

# Greyfriars, Northampton



Autumn 2025 Engagement Summary Report

A partnership between





**MUSE**





ECF are a placemaking partnership.  
We work alongside the public sector to  
deliver place-changing regeneration  
projects in places where this matters  
most.



Who we are

We are specialists in large-scale, area-wide regeneration.

Set up by government in 2001 to drive greater institutional and private investment in English towns and cities.

ECF is a supergroup of three partners – Homes England, Muse and Legal & General.

## Partner Roles



Homes England informs and steers the partners at ECF on policy and insight.

[www.gov.uk/government/organisations/homes-england](http://www.gov.uk/government/organisations/homes-england)



Legal & General Capital, acting as the investor, and LGIM Real Assets, acting as the investment manager, provide long term investment into ECF.

[www.legalandgeneral.com](http://www.legalandgeneral.com)

# MUSE

Muse is the placemaking delivery partner for the ECF partnership.



[www.museplaces.com](http://www.museplaces.com)

**We are unlockers.**



**We make things happen  
in places where others  
can't.**

The only way to change the long-term view of large-scale urban renewal – and what's possible, is the ECF combined approach to investment, regeneration and place-making.

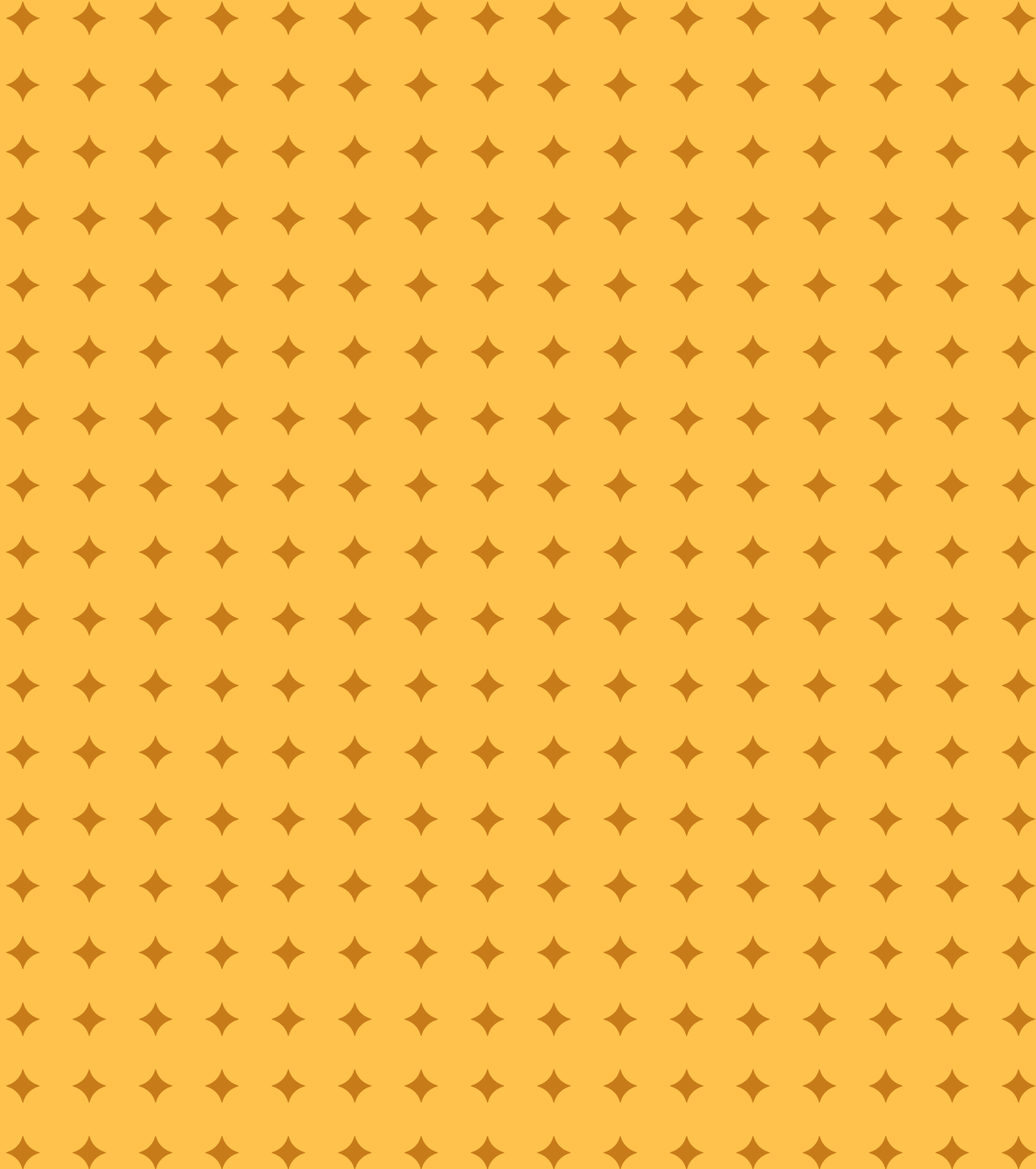
We can tread where others can't, turning 'difficult' into viable. This kind of positive place-making, at great scale, makes the ECF strategic approach, credible, problem solving and an unlocker of potential.



Creating positive  
change, accelerating  
transformation.



