

A New Gateway to the Town Centre

The existing public realm associated with the cross/ obelisk feature has been redesigned to provide an attractive focal point and gateway to the town centre. The proposals incorporate the creation on a raised shared surface pedestrian table at the junction of Station Road and the High Street, forming an enhanced gateway to the town centre and promoting a sense of pedestrian priority. There is also potential to restrict the speed limit within the gateway and wider town centre to 20mph, in order to further reinforce the sense of pedestrian priority, and to increase safety.

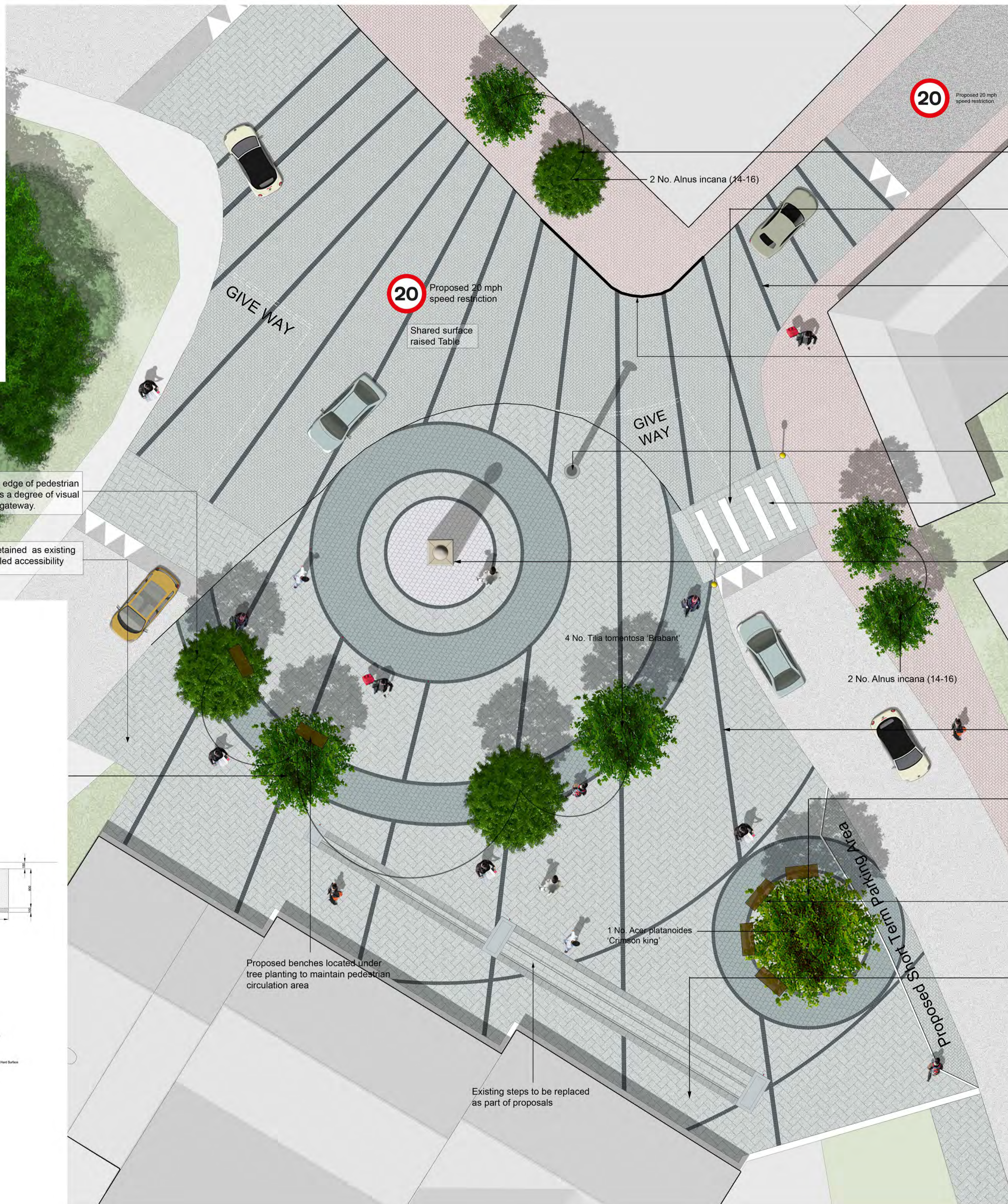
The existing cross/obelisk is to be retained as part of the proposals, forming the key focal point within the space. It is envisaged that the town centre gateway and wider public realm area would also provide an ideal location for future community events and markets and as such provision has been made for electrical points within the space and the existing public convenience could be refurbished as part of the proposals.

