

# Delivering Our Town Centres

Regeneration and Suite 16



**Kettering**  
Borough Council



Kettering by the Sea  
August 2009





Italian Market  
December 2009





**Sainsbury's Sports Relief Mile  
March 2010**





Kettering Arts Market  
May 2010

# Priorities for Regeneration

## The Three Key Words

- A better offer within our town centres
- A better education and training offer
- A better employment offer – high grade, higher density jobs

- **Characterful**
- **Distinctive, and**
- **Fun**

# Public Realm Phases 2 and 3

## The Aims

- ◆ To allow safe use of the Market Place and to create safe routes from the Market Place to surrounding quarters
- ◆ To support the vision of the Parish Church to “pull it into” the Market Place
- ◆ To provide an appropriate setting for the important historical buildings in this area of town
- ◆ To provide better access to buses
- ◆ To create well-designed on-street car parking that does not detract from the high quality public realm
- ◆ To continue to support events and the emerging planning policy for this area

# Public Realm Phase 2/3

Improvements to Market Street, Sheep Street, Market Place and the Parish Church Forecourt





# The Restaurant Buildings



**Kettering**  
*Borough Council*

# Market Place Restaurants:

## The Headlines

- ◆ New buildings to be sited on footprint of old buildings
- ◆ Traditional design to complement existing buildings around the Market Place
- ◆ Seizing opportunities to restore historic features on Church/Site boundary
- ◆ High Sustainability credentials
- ◆ Funded through external bid funding





Before ...

**Kettering**  
*Borough Council*



Proposed ...

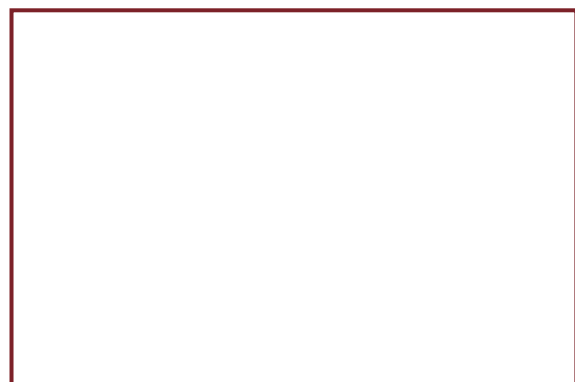
**Kettering**  
*Borough Council*



# Market Place Restaurants:

## Specification

- ◆ Nearly 9,000 sq ft of Restaurant space available
- ◆ Outside terraces to match new market place and encourage new activity in the market place
- ◆ Terraces will assist in creating a “café culture” to the area
- ◆ 10 high quality private residential units on the first and second floor (9 no. 2-bed and 1 no. 3-bed)
- ◆ Rear access for servicing and residential basement  
Parking



**Kettering**  
*Borough Council*



# Market Place Restaurants:

## Update

- ◆ Planning Approval for the Market Place Buildings was granted in February
- ◆ Sisk started on site in April.
- ◆ The site is now secured and demolition of the existing buildings is complete.
- ◆ Archaeological works took place at the end of May
- ◆ Sheet Piling has begun.
- ◆ The buildings will complete in Spring, with fit-out of the restaurants to follow soon after.