# The site today

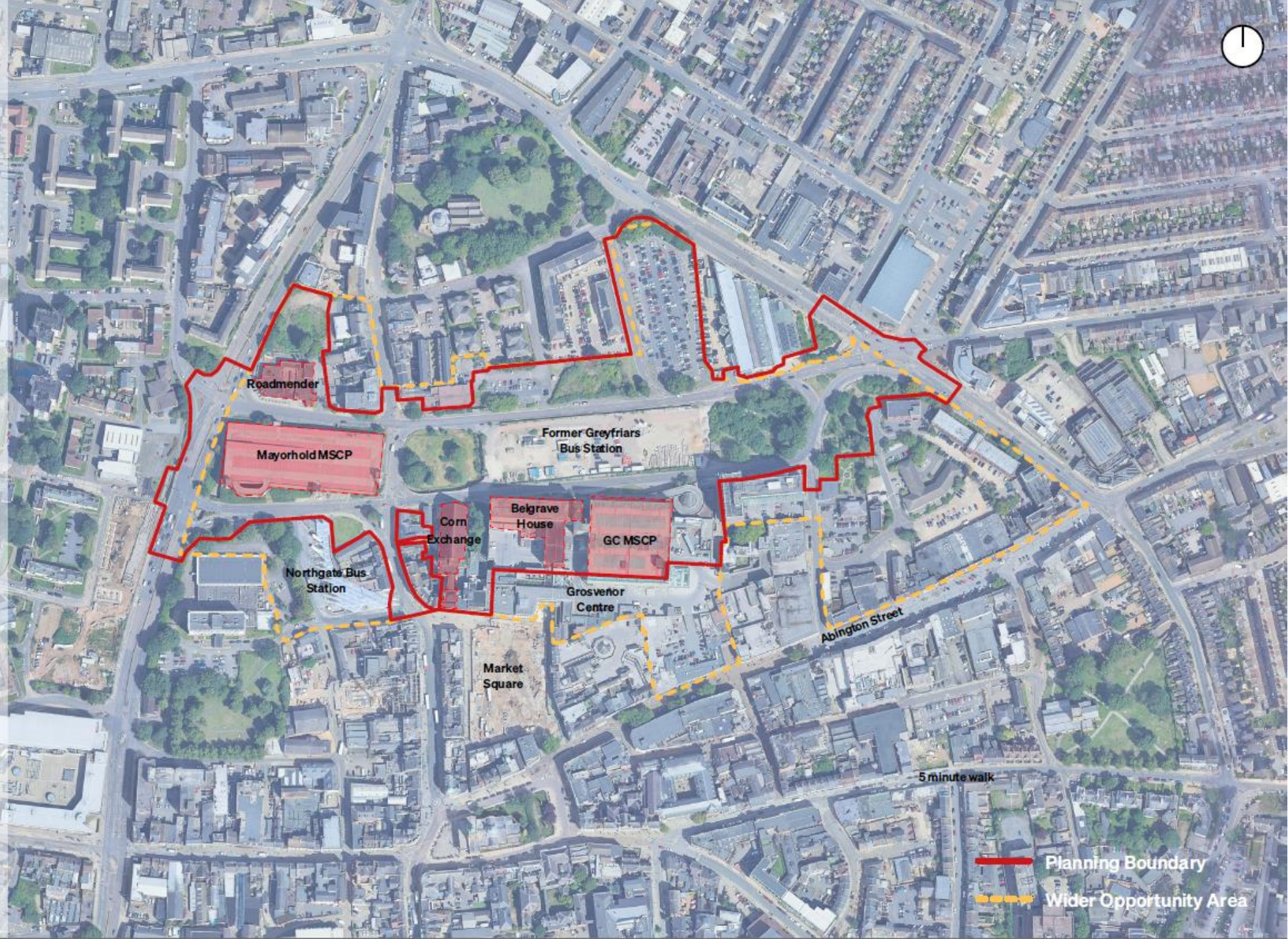


# Greyfriars

Our site sits just to the north of the Market Square covering an area of 9.2 Ha & includes the site of the now demolished Greyfriars bus station (2015).

There are a number of existing buildings within the site boundary including:

The Corn Exchange;  
Emporium Way;  
Belgrave House;  
Grosvenor Centre  
MSCP; Roadmender;  
and, Mayorhold MSCP.

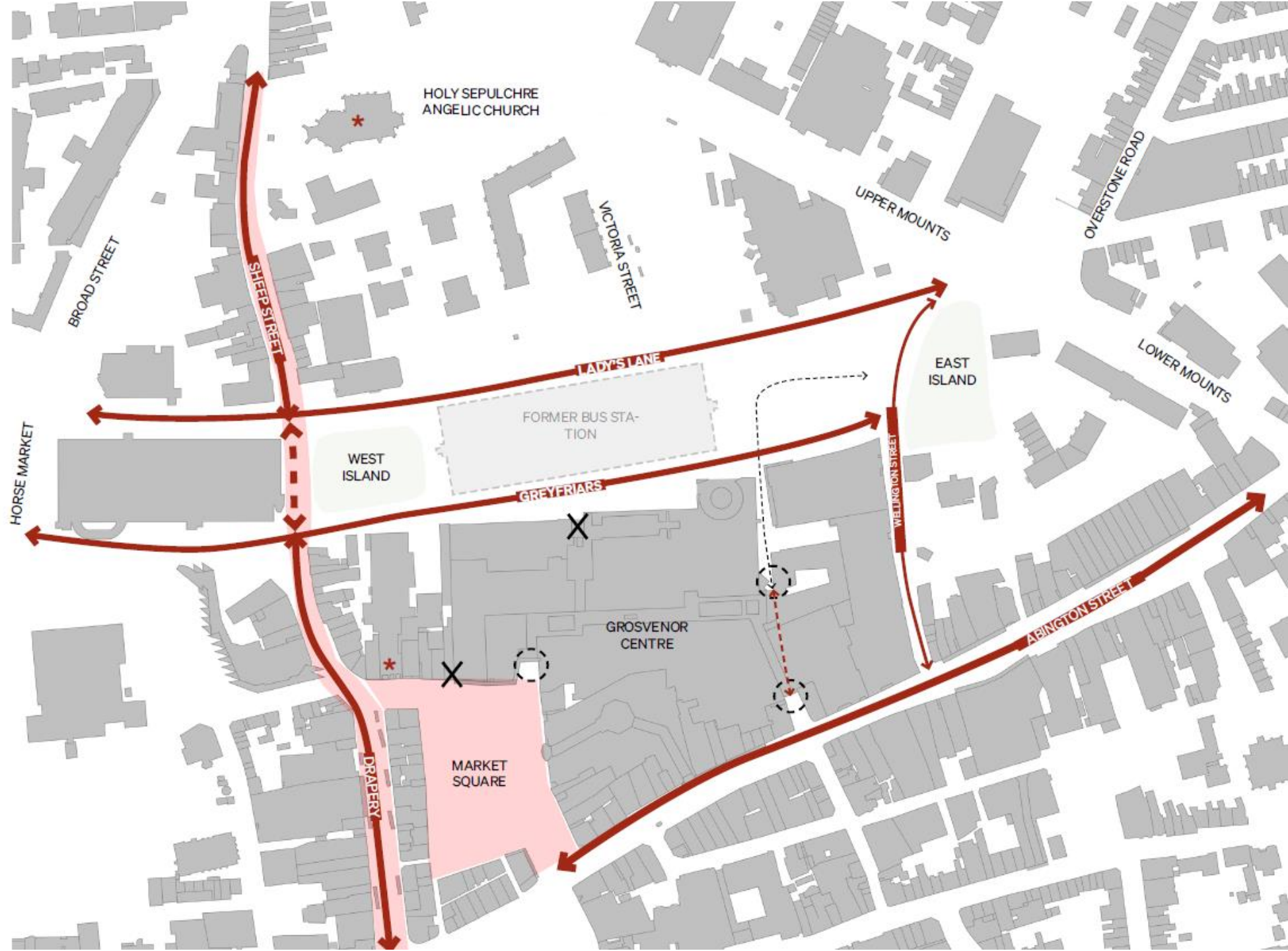


— Planning Boundary  
- - - - - Wider Opportunity Area

# Greyfriars Now

Poorly defined urban grain and severed connections.

Greyfriars has become disconnected from the Market Square and the life of the town.



# The Site



Poor public realm & connectivity, car centred urban design, unused & unloved spaces, derelict and forgotten ...