Within the raised shared surface table, bands of paving are proposed aligned with the curve of the junction with Station Road in order to reinforce the link into the town centre and to focus both vehicular and pedestrian movement along Station Road and into the town centre. The traffic priorities associated with the junction are also to be altered to further focus vehicular movement into the town centre. A proposed zebra crossing has also been included within the shared surface area, providing a formal crossing point within the space, and further encouraging the sense of pedestrian priority.

The design of the wider public realm at this point, references the bands of paving used within the raised shared surface pedestrian table, utilising radial bands of paving and circles to create visual interest. The existing steps adjacent to the co-op are to be redesigned to accommodate the difference in level at this point and to reflect the materials proposed elsewhere within the public realm.

Proposed tree planting has been proposed within the public realm area and adjoining streetscene, in order to provide a degree of visual interest within the space. The proposed planting will also incorporate a feature/ specimen tree positioned to the south of the obelisk to add a secondary focal point within the space. It is envisaged that the planting will provide an element of shelter whilst allowing unhindered pedestrian movement within the space.

Seating within the space has been clustered around the proposed specimen tree planting, making use of the degree of shelter provided by the proposed trees and maintaining the usability of the wider public realm area.



Tree planting lines edge of pedestrian route, and provides a degree of visual interest within the gateway.

Ramped levels retained as existing to maintain disabled accessibility

Additional tree planting on northern arm of High Street, adjacent to the George Public House, could add further visual interest and provide an emphasis on the town centre gateway.

Clearly defined pedestrian crossing points demarcate the entrance to the pedestrian zone.

Bands of paving set within raised shared surface table, aligned with radius of the junction to focus and direct traffic movement into Station Road and the wider town centre.

Proposed heavy duty raised kerb. Kerblines altered to increase pedestrian safety

Existing CCTV mast to be retained

Proposed Zebra crossing provides a formal crossing point within the shared pedestrian space

Existing obelisk / cross retained within radial paving, forming a focal point within the gateway area, and advertising the entrance to the town centre

Bands of paving aligned with shared surface pedestrian table, form a coherent design throughout the space, creating a clear visual link with the wider gateway proposals.

Specimen tree planting set within radial paving element (refer to SK003) for material specification, forms a focal point within the space

Proposed seating area allows pedestrians to congregate, whilst maintaining the open nature of the wider public realm area - Seating specification to be confirmed through discussion with LPA

Ramped levels retained as existing to maintain disabled accessibility

Existing steps to be replaced as part of proposals

Proposed benches located under tree planting to maintain pedestrian circulation area

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N.B. All levels Subject to survey confirmation