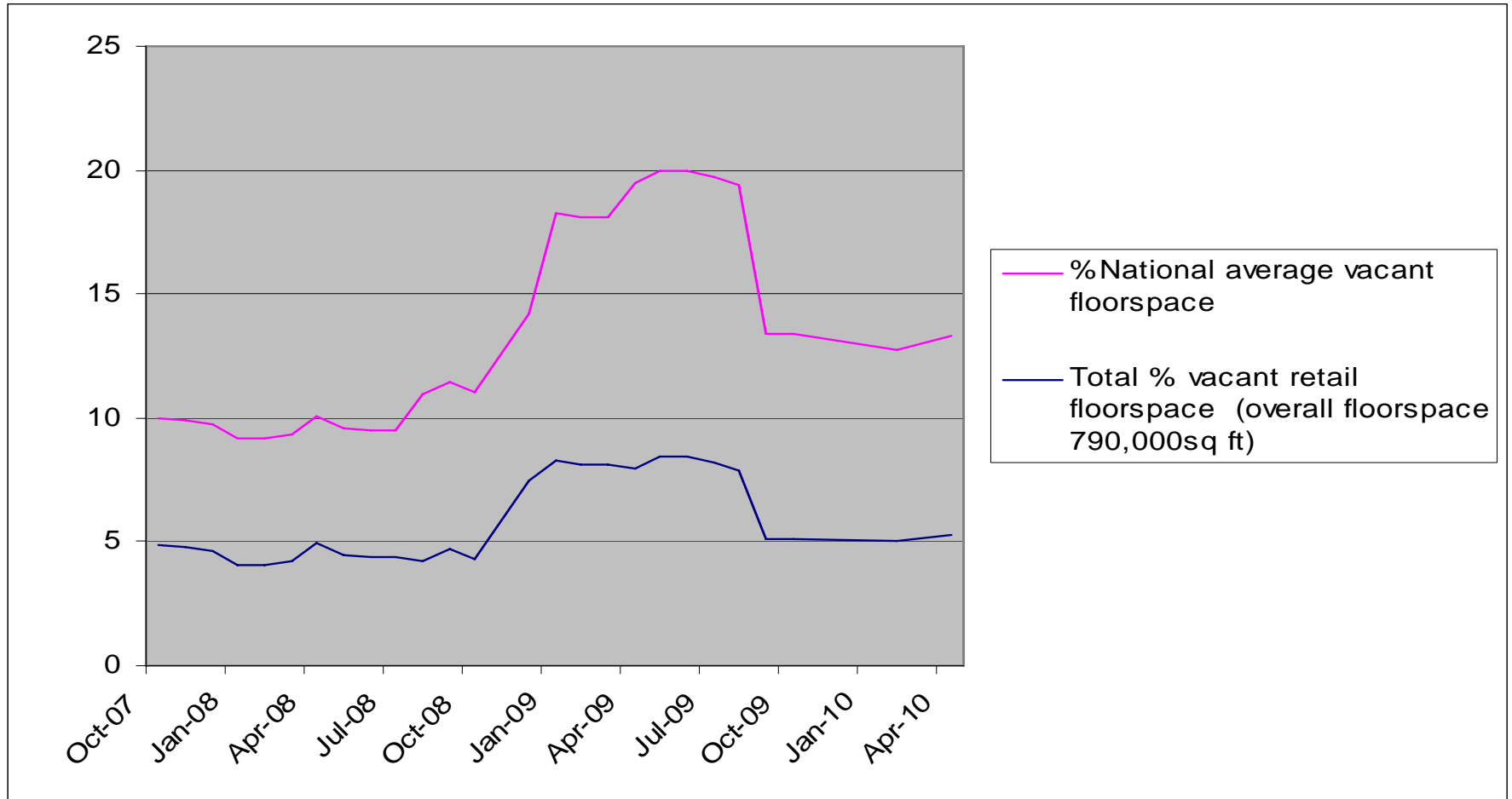
# Delivering our Town Centres

## Summary of current projects

- ◆ The Growth projects are on-target and on-budget.
- ◆ Retail occupancy rates continue to track better than the national average.
- ◆ The Market Place, Market Place Buildings and next phase of Public Realm works will enhance the southern end of town and provide an opportunity to create a café culture within this area.
- ◆ It is important that other opportunities within the town centre are not lost and that the Borough Council works together with the County to ensure the appropriate consideration of applications.



