

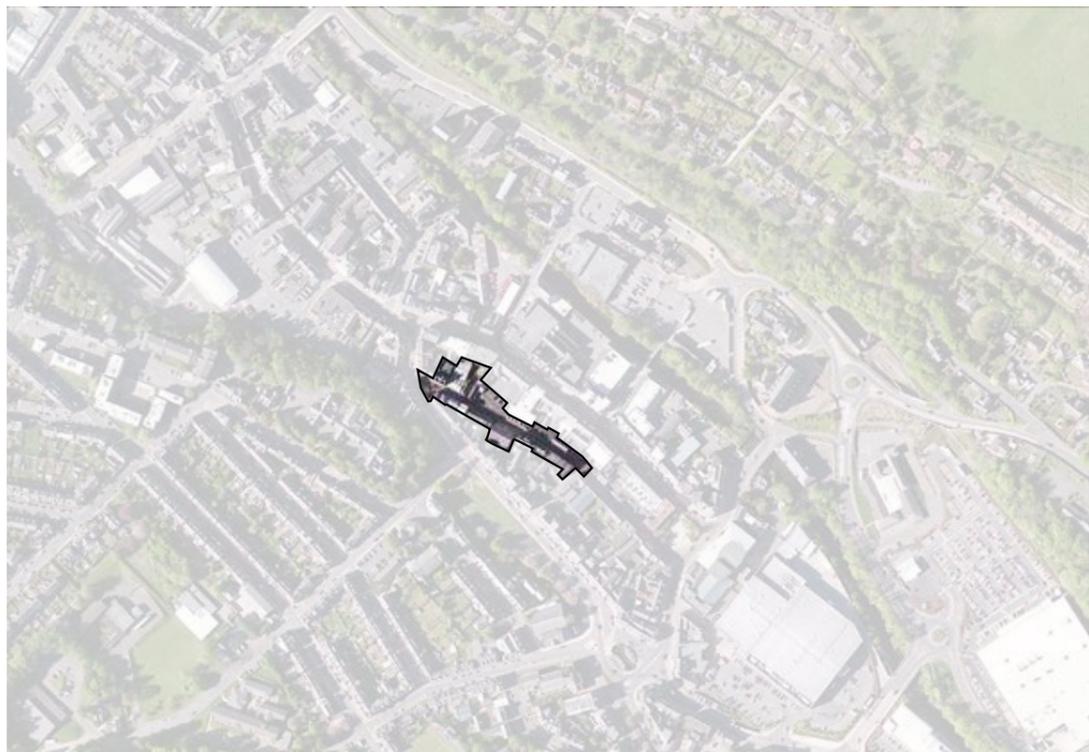
Town Centre Core Activity - Overhaugh Street



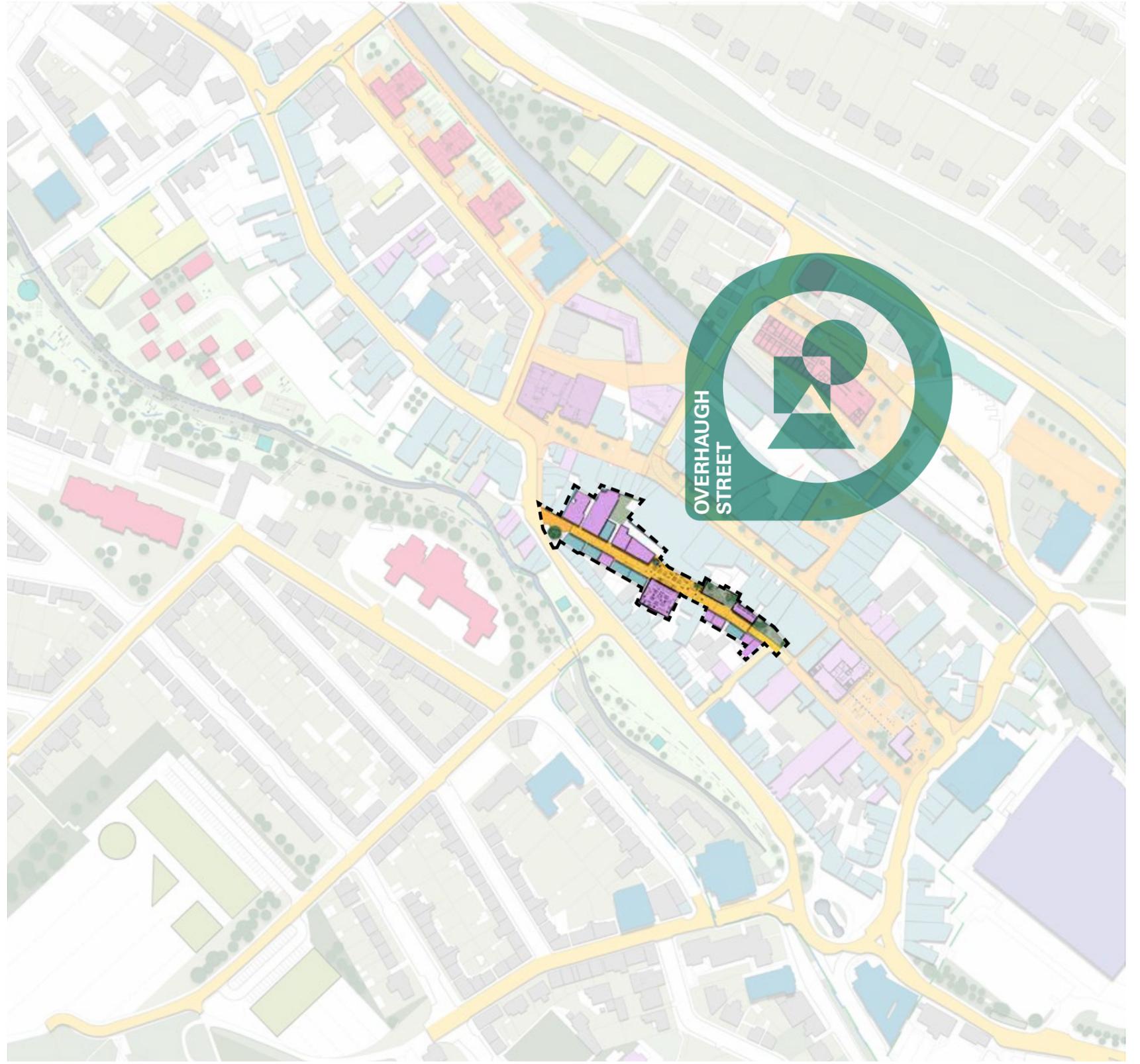
TOWN CENTRE CORE ACTIVITY - OVERHAUGH STREET