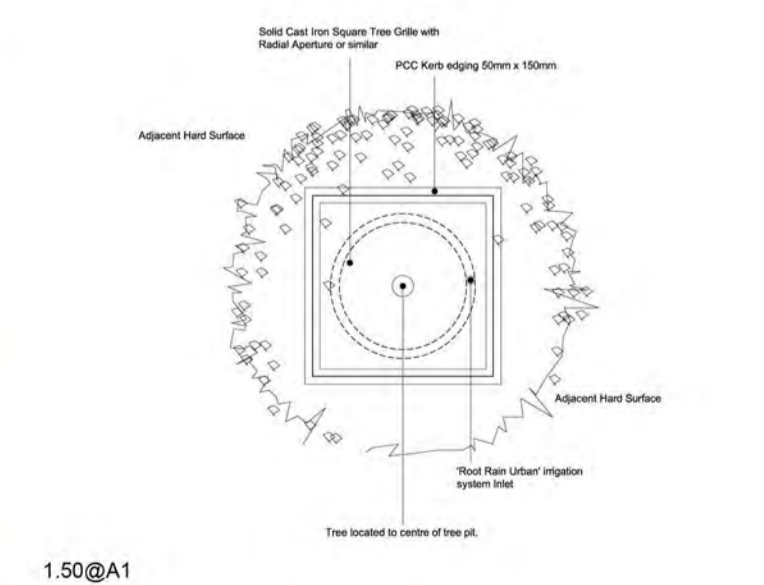
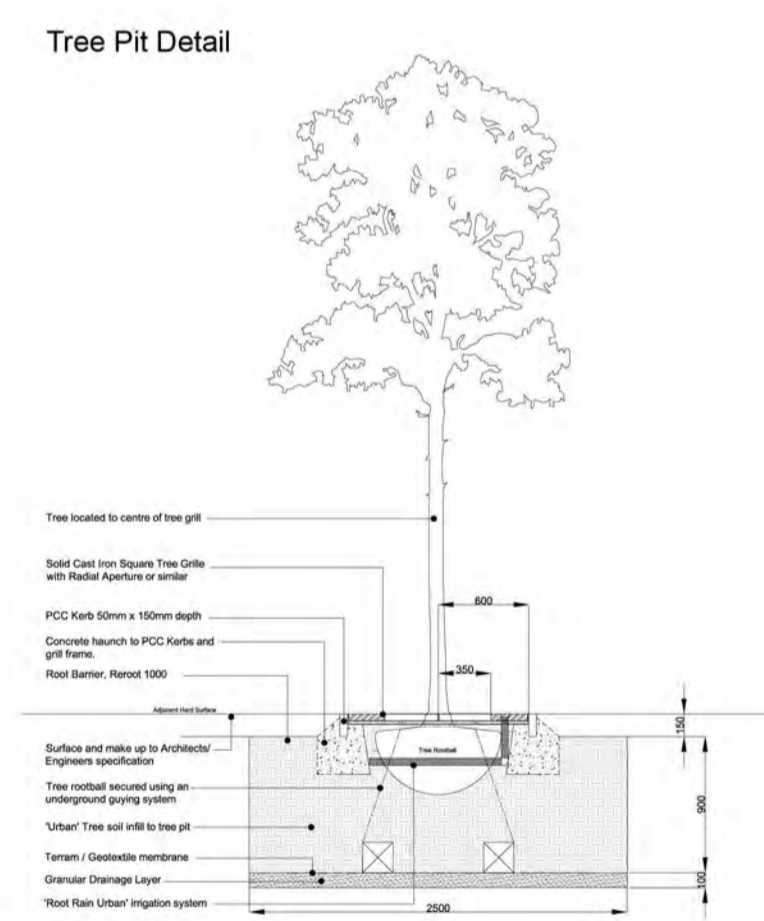
Acer platanoides 'Crimson King' (16-18)



Alnus incana (14-16)



Tilia tomentosa 'Brabant' (14-16)