Lady's Lane



Greyfriars



Derelict Corn Exchange



Surface Level Car Parking



Sheep Street



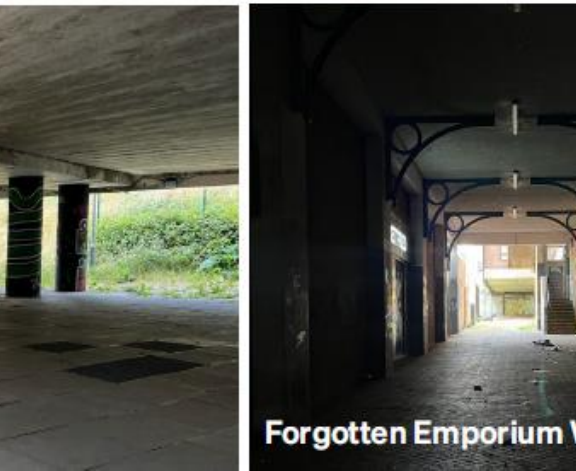
Mayorhold Car Park



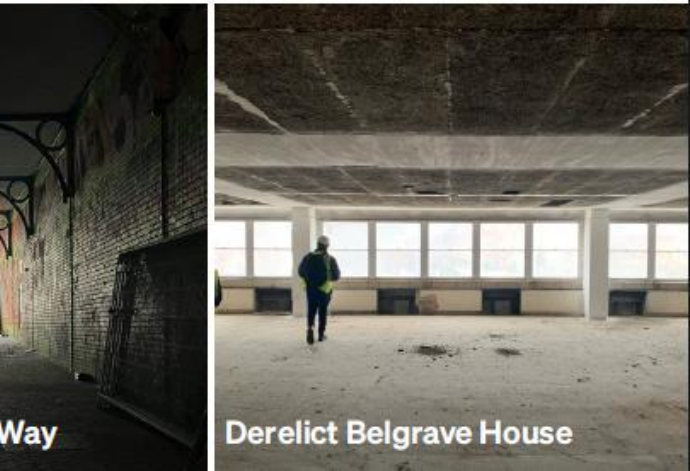
A network of unsafe underpasses



Greyfriars Flyover & West Island



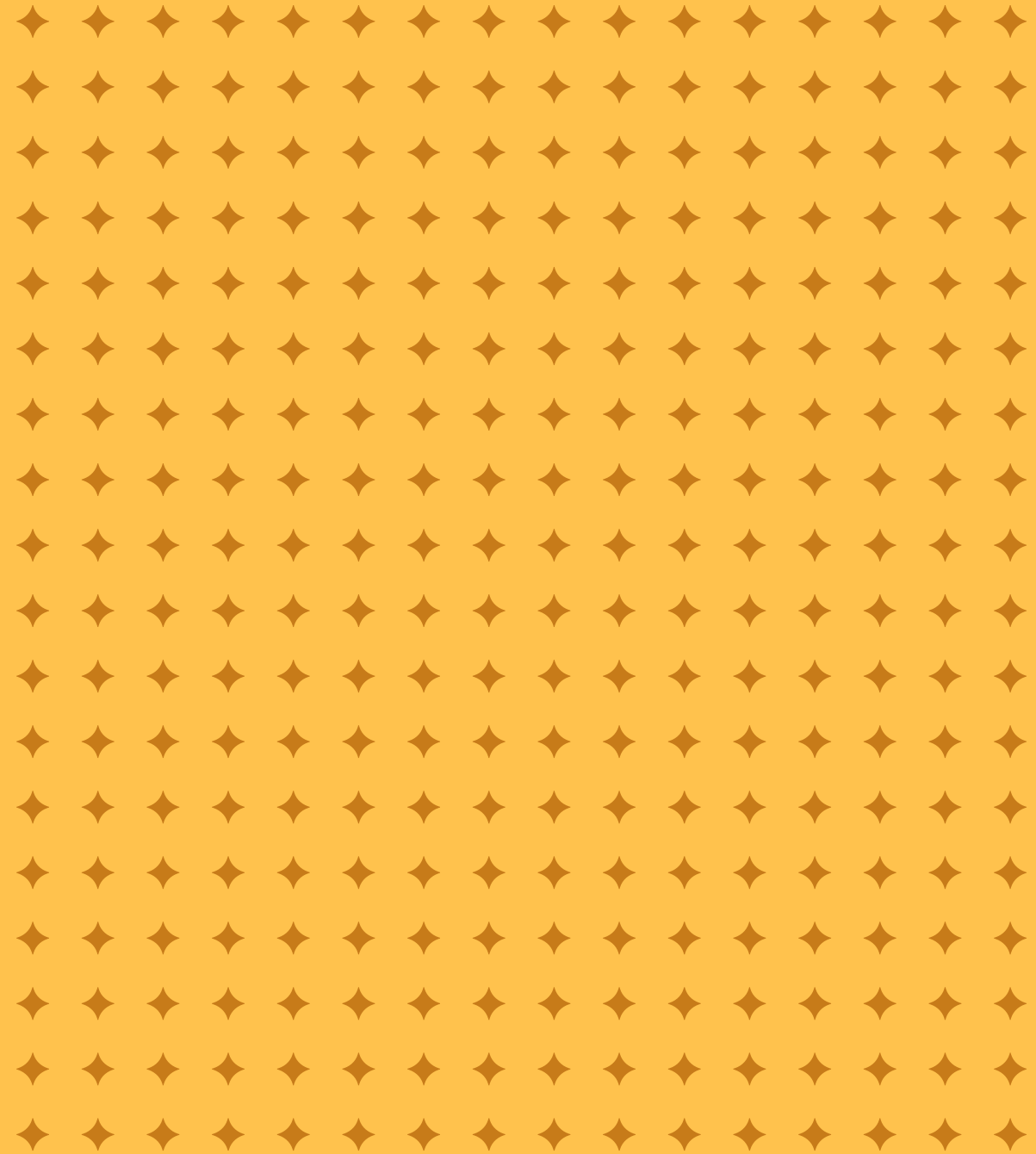
Forgotten Emporium Way



Derelict Belgrave House

Greyfriars, Northampton

# The Masterplan



# Objectives



**A new residential led neighbourhood**



**Address severance and improve connections**



**Remove gyratory system and facilitate two-way traffic on Lady's Lane**



**Open up existing green spaces and create new public realm**



**Bring disused heritage building back into use**

# Heritage Considerations

Despite the site conditions today, Greyfriars sits adjacent to 5 nearby conservation areas, including the Boot & Shoe Quarter.

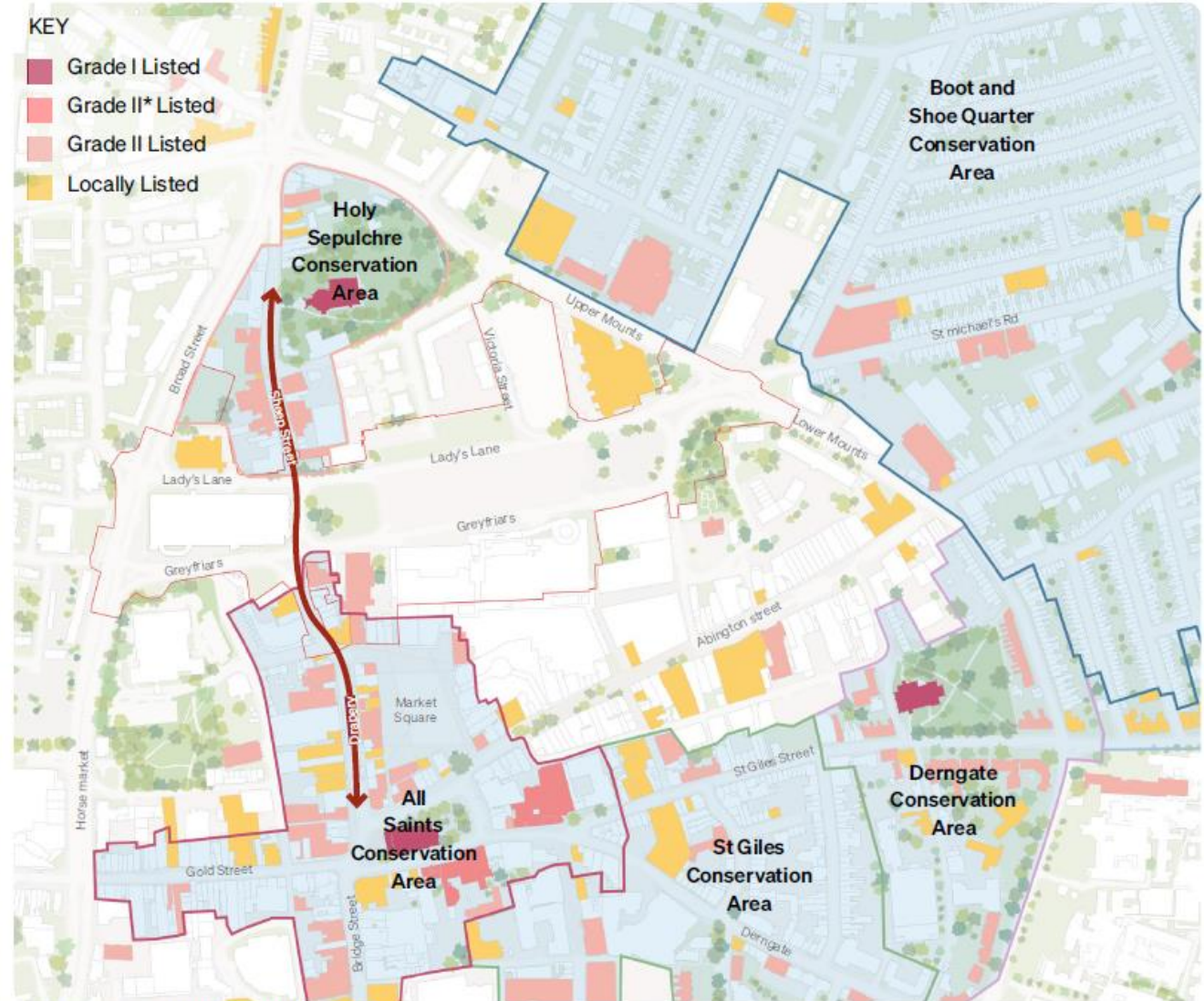
The site also includes the historic north/south connection on Sheep Street and the derelict Corn Exchange.



