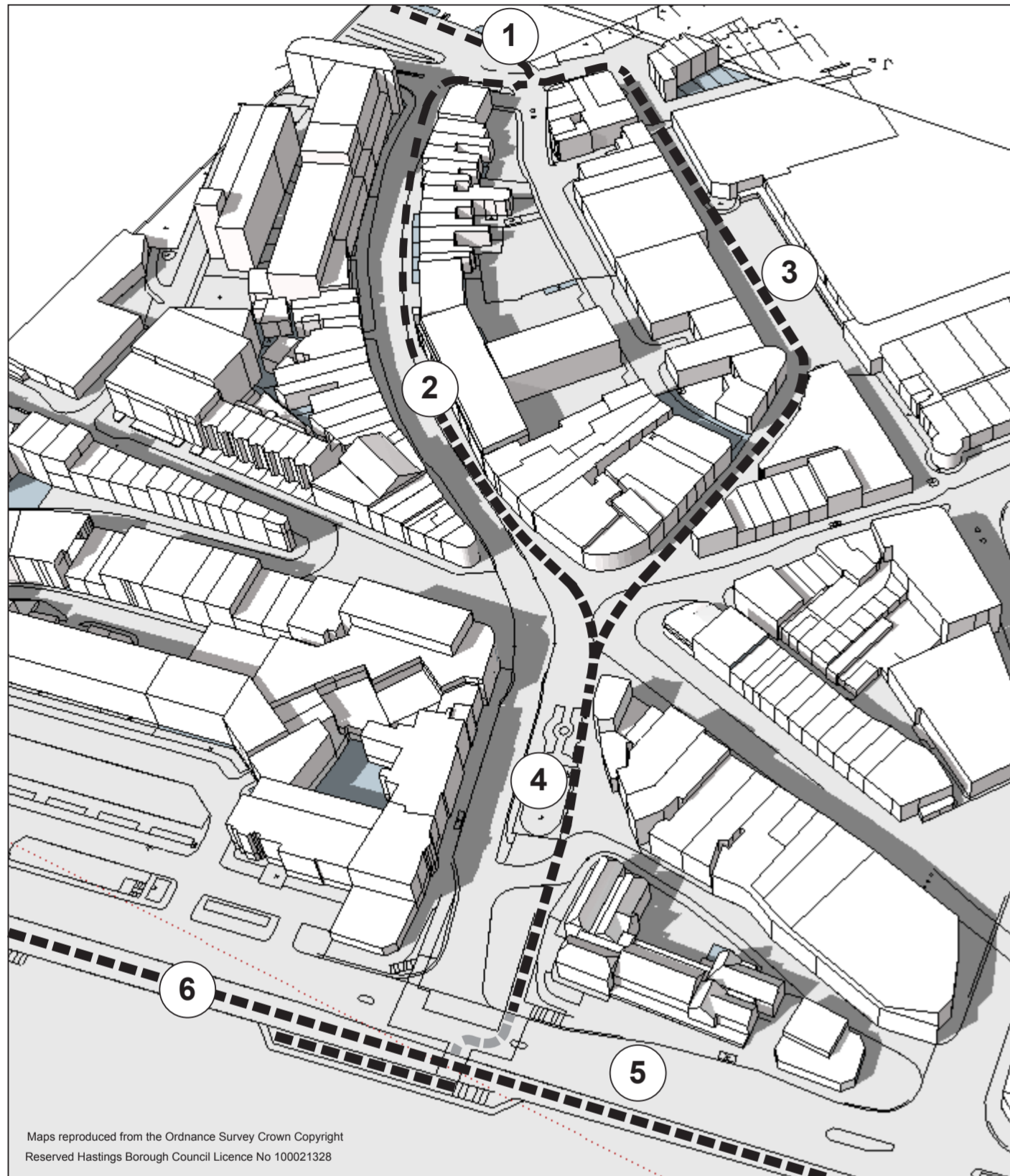


HASTINGS URBAN ROOM: RETHINKING HAROLD PLACE 1 (A PLACEMAKING SUMMARY)

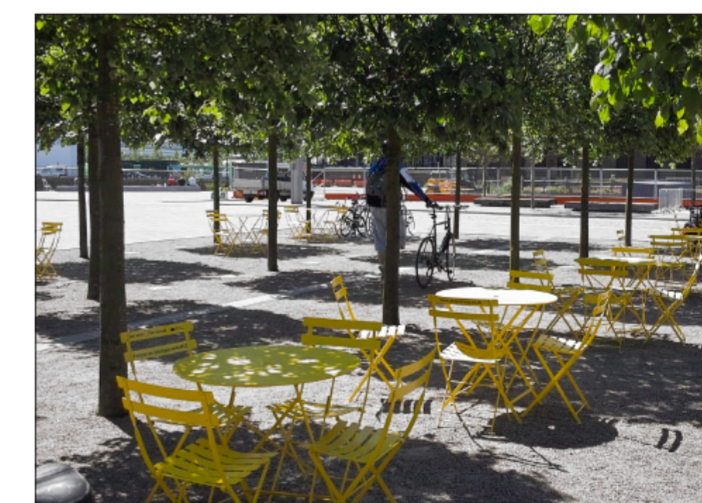
This sheet outlines the key urban design issues and conflicts associated with HBC's proposal for a new restaurant in Harold Place.



- 1 Station Plaza
- 2 Havelock Road
- 3 Priory Meadow
- 4 Harold Place
- 5 A259
- 6 Seafront Promenade



- 1 Outdoor Cafe culture
- 2 Outdoor weekly markets
- 3 Bus Stops
- 4 Disabled Parking
- 5 HBC's proposed new restaurant?
- 6 Underpass



- 1 Visual sight line "Green Bridge"
- 2 Harold Place (new planting)
- 3 Disabled parking (relocated to 7)
- 4 Underpass (enhanced planting)
- 5 Promenade (new planting)
- 6 Promenade (enhanced planting)
- 7 Debenhams (enhanced planting)

Creating a connective public realm?

The seaside is a defining feature of Hastings and a major destination for visitors. Whilst seaside access is well served for vehicles, seamless connectivity remains problematic if say walking & cycling from Hasting Station: A major desire line for visitors (Stn Plaza, Havelock Rd, Harold Place, A259, seafront) remains dominated by urban traffic, with associated problems of safety, connectivity and legibility.

HBC's proposed new restaurant would block a major civic desire line.

Creating an enhanced civic space ?

Civic spaces within the town centre include Station Plaza, Priory Meadow and Harold Place. Of these settings Harold Place's burgeoning continental style cafe culture, and weekly outdoor markets is more vibrant and innovative in character; a good match with evidence led urban design research that attractive people-friendly spaces can enhance local identity and place.

HBC's proposed new restaurant would intrude and degrade this civic space.

Creating a legible seafront threshold?

Whilst visionary placemaking strategies can transform Harold Place there remains a major visual problem: **Where is the sea?** Adverse ground levels and the screening effect of the A259 do not allow clear sight lines to the seafront, a bold visual clue is needed. The Urban Room's solution is for bold new civic scale planting either side of the A259 to establish a connective visual "Green Bridge"

HBC's proposed new restaurant would inhibit the scope of new civic planting.