Historic Street Pattern - 1847



Existing Site



Proposed Site

SITE AERIAL AND STRATEGY



As part of the townscape masterplan, one vision is to turn Galashiels neglected lanes into vibrant, cultural hot spots.



- The creation of a new lanes policy for Galashiels
- A destination for arts and culture.
- Broad range of galleries, workshops, eateries and bars.
- Drawing people day & night.
- Pop Up spaces for young start-up companies.
- Shop fronts opening up into the street.

One proposal in the Galashiels Town Centre Strategy was the development of a Lanes Strategy. For the purpose of this project, a lane is defined as a passageway, narrow alley or thoroughfare between buildings which is often referred to in Scotland as a Wynd (pronounced 'wined'). The word derives from Old Norse venda ("to turn"), implying a turning off a main street, without implying that it is curved.

Lanes in Galashiels Town Centre have not traditionally been used to their full potential. The vision would be to encourage and facilitate the development of active ground floor space, specifically along Overhaugh Street, which will hopefully kickstart the redevelopment and transformation of other lanes around the town centre into successful, quality public spaces.

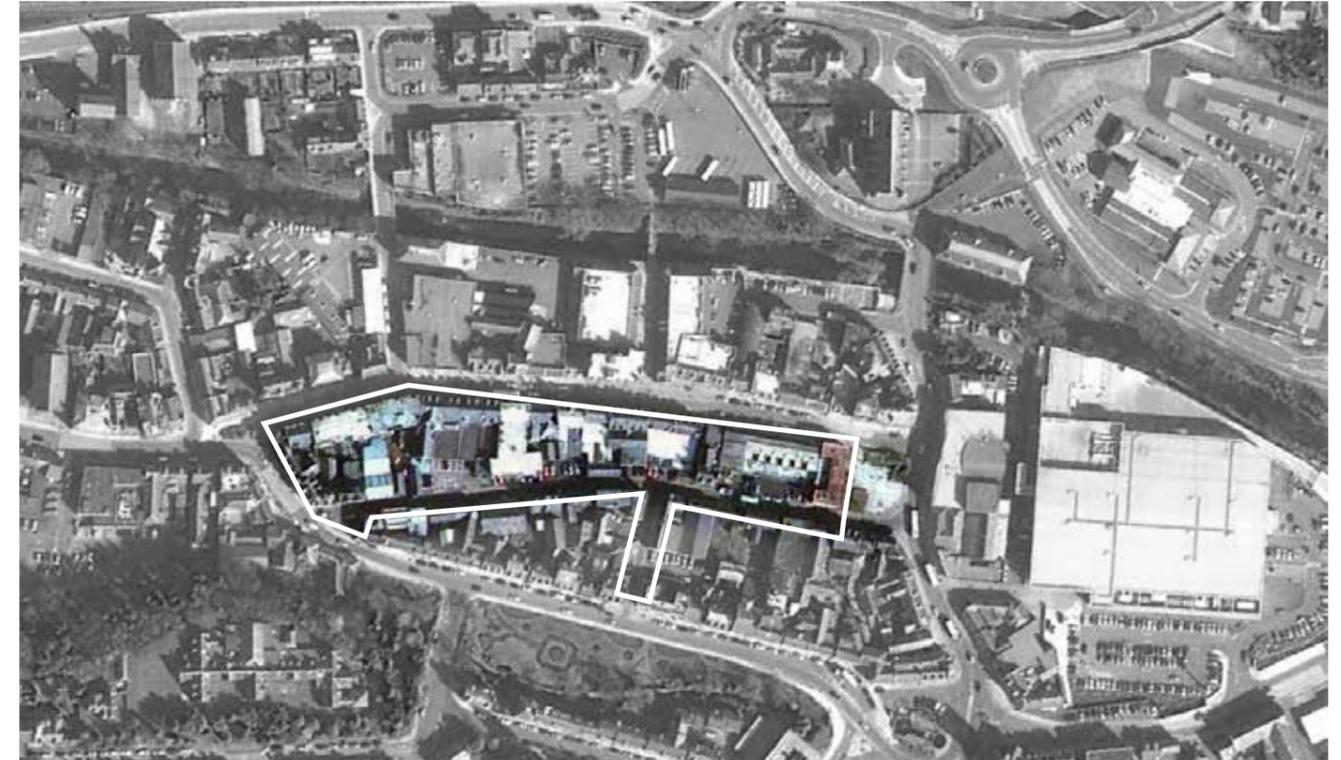
Other areas have become forgotten public spaces even though they are located in prime positions that are close to popular shopping, leisure and business areas. Often these intimate spaces suffer from a lack of active frontages, inadequate lighting, badly maintained public realm, low footfall, and in some cases these lanes function solely as external storage space for commercial bins. As a consequence opportunities exist for crime and antisocial behaviour. This is true for the end of Overhaugh Street which turns it back on the street, offering a service yard to the shops on Channel Street. Removal of this building will considerably change the look and feel of this part of the town.