Grade I Listed - All Saints Church



Grade I Listed - Holy Sepulchre Church

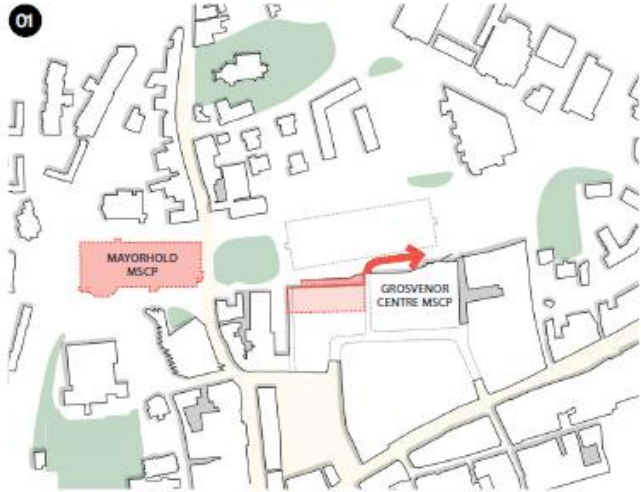


Map of conservation areas and buildings of historic significance

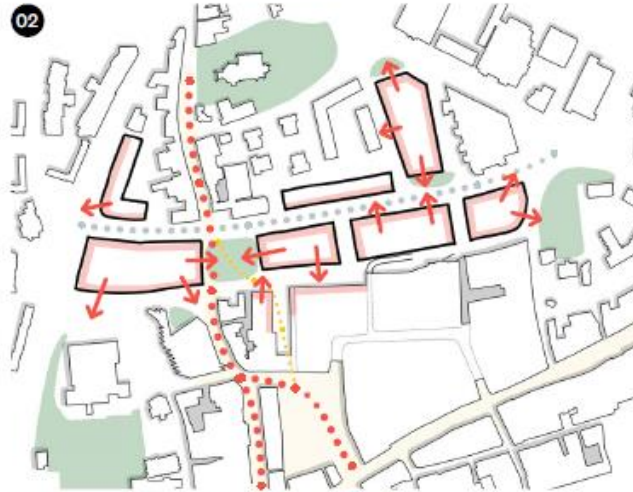


Grade II Listed - Corn Exchange

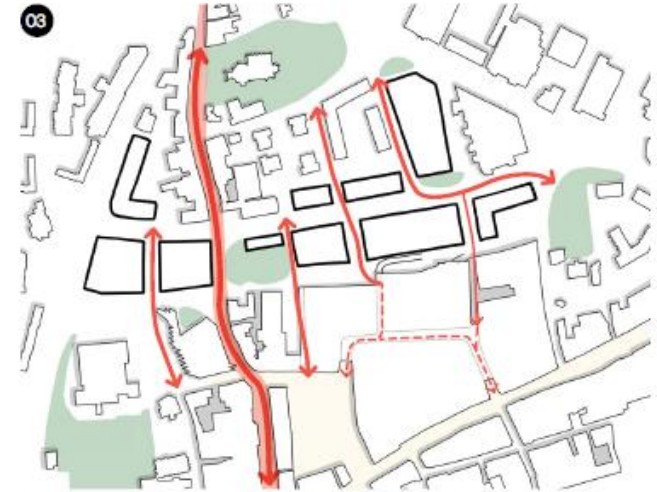
# Masterplan Principles



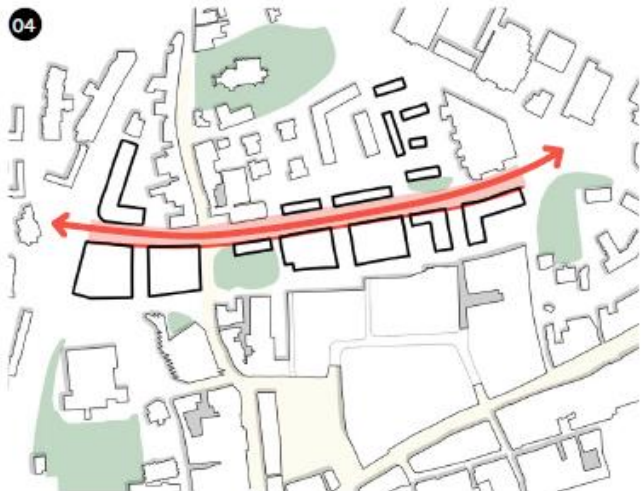
Design Move 01 - Selective demolition & rerouting of the GC Exit ramp to create opportunities for people and place focused urban design.



Design Move 02 - Restitch existing severed connections to the town centre and redefine urban blocks.



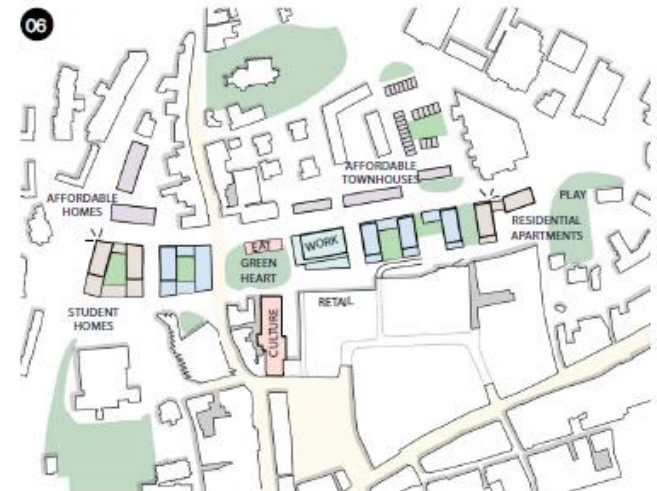
Design Move 03 - Create a hierarchy of N-S routes for permeability and to embrace historic connections.