aspect landscape planning

TITLE
Desborough
Cross / Obelisk Public Realm -Overview

CLIENT
TESCO

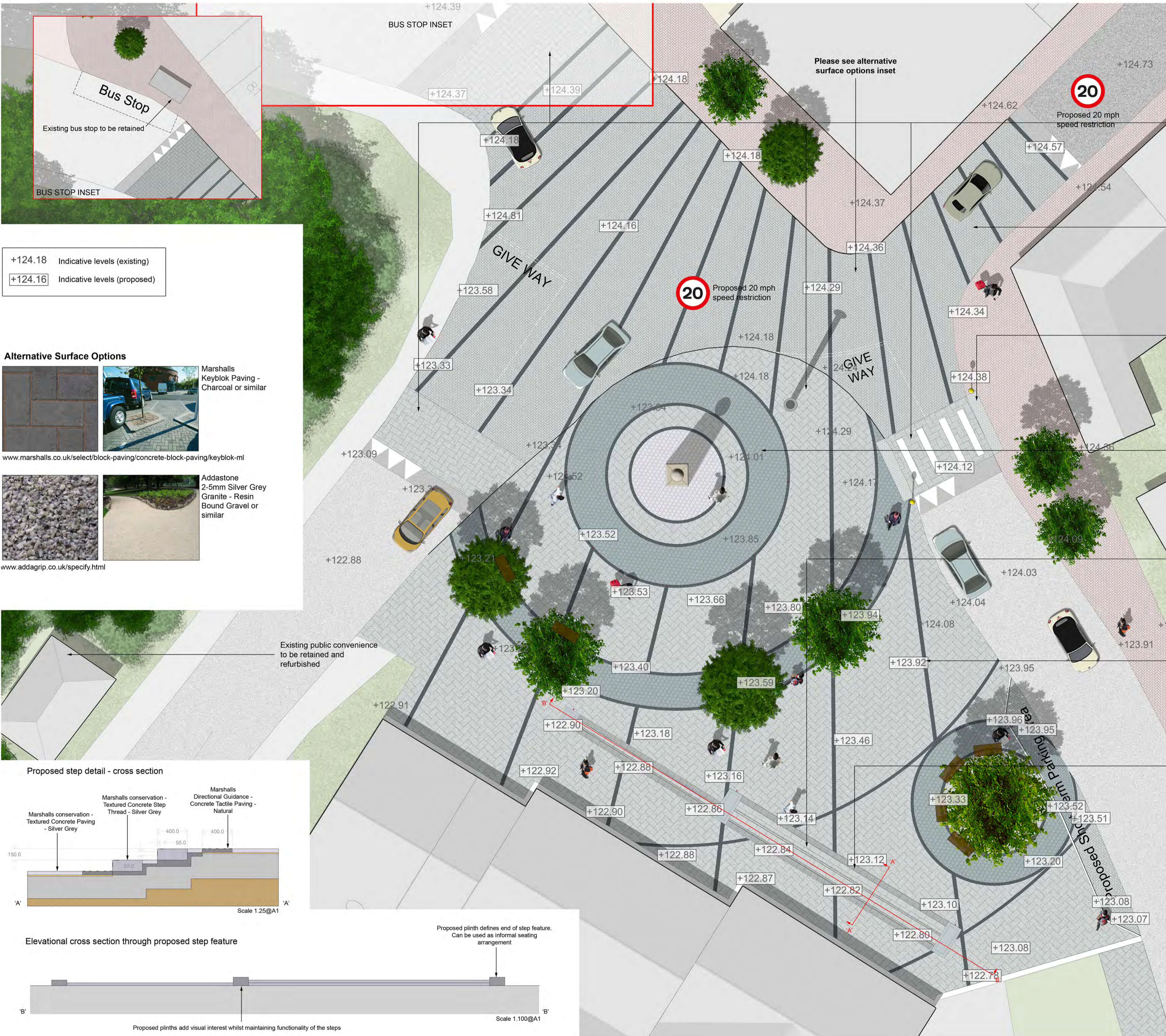
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DATE
MAR 2012

DRAWN
SB

DRAWING NUMBER
4809/ SK007/ A1

REVISION
K



+124.18 Indicative levels (existing)
 +124.16 Indicative levels (proposed)

Alternative Surface Options

Marshalls Keyblok Paving - Charcoal or similar
www.marshalls.co.uk/select/block-paving/concrete-block-paving/keyblok-ml

Addastone 2-5mm Silver Grey Granite - Resin Bound Gravel or similar
www.addagrip.co.uk/specify.html

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Marshalls conservation - Textured Concrete Paving - Silver Grey or similar
www.marshalls.co.uk/select/paving/concrete-paving/conservation-textured

Marshalls Pallas Concrete Block Paving - Grey granite or similar
www.marshalls.co.uk/select/block-paving/concrete-block-paving/pallas