From experience and precedent, lanes that have positively developed have often done so through a process of public-private partnership. These lanes often offer a range of commercial activities mostly located on the ground floor. Most successful are the flexible space that offers gallery space below and workshop and studio space above. Those active uses which are surrounded by interesting facades and quality public realm often display bespoke art and lighting installations, which assist in the creation of a sense of place.

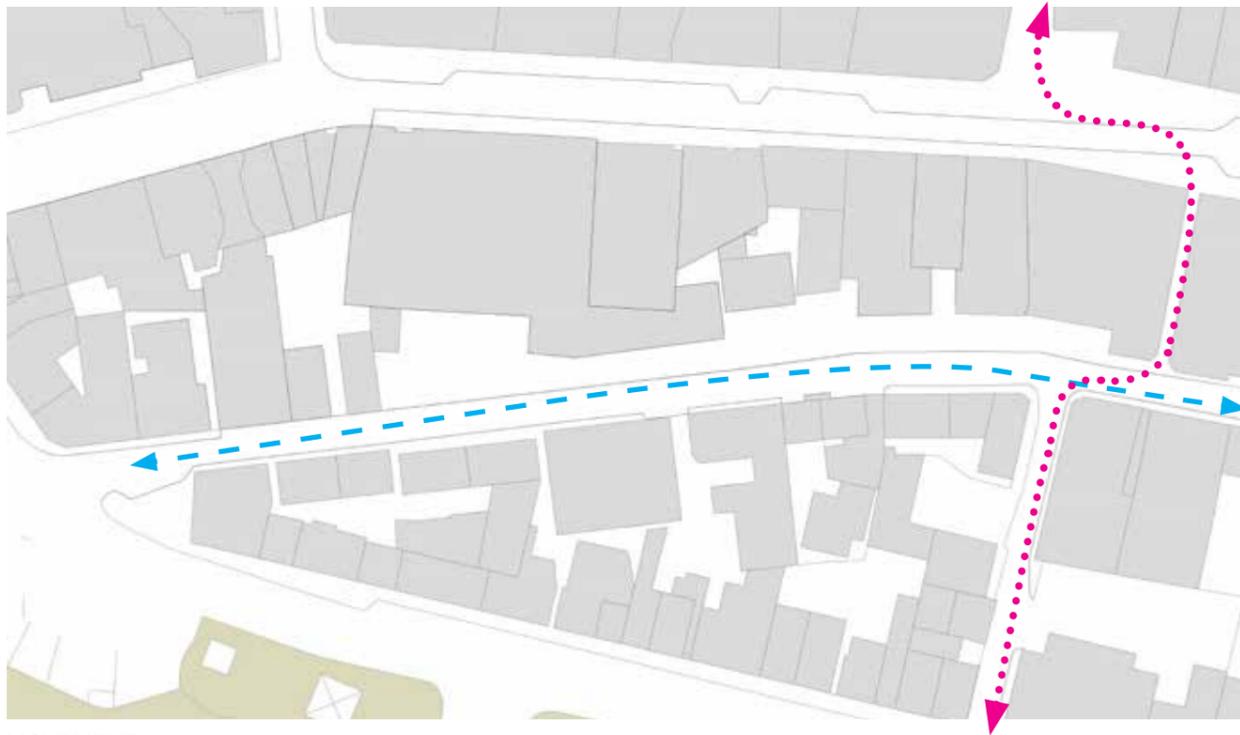
Through the Galashiels Town Centre Lanes Strategy, we would look to precedent for good examples and demonstrate that positive partnership working and appropriate planning policies can successfully help to address matters such as antisocial behaviour, poor physical environment, and connectivity.

Overhaugh Street is currently accessible to vehicular traffic, running one-way from Market Street at the south end to High Street at the north end. As part of the Channel Street and Market Square proposals the south end of Overhaugh Street (between Market Street and Bank Close) would be converted to a shared use space – restricting vehicular access to servicing requirements only. The one-way direction of Bank Close would be reversed, thus retaining vehicular access to the remaining length of Overhaugh Street via Bank Street. Again, it would be the intention that vehicular access is restricted to servicing only, allowing pedestrian activity to dominate.

