

Officer Comments on Environmental Improvement Scheme (27 June 12)

The following table lists Officer comments on the submitted scheme, but they also take account of the responses received to the public consultation, and comments from County Highways.

The drawings that were consulted upon do not match those that we used for costing the scheme (those in DWG format). Please ensure that revised PDF drawings in light of the comments below match the DWG format drawings. Both formats will need to be provided to the Council to enable costings to be verified.

I suggest that the revised scheme should be accompanied by a design statement setting out the rationale behind the design and materials proposed. This will help Committee Members when the proposed scheme is reported to committee.

Please note, due to the use of non-standard material in the highway, NCC Highways will require a commuted sum to cover the replacement costs of materials over the expected lifetime of the scheme. NCC will also require a maintenance payment for street trees.

Element of scheme	Applicants' proposal	Officer comments
Road surface Station Road	New wearing asphalt course	Stone mastic asphalt required by NCC.
	Addastone 1-3mm guyanana bauxite resin bonded aggregate	Not the preferred surface, Stone mastic asphalt required by NCC.
	On road parking areas in tarmac	Parking areas should be defined by contrasting materials to the road, to reduce need for road markings. Suggest dark colour cobbles.
Speed limit	20mph	Welcomed. It is not clear how this will be signed. Signage and street markings should be kept to a minimum. All street markings and signage should be shown on the plans. Will need a new Traffic Regulation Order.
Kerb	Conservation kerb adjacent to the George pub	No details of proposed kerbs have been provided. Require details. NCC require details of the upstand of the kerb above

		the carriageway on the George Pub corner.
Pavement	No change – repair with like for like as required	Replace with paving slabs – see photos for suggested pavement materials.
	Extend paved areas to demarcate extent of parking zone using red brick paviours and bollards	Use paving slabs for pavement areas. All bollard locations, types and sizes to be agreed to ensure minimal clutter.
Yellow lines	No details	Any yellow lines used should be 50mm. All street markings and signage should be shown on the plans.
Raised table High Street	Marshalls Keyblock charcoal (DBK costing)	Not of sufficient quality, see comments below regarding Pallas and Mistral.
	Marshalls pallas grey granite (drawing)	Highways have some concerns regarding the slip resistance of the material. It is also considered that this material has material is very modern looking for the setting, and therefore this material is not favoured.
	Marshalls mistral textured granite aggregate sett in charcoal (alternative material suggested by applicant)	NCC Highways are concerned this material will be noisy due to the texture and also the texture may be a trip hazard. Suggest the 'flat face' 80mm version is considered; please submit a sample of this.
	La linea inlay line details	It may be necessary to amend this material if it does not work well with the Station Road square material. NCC Highways approve the use of this in the carriageway.
	1 x zebra crossing in Marshalls Conservation Textured Concrete paving	A zebra crossing is not required in this location, and should be moved

	in silver grey with Marshalls blister tactile paving in natural	closer to the library. Please liaise with NCC Highways regarding exact location. Consultation feedback also requests the crossing is moved to nearer the Health Centre/library.
	3 ramps on to table of Marshalls Conservation Textured Concrete paving in silver grey	No (see comments below)
	4 x tarmac ramps up to table	OK
Station Road square	Marshalls Conservation Textured Concrete paving in silver grey	This area is a mix of modern and heritage buildings. Consultation feedback strongly opposes this material as not appropriate against the mellow tone of the ironstone buildings. Suggest granite, as it is a quality material and would work well with the setting of both new and old buildings.
	La linea inlay line details	It may be necessary to amend this material if it does not work well with the Station Road square material/raised table material.
	Tegula cobbles in pennant grey	This material looks OK, but it may be necessary to amend this material if it does not work well with the Station Road square material.
	Steps in Marshalls conservation textured concrete step treads and risers in silver grey	Not an acceptable material, see comments above.
	Marshalls directional guidance concrete tactile paving in natural	Suggest the tactile paving is re-considered in light of suggested paving materials for the square.
	Blockwork plinths to the	We wish to keep the design