Design Move 04 - Introduce the subtle arc in Lady's Lane as a key E-W green corridor

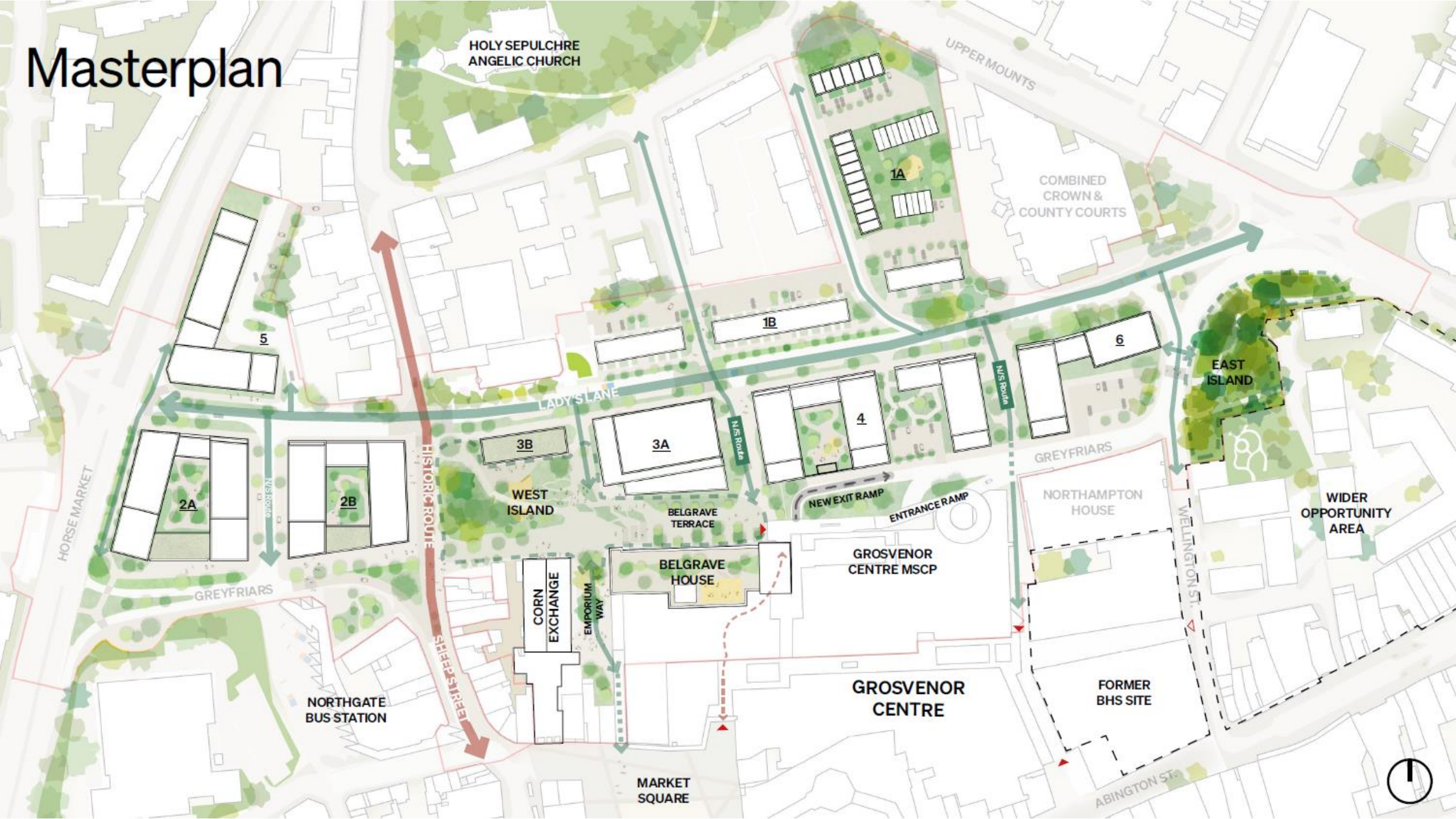


Design Move 05 - Connect green public spaces and reimagine East & West Island.



Design Move 06 - Provide a mix of uses to create a diverse community and typology of homes

# Masterplan



# Key proposals

## West Island

Turning a traffic island into a landscape led destination for activity, play and relaxation.



## Sheep Street

Reconnecting & reenergising a key historic north-south route, with safe pedestrian priority.



## New homes

Of different types, tenures and designs to cater for a broad and diverse need within the community.

## Emporium Way

Opening a forgotten walkway with new lighting, activation and purpose.



## Corn Exchange

A new and exciting cultural venue at the heart of the town.



Part of Northampton's cultural legacy.

Empty for over a decade & in a state of decay

Potential to become a cultural anchor, with new performance, creative spaces and a leisure destination.

# What are we planning to deliver?

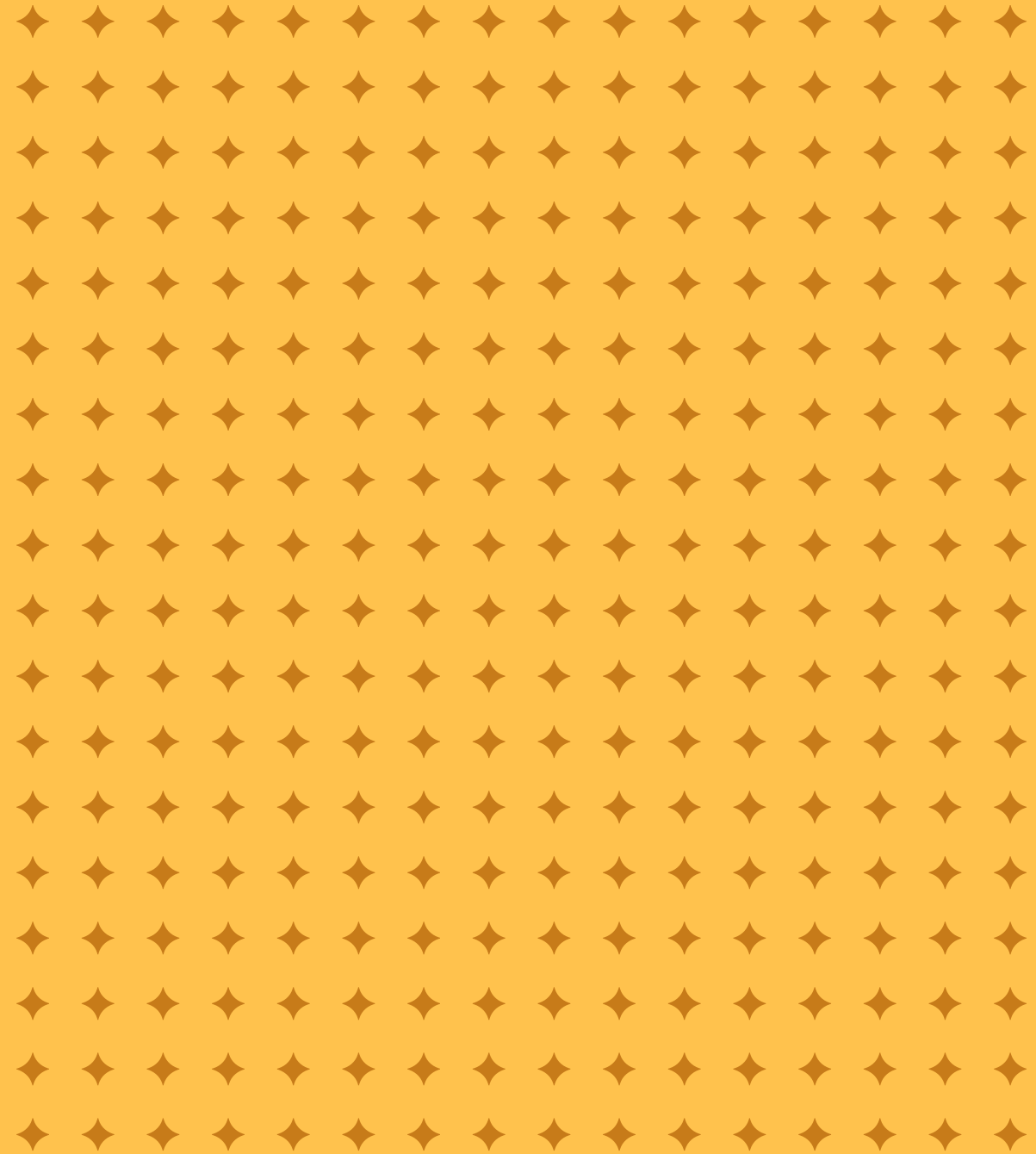
- Around 1,100 homes of different tenures & typologies
- Demolition of the Mayorhold MSCP and Belgrave House\*
- Transformed road and pedestrian infrastructure
- New landscaped public realm and connectivity
- Revamped culture and events venue in the Corn Exchange
- Reinvigorated safe connections to the town centre
- Investment in new creative workspace
- New shops and services to complement those in the town centre