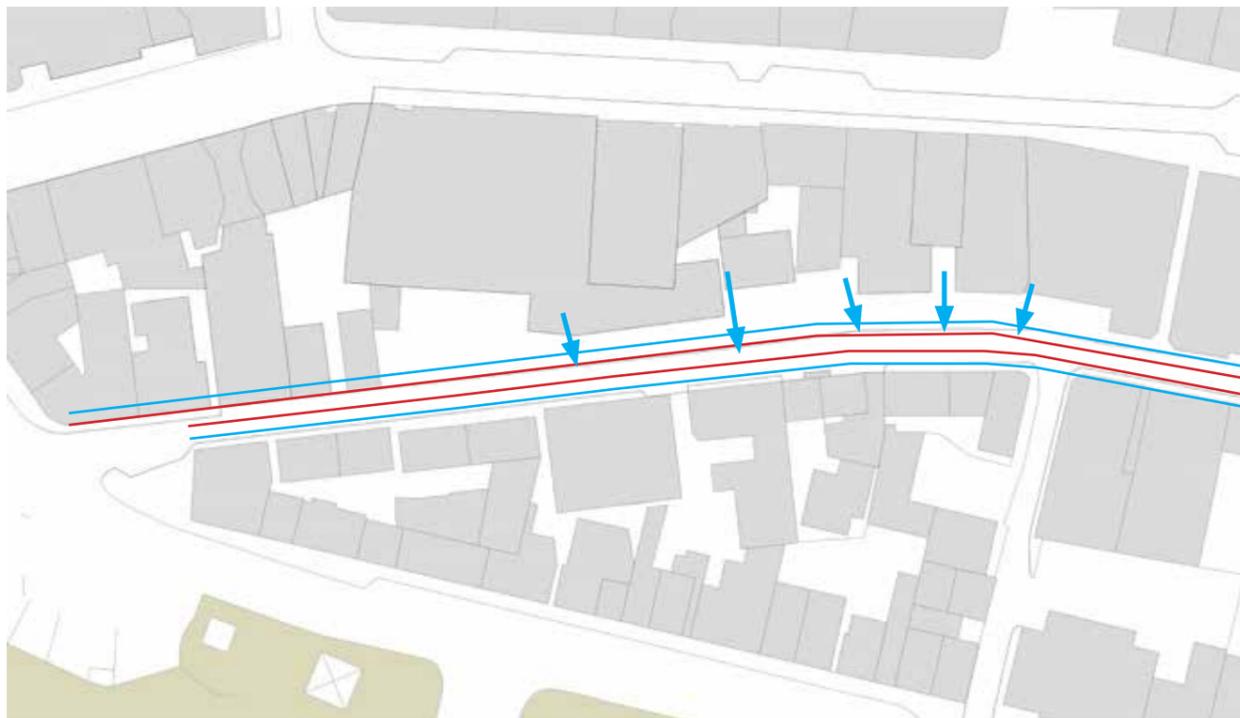
It should be noted that the ownerships along Overhaugh Street is a complex matter: Street and Lanes can have numerous ownership interests, and private lanes can be required to provide public access, this would also require to be explored further along with new initiatives on waste and recycling; public health and community safety; lighting and street furniture, parking and surfacing.



DESIGN ANALYSIS

**MOVEMENT**

Making the most of the footfall along key civic routes between Bank Street Gardens & Market Square.

**FRONTAGES & STREET SCAPE**

Narrowing the lane in order to form a more defined northern street frontage creating an intimate community atmosphere.

**GATHERING POINTS & GREEN SPACES**

Reinforcing existing south facing "sun-trap spaces" creating generous community gathering spaces along the lane.

**POSSIBLE DEVELOPMENT**

Introducing a gallery space bridging both Channel Street & Overhaugh lane as a portal to the creative lane community. Small sculpture opportunity at the entrance of Overhaugh lane.

POSSIBLE SITES

SPACE 1 - Artisan Restaurant
80m² (Including proposed extension)

Extending the small garage/barn style building to create a space perfect for an intimate restaurant.

SPACE 2 - Bar / Rooftop Terrace
100m² + 115m² (Terrace)

Utilising the sun trap at the heart of the lane by lifting the open space up above street level to create a rooftop terrace bar.

SPACE 3 - Cycle Workshop Cafe
70m² + 160m² (Courtyard)

Combining a coffee shop, cycle workshop and cycle shop.

Utilising the exterior space alongside the storehouse style building to create a walled courtyard garden.

SPACE 4 - Studio Gallery / Shared Work Space
210m² + Floors above.

Creating an open plan gallery space through the fabric of Channel Street on the axis of the pedestrian bridge crossing the Gala Water providing visual connection to the lane.

The floor above would provide the ideal work spaces for artists and designers in the heart of the town.



SPACE 5 - Gateway / Bike Stand Area
85m²

Creating a defined gateway to the lane by providing a small green space with bike stands and signage/artwork at the mouth of the lane.

SPACE 6 - Existing Bakery
85m²

Reinforce the existing bakery and confectioners, creating a new opening to the lane entrance. Access to the space adjacent for external seating would create a friendly approach to the lane.

SPACE 7 - Food Market
275m²

The warehouse space with large barn doors lends itself perfectly to a street food & artisanal produce market that can spill out into the lane throughout the summer.

SPACE 8 - Start Up Units
Approx 30m² (Per Unit)

The small units provide the ideal size and location for small start ups such as coffee shops, clothing shop, homeware shop, barbers etc.