	steps rendered and painted (DBK) capping materials not stated	simple, I question the need for plinths and the materials and finish proposed are not appropriate.
	Parking area materials not stated	Parking areas should use a defining material, not tarmac, and the same material should be used here and on Station Rd, suggest cobbles for example.
Toilets	£10,000 re-vamp	This is not a priority and money should be focused on the streetscape works.
Raised tables (at Cricks passage, New St and Havelcok St)	Marshalls Keyblock charcoal (DBK)	Not of sufficient quality, see comments above.
	Marshalls pallas grey granite (drawing)	See comments above
Cricks passage junction	2 x tarmac ramps onto the raised table	OK. Suggest the pavement adjacent Cricks passage should be highlighted using alternative materials/laid differently to highlight the pedestrian access point to the Tesco site.
New St junction	2 x zebra crossings	NCC Highways state that only one crossing is required at this junction, the southern one. For the tactile paving, we require a contrast to the surrounding material, rather than the standard red/buff colours. Check colour contrast with chosen paving material though. NCC require thermoplastic white markings, LED beacons and white flood light illumination to be agreed.
	La linea inlay line details	See comments above
	Marshalls Conservation Textured Concrete paving	No (see above)

	in silver grey Marshalls blister concrete tactile paving in natural	See comments above NCC say blister tactile paving ok in principle
	2 x tarmac ramps ?? ramps to New St and Welland Court (not shown/stated)	OK These need to be shown on the plans
Havelock St junction	2 x zebra crossings	NCC Highways state that only one crossing is required at this junction, the southern one.
	La linea inlay line details Marshalls Conservation Textured Concrete paving in silver grey	See comments above No (see above)
	Marshalls blister concrete tactile paving in natural	See comments above
	3 x tarmac ramps	OK
Raised crossing at NE end of Station Rd	1 x zebra crossing	NCC Highways welcome this crossing
	Material not stated	The materials for this raised table crossing need to match those of the others on Station Road.
	La linea inlay line details	See comments above
	Tactile paving (material not stated)	See comments above
	2 x tarmac ramps	OK
Signage	All signage removed	As discussed, the scheme should start from position of no signage, and introduce them only where they have a clear function. All street markings and signage should be shown on the plans. NCC Highways suggest that an audit of existing signage is carried out.
Lighting	No details	Should be appropriate design and lux level. Details required. Lighting should follow NCC Highways lighting spec.
Street furniture	Benches proposed – no	Should be a dark colour

(benches/bins)	details	and the design should reflect local character
Hanging baskets	Not mentioned	Consultation feedback is that these should be retained. Please see if the existing could be incorporated into the scheme without creating clutter.
Obelisk/cross	Retained	Consultation feedback is clear that the steps and cobbles should be retained. Works to the cross/obelisk could be included in the scheme e.g. stone repairs
Trees	Tilia tomentosa 'Brabant' Alnus incana Acer platanoides 'Crimson King'	Addition of quality soft landscaping welcomed in principle. Tilia tomentosa Brabant are not appropriate, Tilia cordata Greenspire is a much better option. Alnus incana will be very quick growing and the roots will probably break up the street surface before too long; Acer campestre Streetwise is much better. Acer platanoides Crimson King are dying in big numbers all over the Borough, Amelanchier lamarckii 'Robin Hill', Malus trilobata, or Sorbus aucuparia 'Streetwise' are much more suitable. NCC would require a maintenance payment for all highway trees.
Pavement improvements on High Street	None	Consultation feedback requests that the pavement improvements on High St are extended. Suggest up to Saxon Close on the west side and up to and including the Pharmacy on

		the east side. The pavement should also be replaced up to the junction with Harborough Rd (as per the DWG format drawings, but not shown the PDF drawings).
Railings	None	Consultation comments suggest wrought iron railings to the front of the odd numbered terraced houses on Station Rd, between the George Hotel and New St.
