

A New Gateway to the Town Centre

The existing public realm associated with the cross feature has been redesigned to provide an attractive focal point and gateway to the town centre. The proposals incorporate the creation of 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 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.

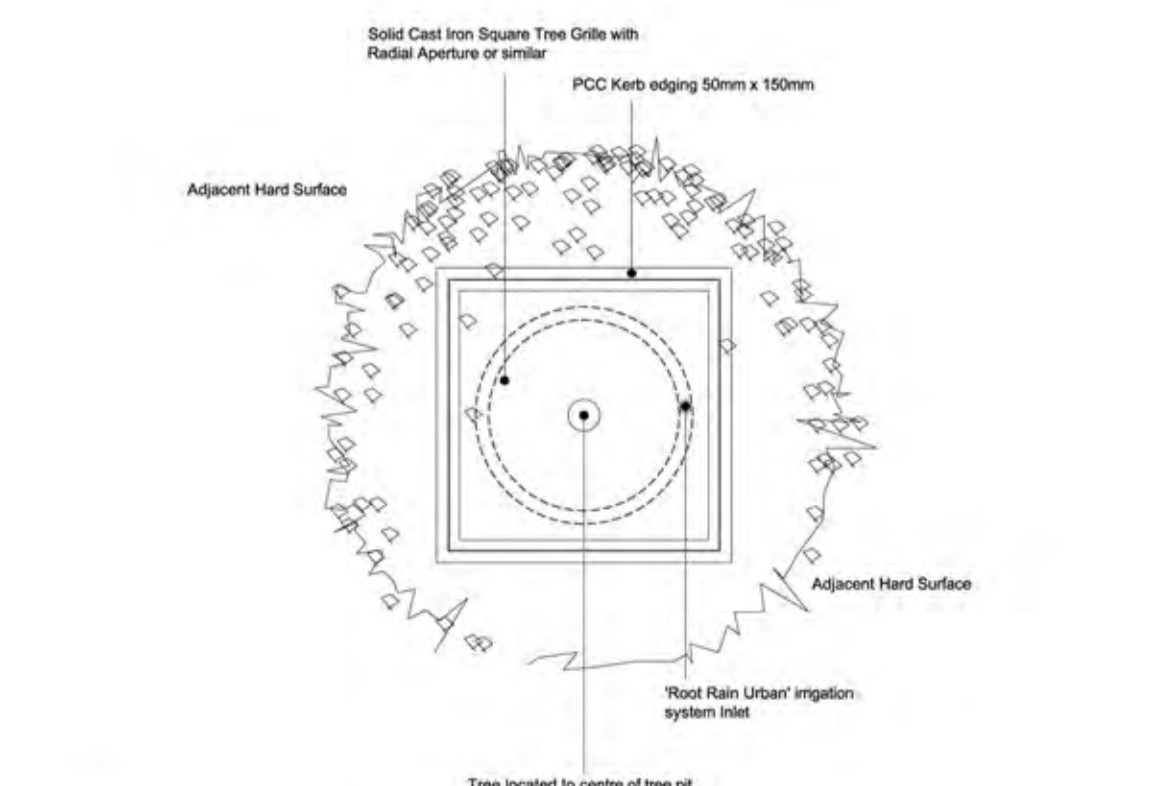
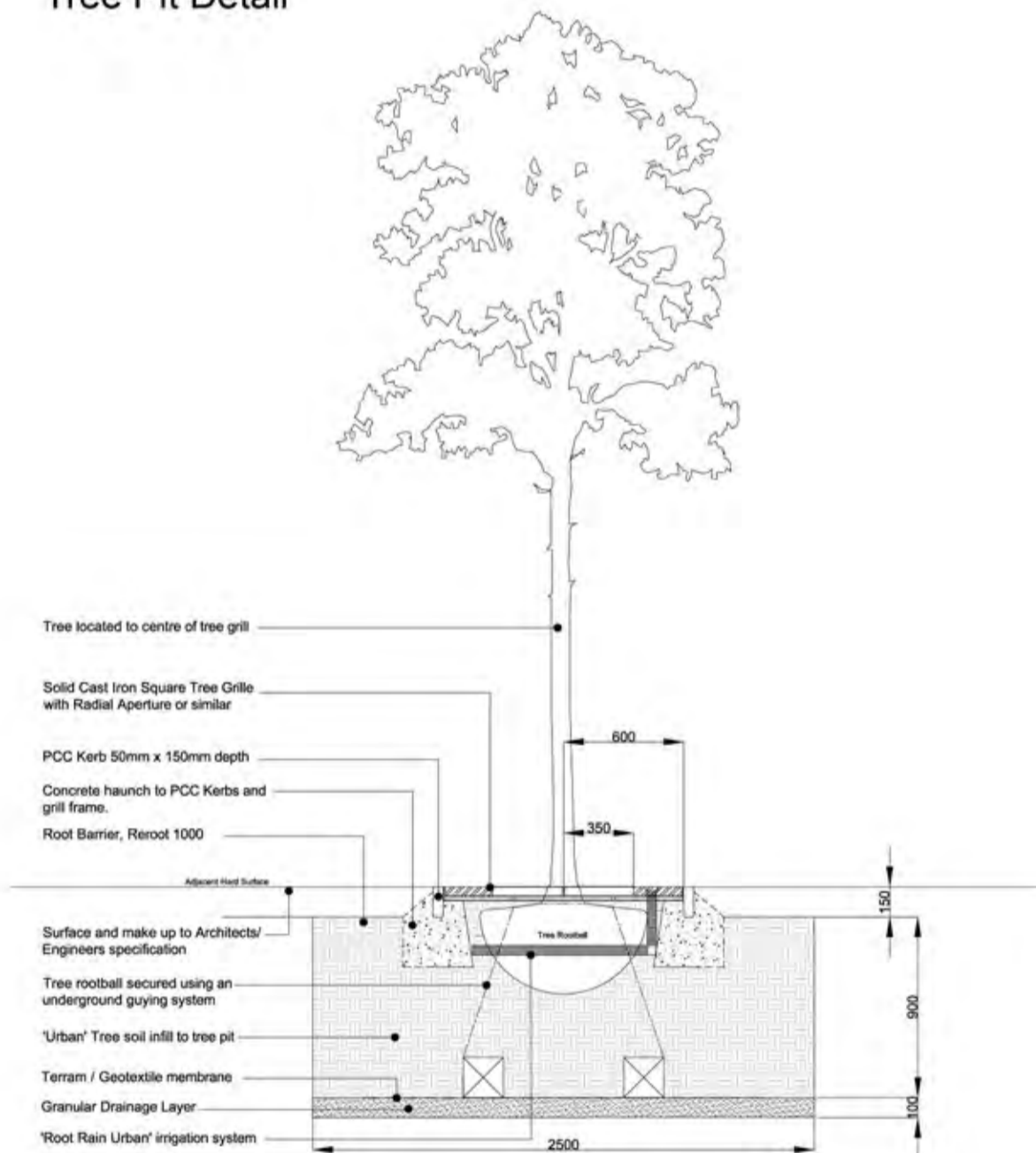
Within the raised shared surface table, bands of paving are proposed aligned with the curve of the junction with Station Road in order to reinforce the link into the town centre and to focus both vehicular and pedestrian movement along Station Road and into the town centre. The traffic priorities associated 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 Cross 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 Pit Detail