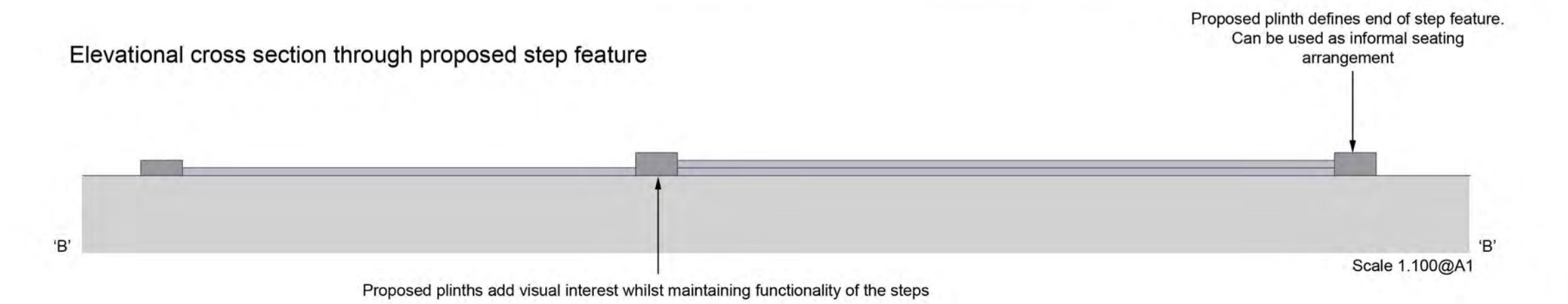
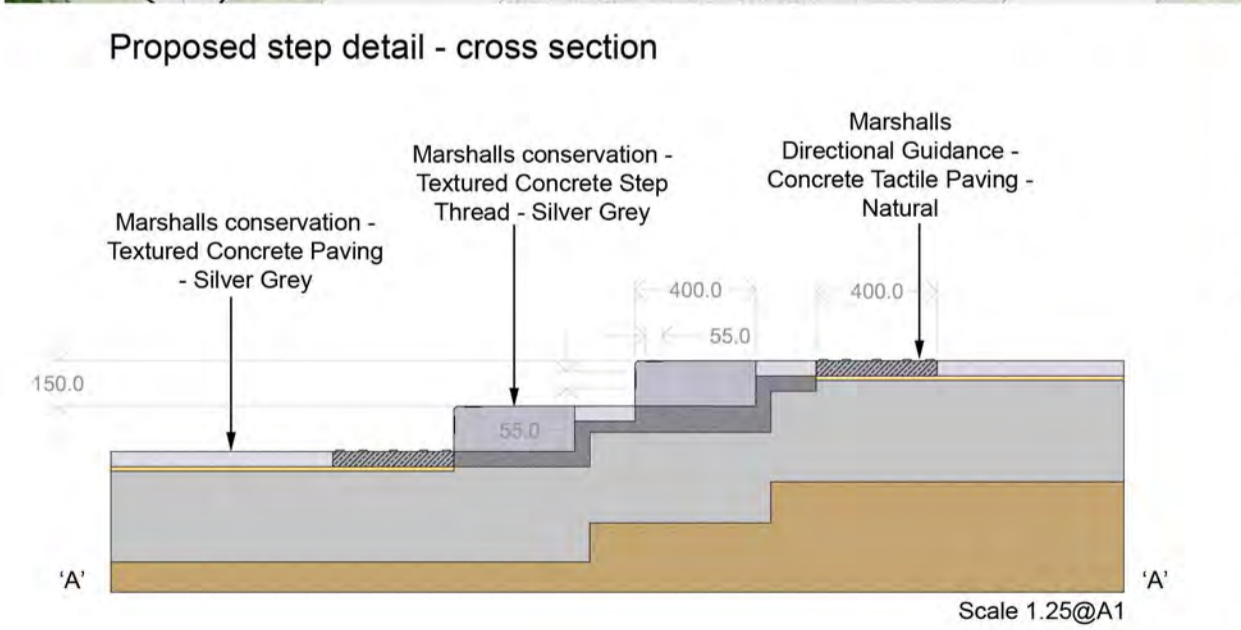
Marshalls Blister - Concrete Tactile Paving - Natural or similar
www.marshalls.co.uk/select/paving/tactile-paving/blister

Marshalls Tegula Cobbles - Pennant Grey or similar
www.marshalls.co.uk/select/block-paving/concrete-block-paving/tegula-cobbles

Marshalls conservation - Textured Concrete Step Thread - Silver Grey or similar
www.marshalls.co.uk/select/kerb/step-unit/step-unit

Marshalls La Linia Inlay Stone - Anthracite Basalt or similar
www.marshalls.co.uk/select/block-paving/concrete-block-paving/la-linia

Marshalls Directional Guidance - Concrete Tactile Paving - Natural or similar
www.marshalls.co.uk/select/paving/tactile-paving/directional-guidance



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TITLE
 Desborough
 Cross / Obelisk Public Realm
 Materials specification