\* above the roof level of the service deck



Community Conversation Autumn 2025

# Listening to the Community




# Community Conversation

- Ran for three weeks between 26 November to 16 December 2025
- Leaflets issued to local businesses inside and adjacent to the development boundary
- Key stakeholder meetings and conversations with Northampton County Courts, Holy Sepulchre Church, Central Vineyard, Mercure Hotel, Grosvenor Shopping Centre, Stagecoach
- Workshops with WNC Youth Council and local mobility organisations
- Regular email updates to Project Partners – individuals who have signed up to the mailing list
- Press release to local news outlets
- Posts and adverts on social media channels to widen our reach

We are re-stitching Greyfriars into the heart of Northampton


- Investing in opportunity
- Building stronger connections
- Creating places for life




We are entering into an exciting new phase of the project, and we would love to have you along on the journey.

Visit our website to join the community conversation and have your say on the future of Greyfriars

To answer the survey, scan the QR code or visit [englishcitiesfund.co.uk/our-places/greyfriars-northampton](https://englishcitiesfund.co.uk/our-places/greyfriars-northampton)



Make sure to share your thoughts by **Tuesday 16 December 2025**



Visit our website to join the community conversation and have your say on the future of Greyfriars

The regeneration of the former Greyfriars site is an ambitious and exciting opportunity to redefine Northampton town centre and deliver a vibrant and dynamic new neighbourhood.



ECF and West Northamptonshire Council are working in partnership to deliver new homes, workspaces, retail and cultural destinations, and green public spaces.

**As a business within the Greyfriars area, we would like to invite you to book an online drop-in session with the project team.**

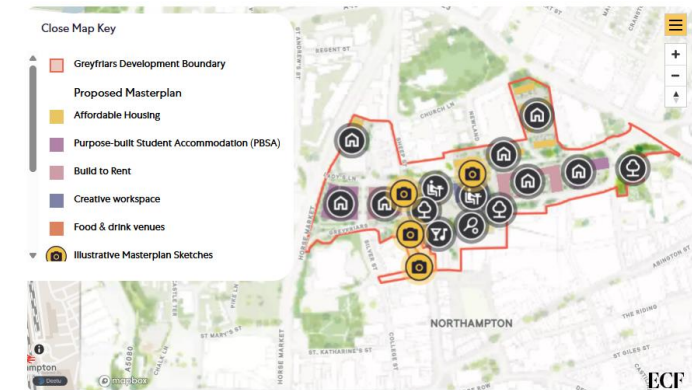
You will have a 30-minute slot during which you can ask questions and discuss the plans face-to-face via video call.