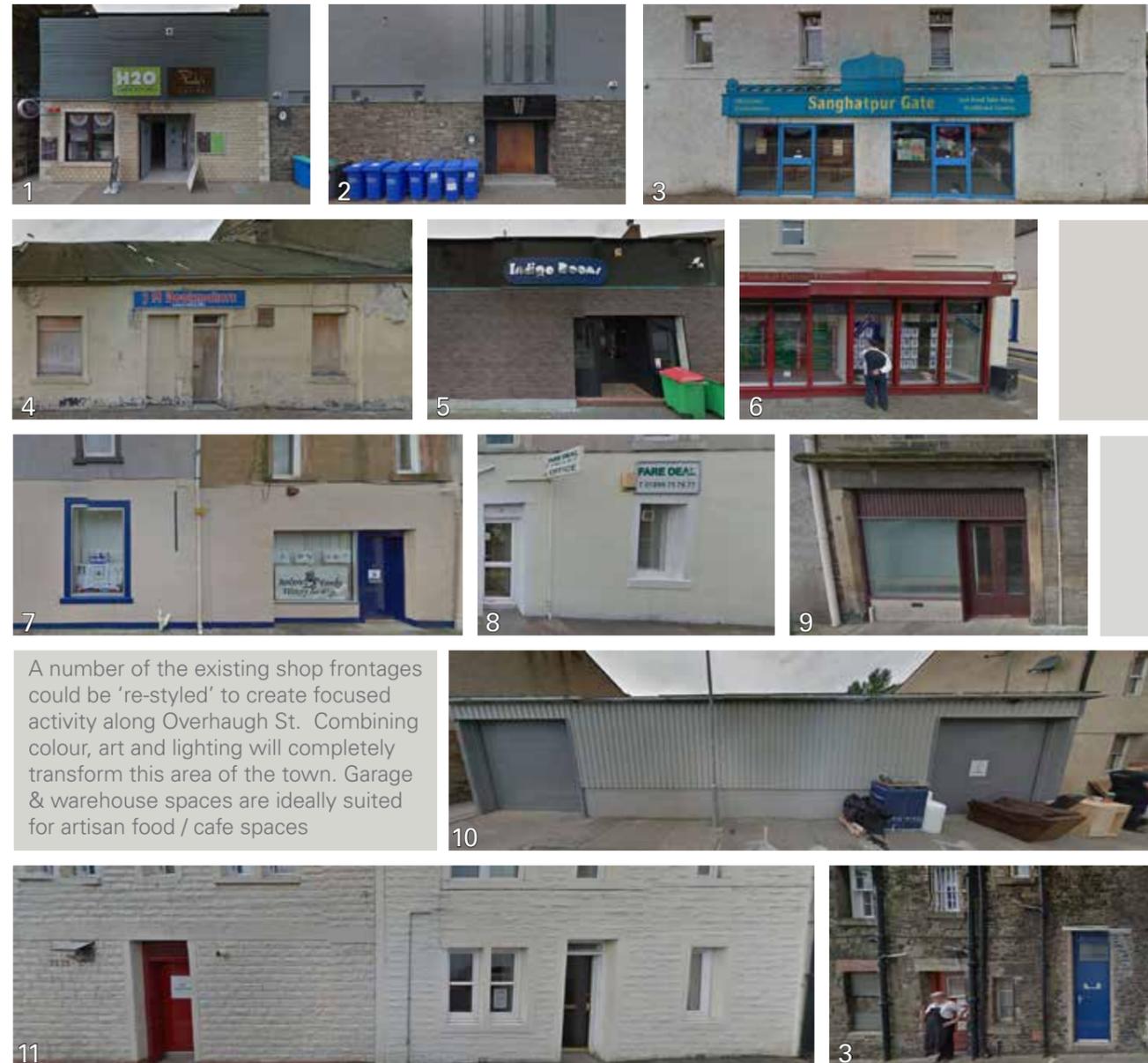
SPACE 9 - Boutique Offer
90m²

Trendy vintage boutique would be ideally located here and be in close proximity to the new market square.