# Better than the UK average!

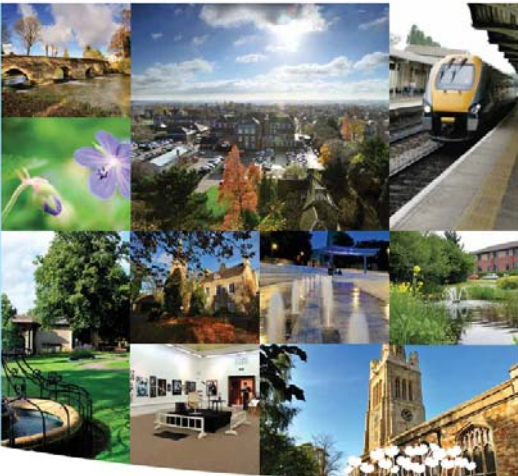


# Central for Business

## The Kettering Prospectus

**Central for Business**

[www.investinkettering.co.uk](http://www.investinkettering.co.uk)



**Kettering**  
NORTHAMPTONSHIRE

**Central for your future**

For a discussion about the benefits and opportunities of investing in Kettering, contact:

**Gregg Chopper**  
Economic & Regeneration Manager (Suite 16)  
Tel: 01536 811033  
M: 07999 604852  
[www.kettering.gov.uk](http://www.kettering.gov.uk)

Produced by: **Kettering Borough Council**

Supported by: **NorthNorthants Development Company**

**Northamptonshire County Council**

**Waste & Energy RESIDUALITY**

01 June 2010

**Kettering**  
*Borough Council*



# Central for Business

Promoting our assets



**Excellent**  
expanding education  
facilities

"Two new academies have been launched in Kettering Town and the Tresham Institute recently moved into their purpose built state of the art multi-million pound college campus on the outskirts of the town centre."



**Rich** in heritage,  
**distinctive**  
& fun

"Solid commitment to sustainable development will see Kettering retain its distinctive character and beauty while delivering ambitious growth."



**Leading the**  
**environmental**  
response

"A testament to our strong environmental policy, Kettering was chosen to host the UK's contribution to the Copenhagen Climate Change Summit."



**Strong**  
**transportation**  
across the UK  
& Europe

"With 75% of the country just two hours away, Kettering really is at the heart of the UK."

**Kettering**  
*Borough Council*

# Central for Business

## Identifying development opportunities

21

### The restaurant quarter



**Key Facts**

- Part of a multi-million pound redevelopment
- High quality environment for a cluster of restaurants to operate in
- Two purpose built restaurants fronting an amphitheatre and improved street scene set to be completed by early 2011
- Opportunities for first mover advantage for operators

23

### The shopping quarter



**Key Facts**

- Retail centre of growth area presenting significant opportunities for retail expansion and return on investment
- East Midlands regional retail catchment ranking of 6th
- Retail catchment for wealthy successful, secure families and flourishing families above the UK average
- Primary catchment market share of 80% well above the UK average of 52%
- Aggressively seeking department store chains

25

### The station quarter



**Key Facts**

- Midland mainline within 1 hour of London's St. Pancras Station
- 250,000 sq ft of prime office space available
- Allocation for a hotel
- In the centre of the Oxford and Cambridge ARC
- 2 multi-storey car parks
- Short walk to the redeveloped town centre
- Eco-friendly bus connections and transport modes

27

### The Yards quarter



**Key Facts**

- Independent retail offering to enrich Kettering shopping experience
- Premium retail
- Arts and leisure
- Appeals to the consumer base with higher disposable incomes within the Kettering catchment
- Area of town centre known as Scots Yard

# Central for Business

Demonstrating our track record of delivery

Kettering Business Park



Chesham House



The Market Place



Tresham College





# Delivering Our Town Centres

## Summary

- ◆ Phase 2/3 of the Public Realm is going through the final technical approval stages before work can start in late summer 2010
- ◆ The Kettering prospectus: “Central for Business, Central to your Future” is now being used as a key investment tool for Kettering
- ◆ The Corn Exchange has been purchased at auction for £305K
- ◆ Horse Market activity
- ◆ Montagu Street Office space
- ◆ Restaurant and Business enquiries ongoing

# Central for Business

The Kettering Opportunity

## Contact

Gregg Chopper  
Economic Development and Regeneration Manager  
(Suite 16)  
Kettering Borough Council  
01536 410 333  
[greggchopper@kettering.gov.uk](mailto:greggchopper@kettering.gov.uk)

**Kettering**  
*Borough Council*