**To book a session, visit [my.engaged.space/greyfriars/drop-in](https://my.engaged.space/greyfriars/drop-in)**



**ECF**   

An Engaged Space community conversation on behalf of ECF. Powered by Deema 



**307**

FEEDBACK SURVEYS COMPLETED

**4,748**

WEBSITE VISITS

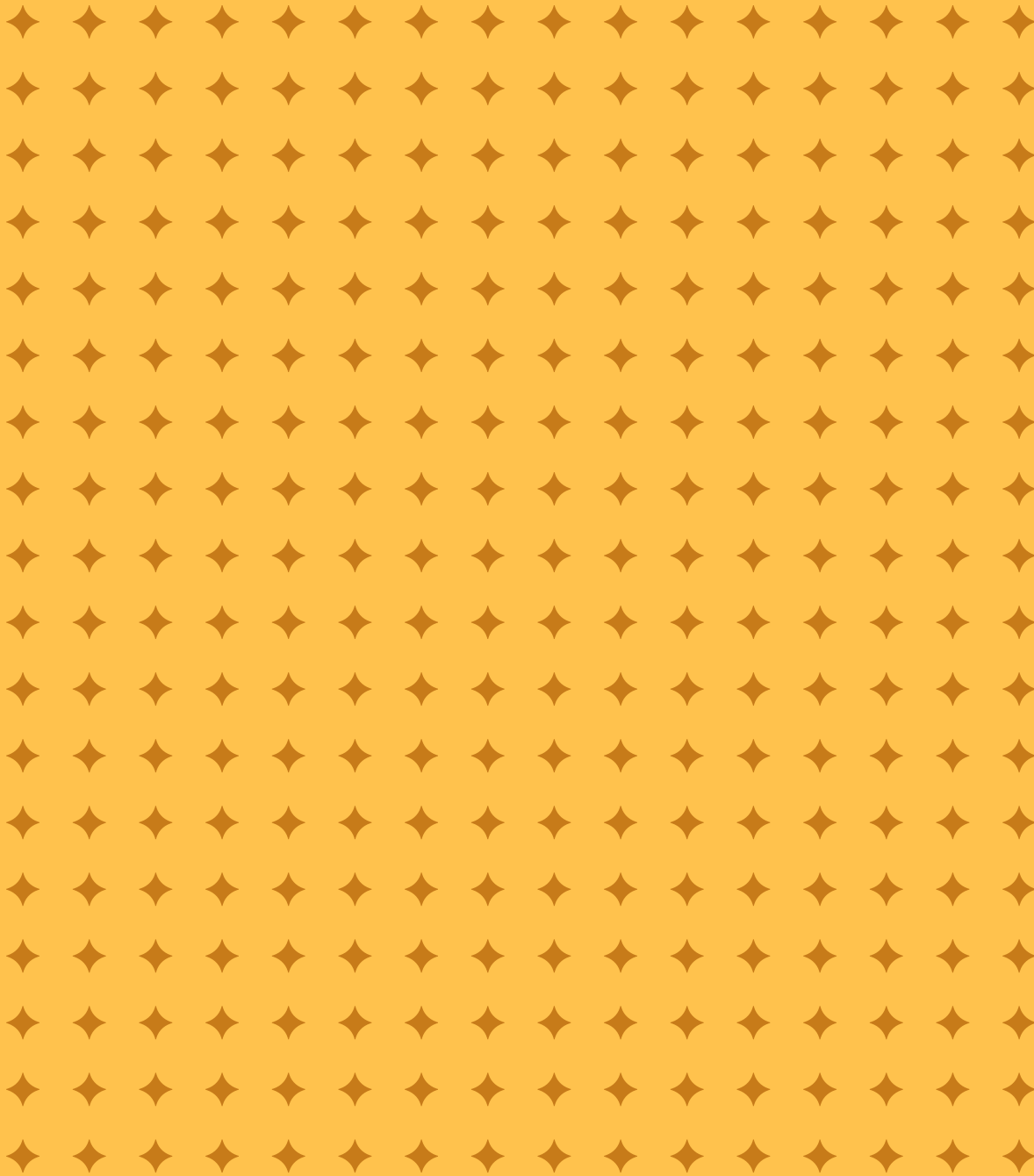
Community Conversation  
in numbers

**2,166**

WEBSITE VISITORS

Community Conversation Autumn 2025

# Public and Stakeholder Engagement Feedback



# New Homes

## Masterplan highlights

- **At the current location of Upper Mounts and Newlands Car Parks:** mixture of 2- to 3-storey houses and low-rise apartments, following public consultation feedback from 2024.
- **Between Greyfriars & Lady's Lane:** higher-density apartments.
- A variety of tenure types, including affordable homes and potential for student living.



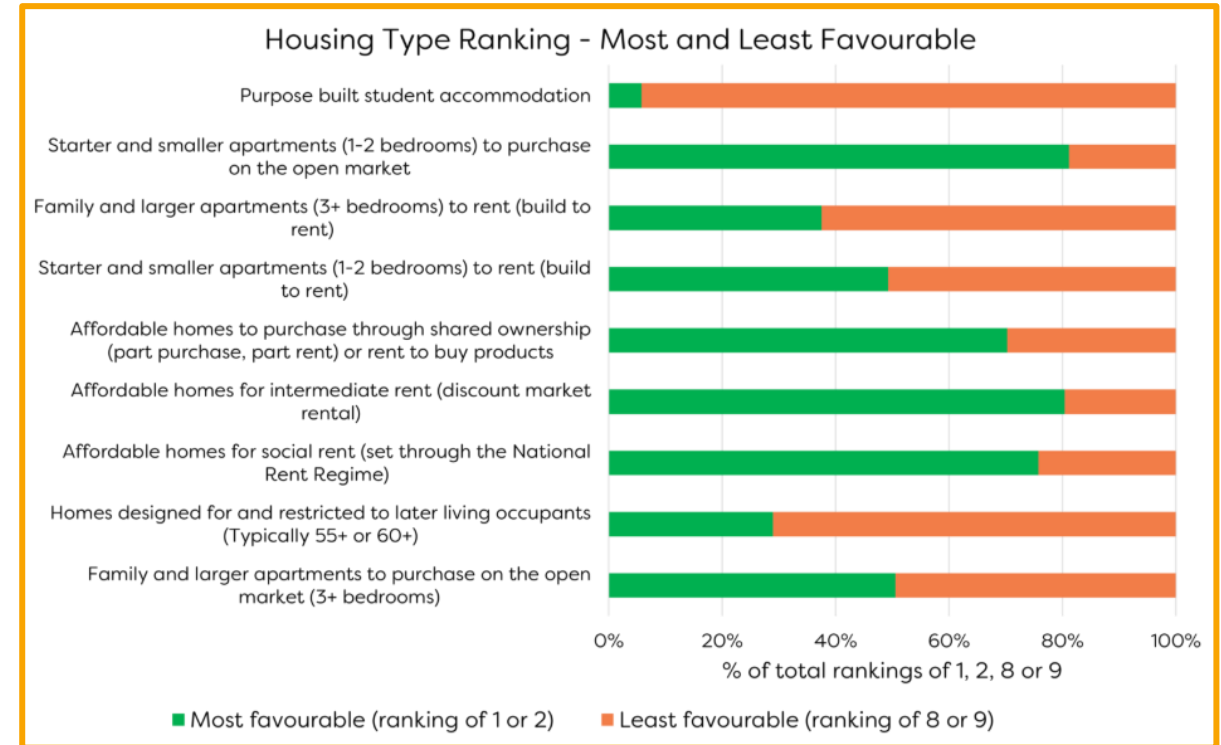
# New Homes

## You said you want to see...

- ...smaller homes and apartments prioritised over larger homes.
- ...affordable homes of all tenures.
- ...purpose built student accommodation to have a lesser priority than other tenure types.

## In response, the Design Team are...

- ...considering the % split of the size of the future homes.
- ...ensuring the masterplan prioritises affordable homes in the form of lower-density family housing and low-rise apartments.
- ...continuing to review the demand for purpose-built student accommodation, which can free up private homes for other town-centre residents.



# Highways & Active Travel Movement

## Masterplan highlights

- Removal of the Greyfriars road section behind Corn Exchange and Belgrave House.
- New exit ramp from Grosvenor Shopping Centre directing cars eastbound on exit.
- Lady's Lane becoming opened for two-way traffic with a bus gate restricting access to buses and essential vehicles.
- Sheep Street only for buses, to create a more pedestrian and cyclist friendly environment.
- Improved bus station access and routes, for clarity and safety.
- Junction improvements on Horse Market and Upper Mounts to support traffic directions.
- Street tree planting, new surfacing and landscaping to improve appearance of these streets.



# Highways & Active Travel Movement

## You told us...

- ...you feel largely positively or very positively about our proposals for highways improvements.

**We held a dedicated workshop with local mobility organisations. Together we discussed many topics, including...**

- ...the need for improvements to cycle infrastructure and pedestrian connections.
- ...required adjustments to bus routes.
- ...promotion of active travel within local communities

We also acknowledge that car parking and travel disruption, particularly during construction, are key concerns for some of you. There will be more opportunities to discuss these topics during the next round of community conversation.

How do you feel about these proposals?



# Public Realm and New Facilities

## Masterplan highlights

- **West Island:** new offices and places to eat and drink.
- **Belgrave House:** demolition of the structure to roof level of the Grosvenor Shopping Centre.
- **Improved accessibility:** partial pedestrianisation of Greyfriars road section, and new north-south walking and cycling routes.