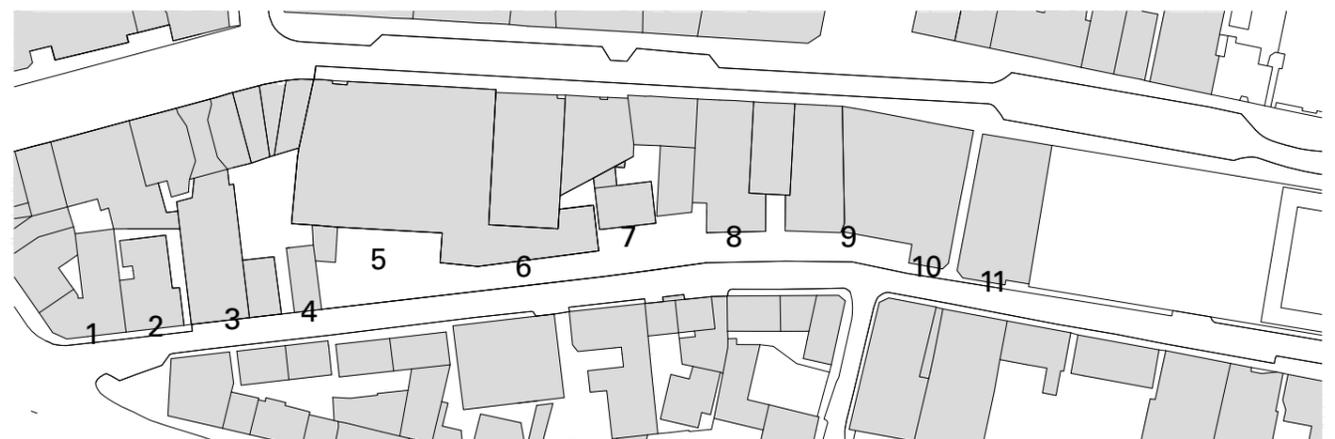
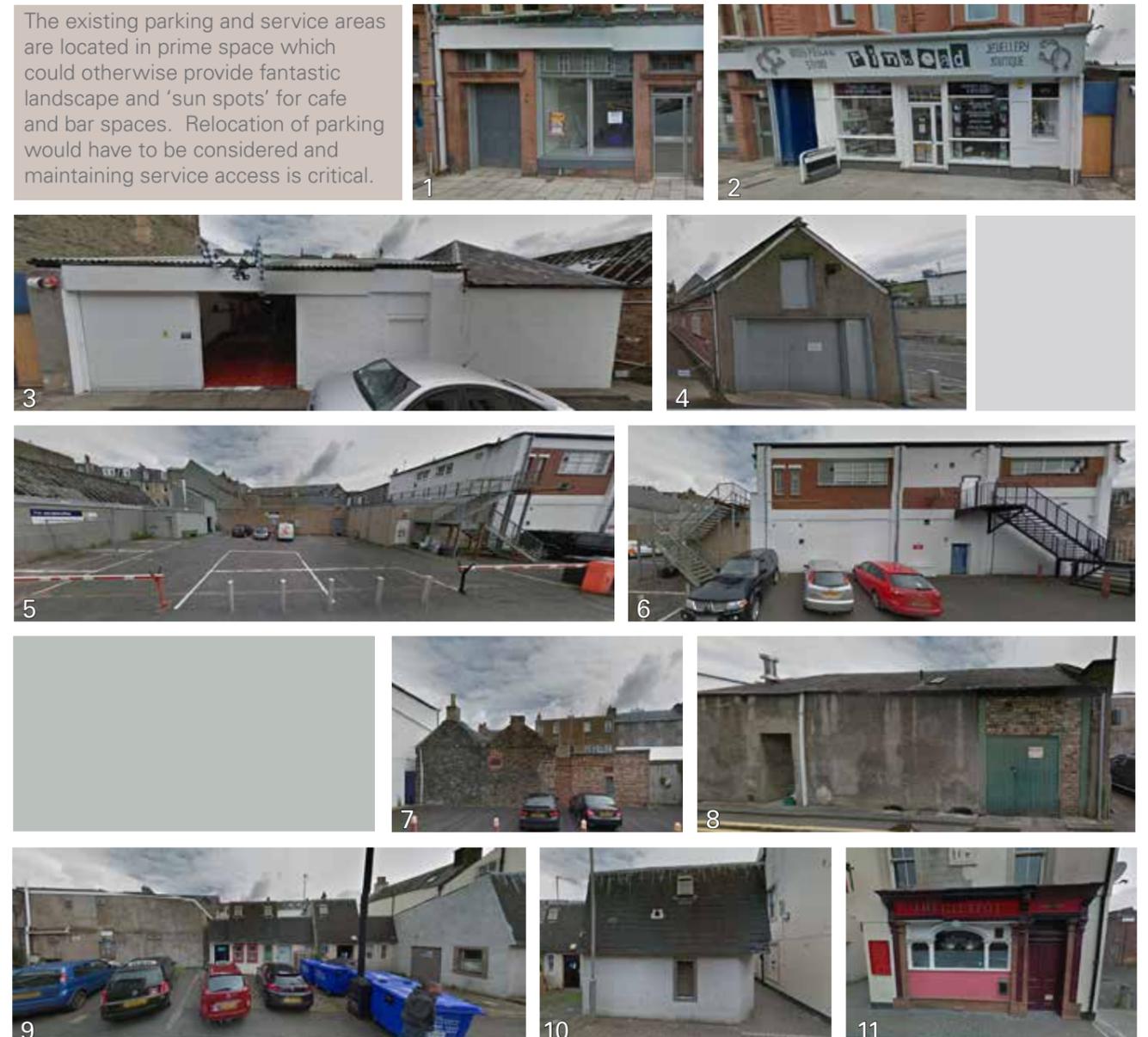
- Restaurant / Bar
- Workshop Cafe
- Gallery / Studio
- Start Up Units
- Boutique Units
- Indoor Market Space
- Proposed Office Space

EXISTING FRONTAGES



A number of the existing shop frontages could be 're-styled' to create focused activity along Overhaugh St. Combining colour, art and lighting will completely transform this area of the town. Garage & warehouse spaces are ideally suited for artisan food / cafe spaces

The existing parking and service areas are located in prime space which could otherwise provide fantastic landscape and 'sun spots' for cafe and bar spaces. Relocation of parking would have to be considered and maintaining service access is critical.



SHOP FRONT IMPROVEMENT INITIATIVE

SMALL INTERVENTIONS

Existing facades and shop fronts could be reimagined to bring new life into this area of the town. Simple shop front glazing with empty shell interiors would allow a variety of uses to inhabit the space, whether it be artist workshop and studio space, artisan food halls, indoor markets, mountain bike workshops, etc.



Proposed Retail Frontage



Proposed Artisan Food Frontage



Proposed Workshop Frontage



Existing Shop Front



Existing Garage



Existing Workshop

UTILISING LANE-SCAPE



BIG HEART

Across the world, UK and Scotland the renovation of lanes has become a welcome departure from the formality of the standard retail main street. The success of the lanes policy relies on the creation of spaces that offer experiences completely different to other areas of the town. Pop up shops, food vans, boutique vintage clothing stores, textile and sculpture booths all have a draw and appeal to certain creative individuals, those of which are already dormant in the town, seeking for spaces such as these to express their ideas and creative abilities.