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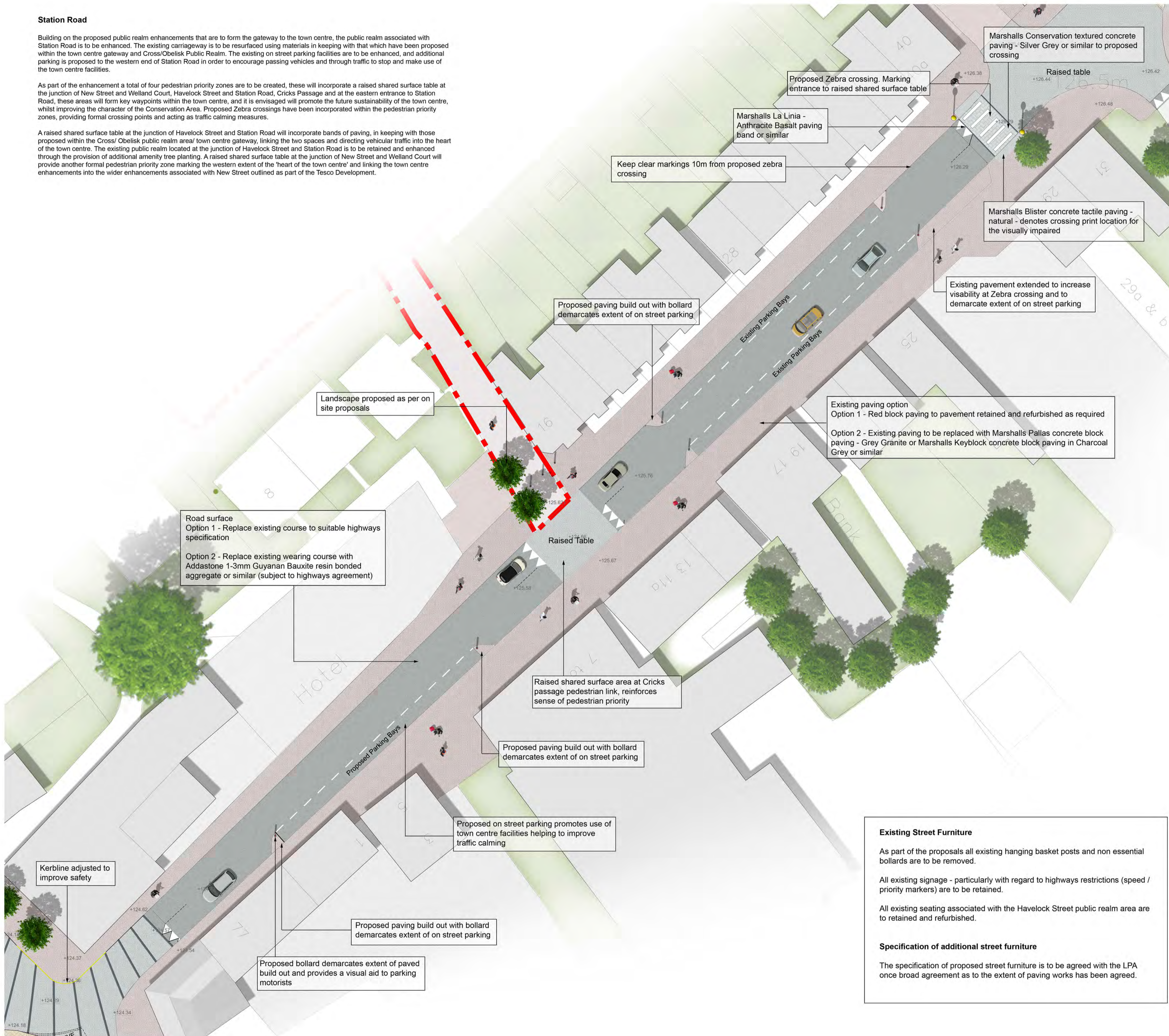
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Station Road

Building on the proposed public realm enhancements that are to form the gateway to the town centre, the public realm associated with Station Road is to be enhanced. The existing carriageway is to be resurfaced using materials in keeping with that which have been proposed within the town centre gateway and Cross/Obelisk Public Realm. The existing on street parking facilities are to be enhanced, and additional parking is proposed to the western end of Station Road in order to encourage passing vehicles and through traffic to stop and make use of the town centre facilities.

As part of the enhancement a total of four pedestrian priority zones are to be created, these will incorporate a raised shared surface table at the junction of New Street and Welland Court, Havelock Street and Station Road, Cricks Passage and at the eastern entrance to Station Road, these areas will form key waypoints within the town centre, and it is envisaged will promote the future sustainability of the town centre, whilst improving the character of the Conservation Area. Proposed Zebra crossings have been incorporated within the pedestrian priority zones, providing formal crossing points and acting as traffic calming measures.