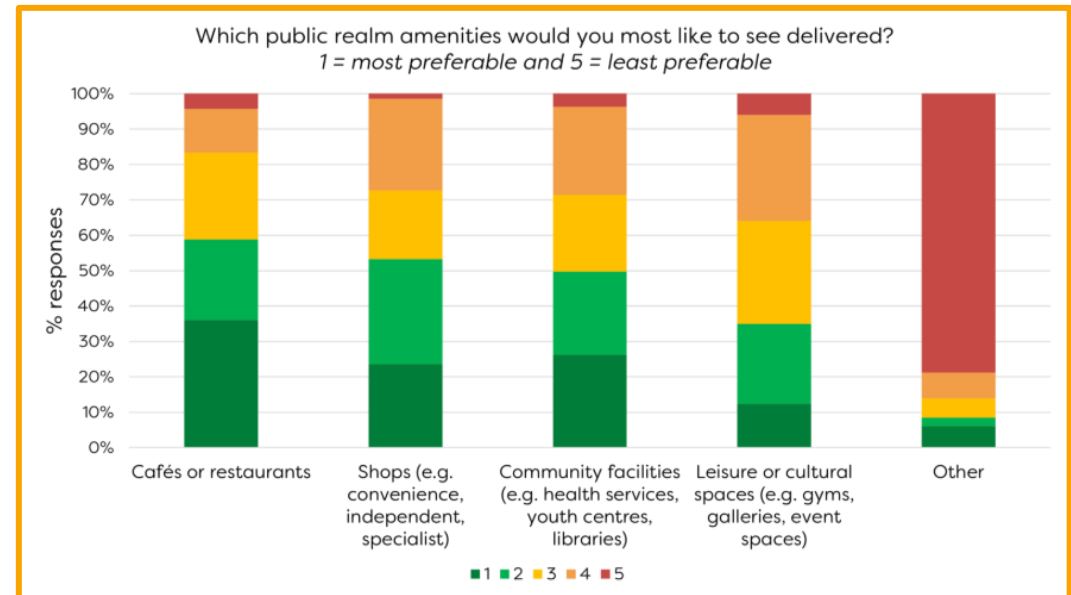
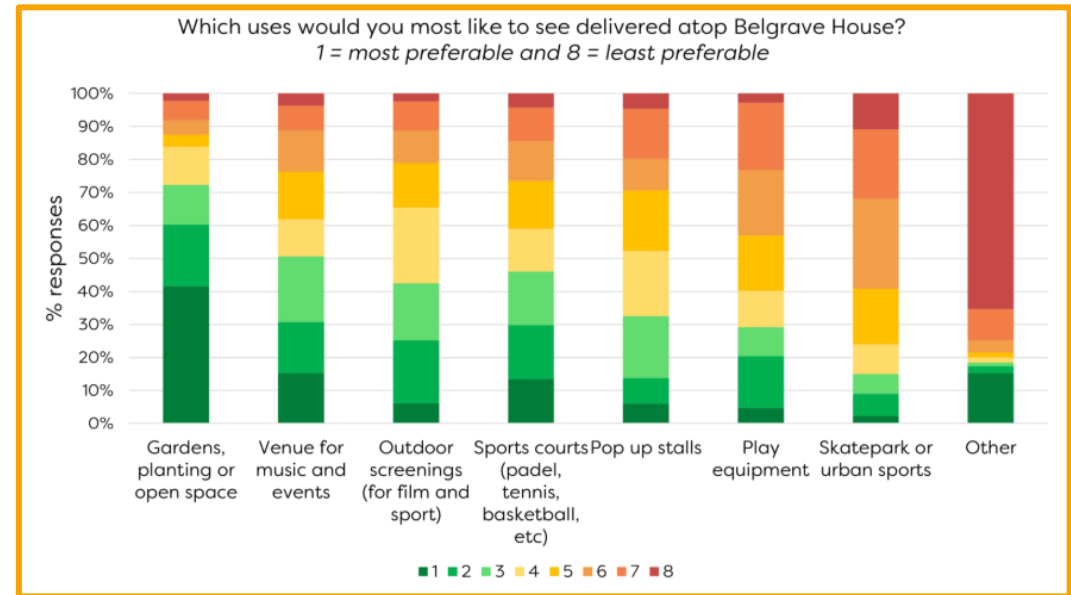
# Public Realm and New Facilities

## You said you want to see...

- ...gardens, planting and open space for the Belgrave House rooftop, more than any other uses.
- ...cafés, restaurants, shops and community uses across the public realm.
- ...other suggested uses, such as spaces for young people, healthcare facilities, and cultural or entertainment spaces.

## In response, the Design Team are...

- ...planning to deliver enhanced landscaping and flexible spaces for a range of activities.
- ...considering gardens or allotments as the proposals develop.
- ...considering how lighting, public seating and landscaping can be implemented to ensure safe and secure spaces.



# Meanwhile Use

## Masterplan highlights

- Completion of Greyfriars will take 10+ years, and in the meantime, the Design Team are considering temporary uses to support the community and town centre.
- This would involve opening the area for safe and temporary public use, while development progresses.
- With a focus on the Corn Exchange and the former Bus Station site.



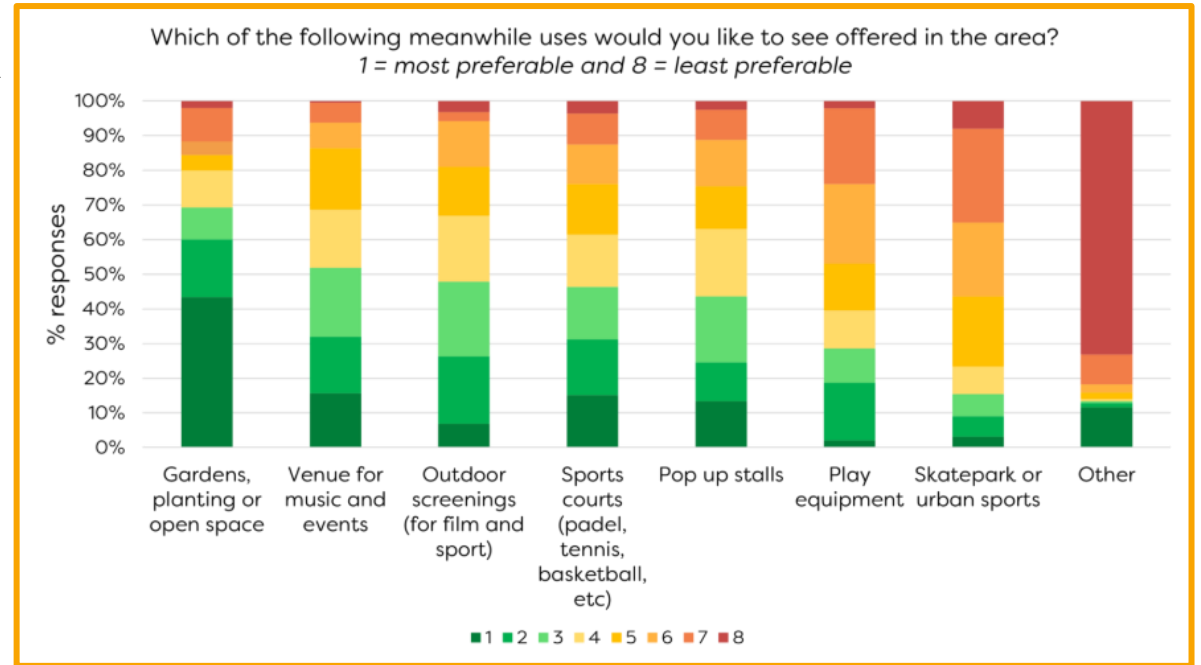
# Meanwhile Use

## You said you want to see...

- ...gardens, planting or open space as meanwhile uses, more than any other suggestion.
- ...events and activity spaces such as music, outdoor screenings and sports courts as additional meanwhile uses.
- ...other suggestions included popup stalls, parking, community facilities and independent retail.

## In response, the Design Team are...

- ...seeking to confirm meanwhile uses in 2026, before construction commences...
- ...and will share next steps with the public once the proposals are confirmed.



# What happens next?

We have had strong engagement from the community and feedback will continue to help inform the proposals as they develop.

**Our current delivery timescale is planned as follows:**

- Environmental Impact Screening March 2026
- Engagement workshops February to July 2026
- Further public engagement in Spring/Summer 2026
- Planning application submission Autumn 2026



A partnership between



Homes  
England



Legal &  
General

**MUSE**