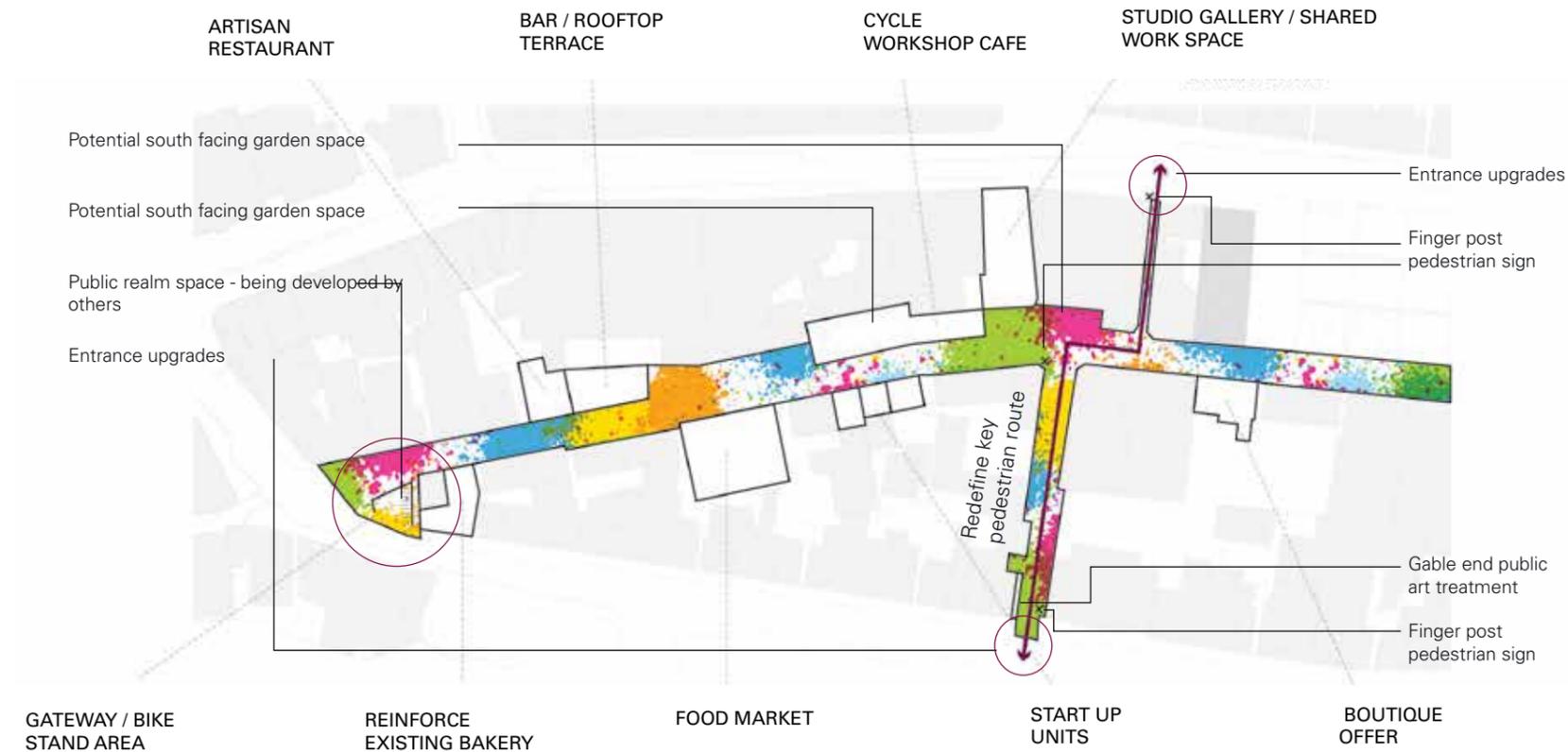
As can be seen opposite, artwork, colour, lighting, murals, recycled items, temporary installations, contemporary signage and planting all merge to create a cultural ambiance suited to achieving the perfect lane-vibe. To add to this, the addition of boutique and artisan shops with help strengthen the offer and create a truly unique experience.



CREATING OPPORTUNITY



LANDSCAPE DESIGN STRATEGY



Landscape Plan

Key Objectives

- Create "intimate" feel through design interventions to encourage higher footfall
- Introduce high quality, low maintenance surface finishes whilst incorporating elements of historical character such as horonising
- Introduce street greening through use of planters and possibly green wall elements
- Use lighting to enhance experience for users of public realm as well as increase security and public safety
- Rationalise and enhance external storage areas for refuse
- Creation of a pedestrian prioritised shared space
- Reduce street clutter - rationalise bins, bollards and poles

Key Landscape / Public Realm Projects

- Town Centre wide public art strategy
- Town Centre lighting strategy
- Town Centre environmental improvements
- Opportunity for surfacing upgrades