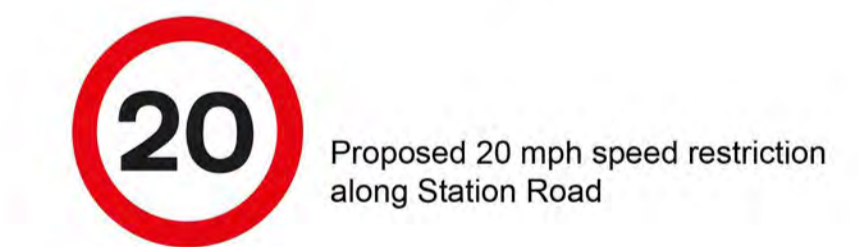
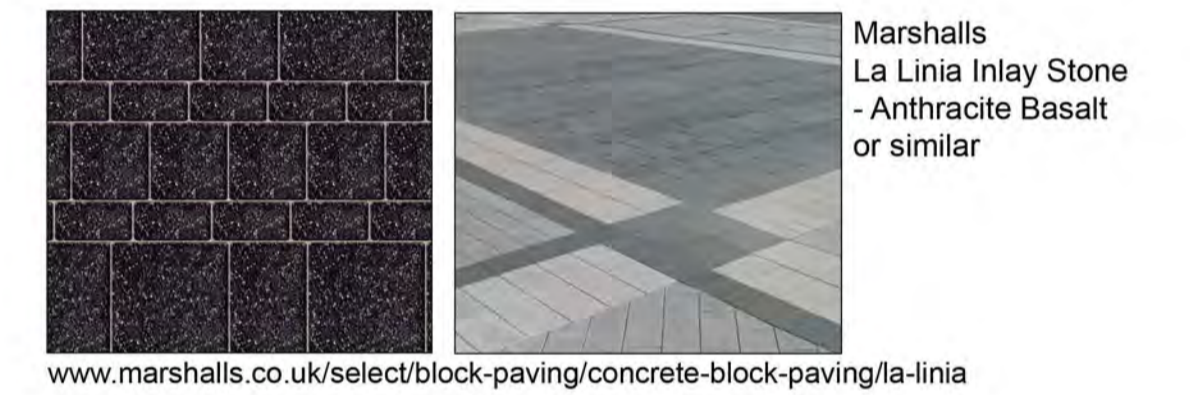
A raised shared surface table at the junction of Havelock Street and Station Road will incorporate bands of paving, in keeping with those proposed within the Cross/ Obelisk public realm area/ town centre gateway, linking the two spaces and directing vehicular traffic into the heart of the town centre. The existing public realm located at the junction of Havelock Street and Station Road is to be retained and enhanced through the provision of additional amenity tree planting. A raised shared surface table at the junction of New Street and Welland Court will provide another formal pedestrian priority zone marking the western extent of the 'heart of the town centre' and linking the town centre enhancements into the wider enhancements associated with New Street outlined as part of the Tesco Development.



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Existing Street Furniture

As part of the proposals all existing hanging basket posts and non essential bollards are to be removed.

All existing signage - particularly with regard to highways restrictions (speed / priority markers) are to be retained.

All existing seating associated with the Havelock Street public realm area are to be retained and refurbished.

Specification of additional street furniture

The specification of proposed street furniture is to be agreed with the LPA once broad agreement as to the extent of paving works has been agreed.

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TITLE
Desborough
Station Road Enhancements
1 of 2

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Existing Cross / Obelisk Public Realm



View of existing pedestrian crossing facilities at Havelock Street



Views 16 + 17 illustrate the character of the junction with Gladstone Street

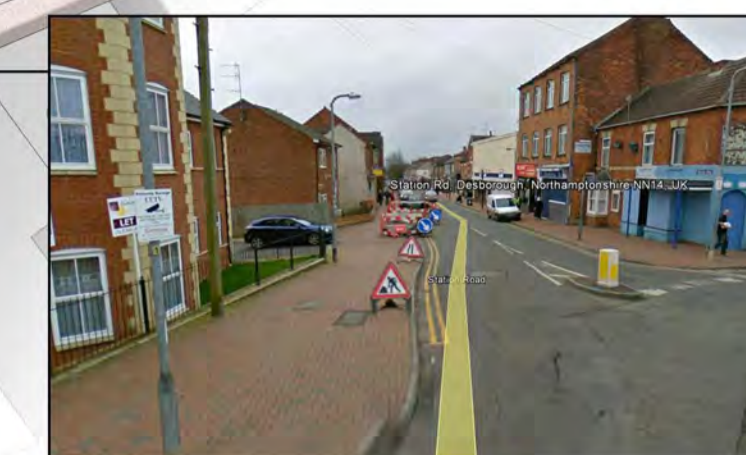


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NOTE: Images reproduced from Google street view



View of existing public realm at the junction of Station Road and Havelock Street

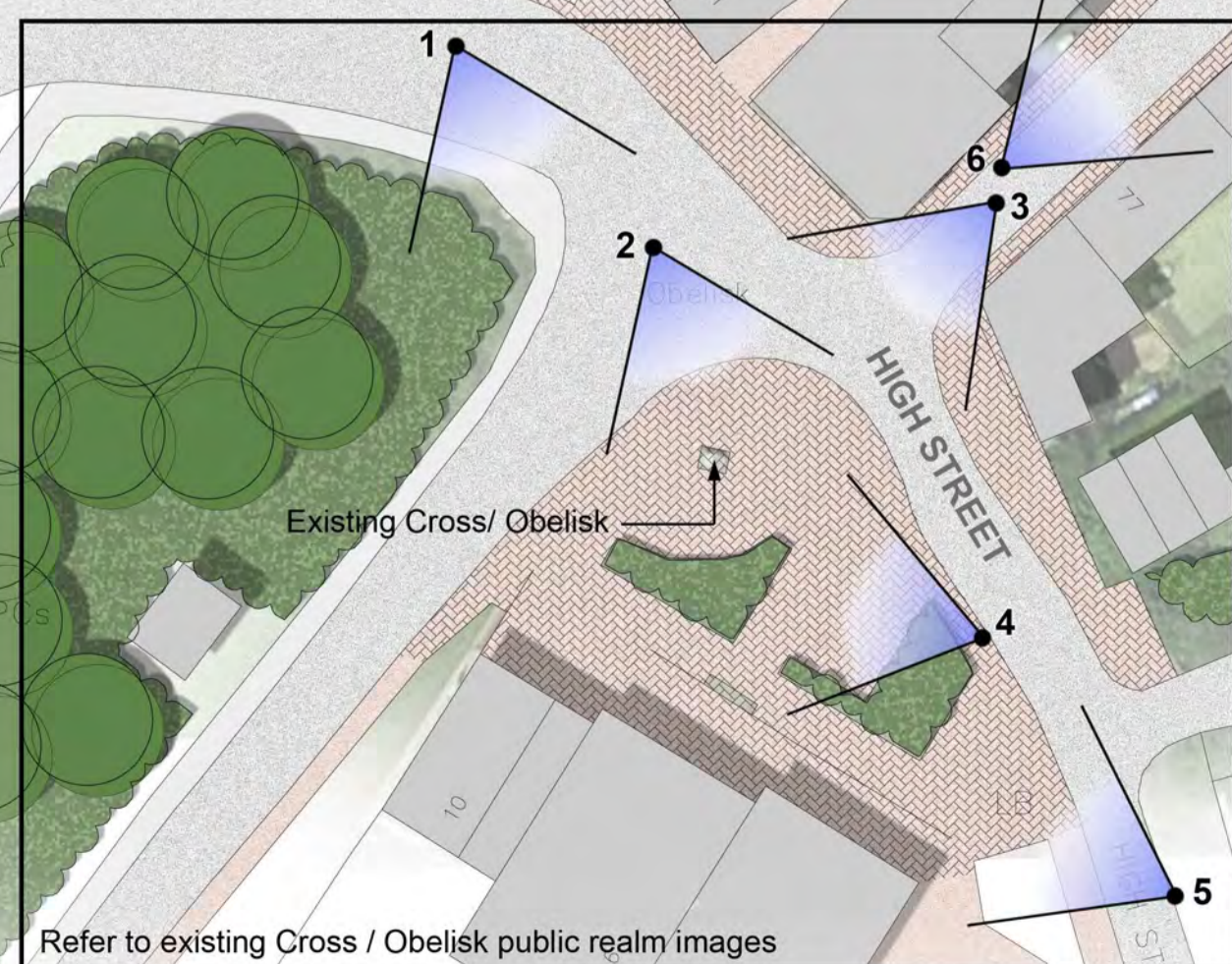
View along Station Road adjacent to Mansfield Close



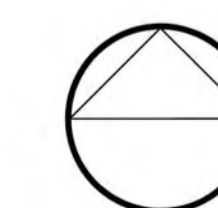
Views 7 + 9 illustrate the character of the western extent of Station Road



Views 10, 11 and 12 illustrate the character of the existing streetscene associated with Station Road



Refer to existing Cross / Obelisk public realm images



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TITLE
Desborough
Existing Streetscene Overview

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