Landscape Vision



Landscape Vision : Glasgow lanes



Landscape Vision : Brighton lanes



Natural stone: Granite setts



Vertical green: Green wall



Public art



Lighting: Overhead lighting



Planters with integral seating



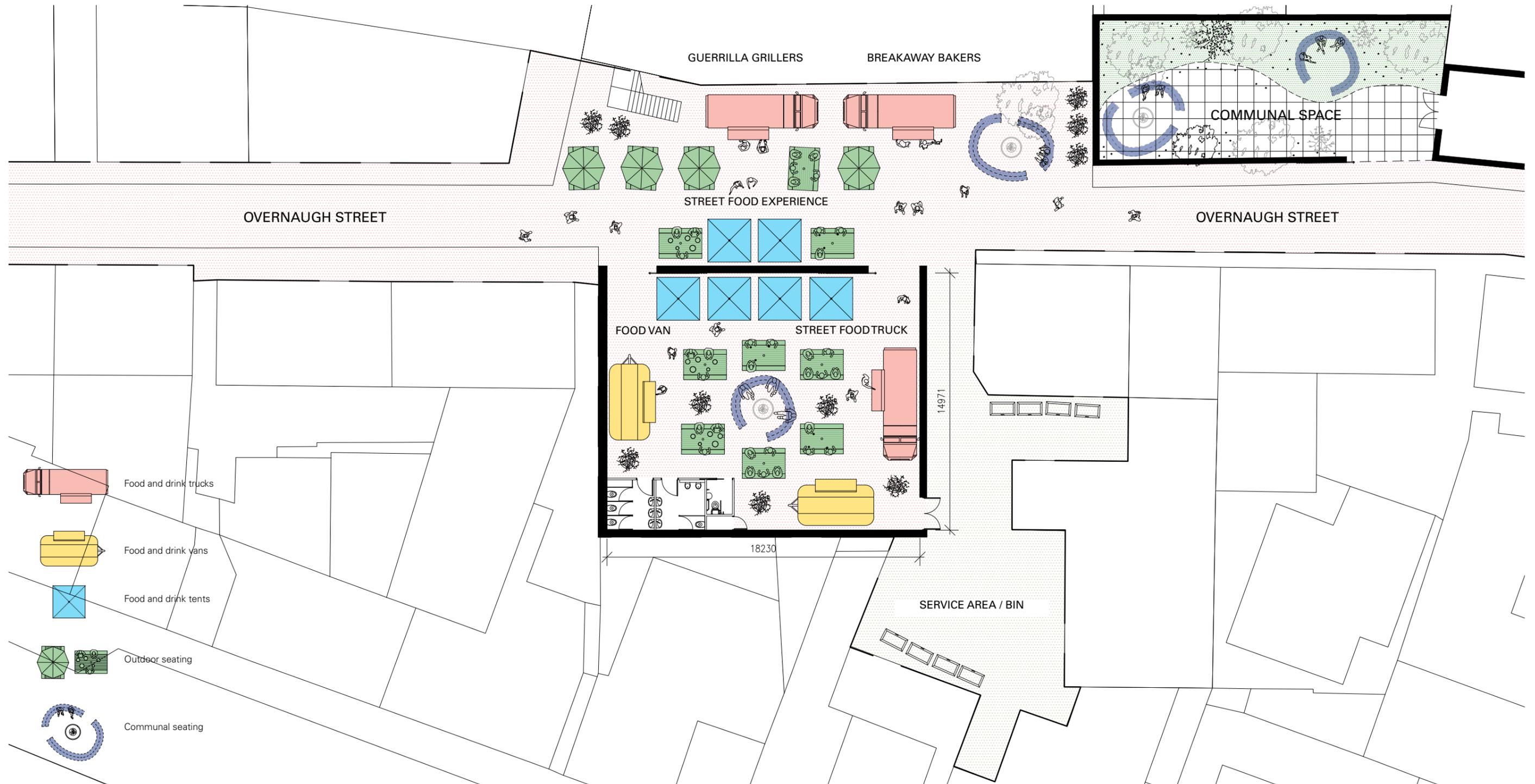
Bin stores



Horonising

Landscape Materials

DESIGNING LANE-SCAPE



OVERHAUGH MARKET

The large warehouse along with its adjacent external space at the heart of the lane proposal lends itself perfectly for creating a space to host temporary markets where people can enjoy food and drink from local traders, restaurants and drink makers. The idea has caught on in other cities and towns around the world where entrepreneurs are setting up solo street food projects, this gives people at the helm lower overheads, more freedom and more importantly, more fun.

Street food culture is booming in the UK with street food markets popping up all over the country. The Overhaugh Market has the potential of becoming an all year round experience, with summer markets spilling out into the lane or intimate Christmas markets in the winter.

With a simple fixed toilet and services block to the rear the space becomes incredibly multi-functional, creating endless possibilities for the space, whether it be a food court, arts and craft space, function or bohemian band space.



“ Whilst browsing through all the unique delights of Galashiels we came across a trendy neighbourhoods market at Overhaugh Street, which provided us with some delicious refreshments and chat from a variety of sleek and stylish mobile food stands. Who would have thought a 1970s caravan could be transformed into a designer, edgy and minimalistic food truck, turning street food into a fine dining experience. ”

ARTISAN ARTWORK

ART-isan GRAFFITI

The concept of art in the built environment has become fashionable and common place across a number of Scottish town and cities. The selection of images opposite demonstrates the range of mediums across which art could be applied around Galashiels civic spaces. Artisan painting on certain building gable ends would act as a huge draw for tourists and visitors, helping passively move individuals through the town.

Competitive graffiti events have transformed public opinions and helped showcase the skills and abilities of individuals from across Scotland and Europe, some of which as shown opposite.

Utilising external wall space, pavement surfaces, structure, individuals / tourists could be invited to watch paintings come alive before their eyes creating a unique spectacle in the Scottish Borders. Purpose built walls / canvases could be temporarily erected to allow the creation of such art works, with the opportunity for individuals to purchase these at the end of the event.



VISION AND OPPORTUNITY



Proposed Artisan Restaurant Frontage



Existing Car Park



Active Street Vibe



Existing Road with Parking

VISION AND OPPORTUNITY



Proposed Indoor Market Space



Existing Warehouse



Proposed Courtyard / Beer Garden Opportunity



Existing Parking