1.25@A1



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N.B. All levels Subject to survey confirmation

- KEY:**
- Existing hanging basket ironwork to be retained
 - LED Belisha beacon to proposed crossings
 - Proposed bollard
 - Proposed location for 20mph speed restriction signage



Malus trilobata (16-18)

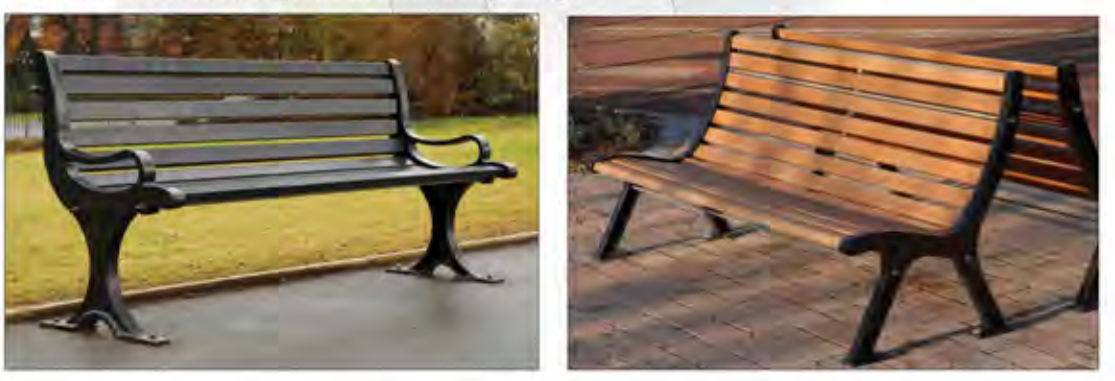


Tilia cordata 'Greenspire' (14-16)



Acer campestre 'Streetwise' (14-16)

Potential street furniture options - (left) Blackburn Cast Iron Framed Seat / (right) Broxap Riverside Cast Iron Framed Seat to be agreed at detail design stage.



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TITLE
Desborough - Cross Public Realm - Option 2 Overview

CLIENT
TESCO

SCALE
 1:100@A1

DATE
 MAY 2012

DRAWN
 SB

DRAWING NUMBER
 4809/ SK007/ A1

REVISION
 M




Station Road

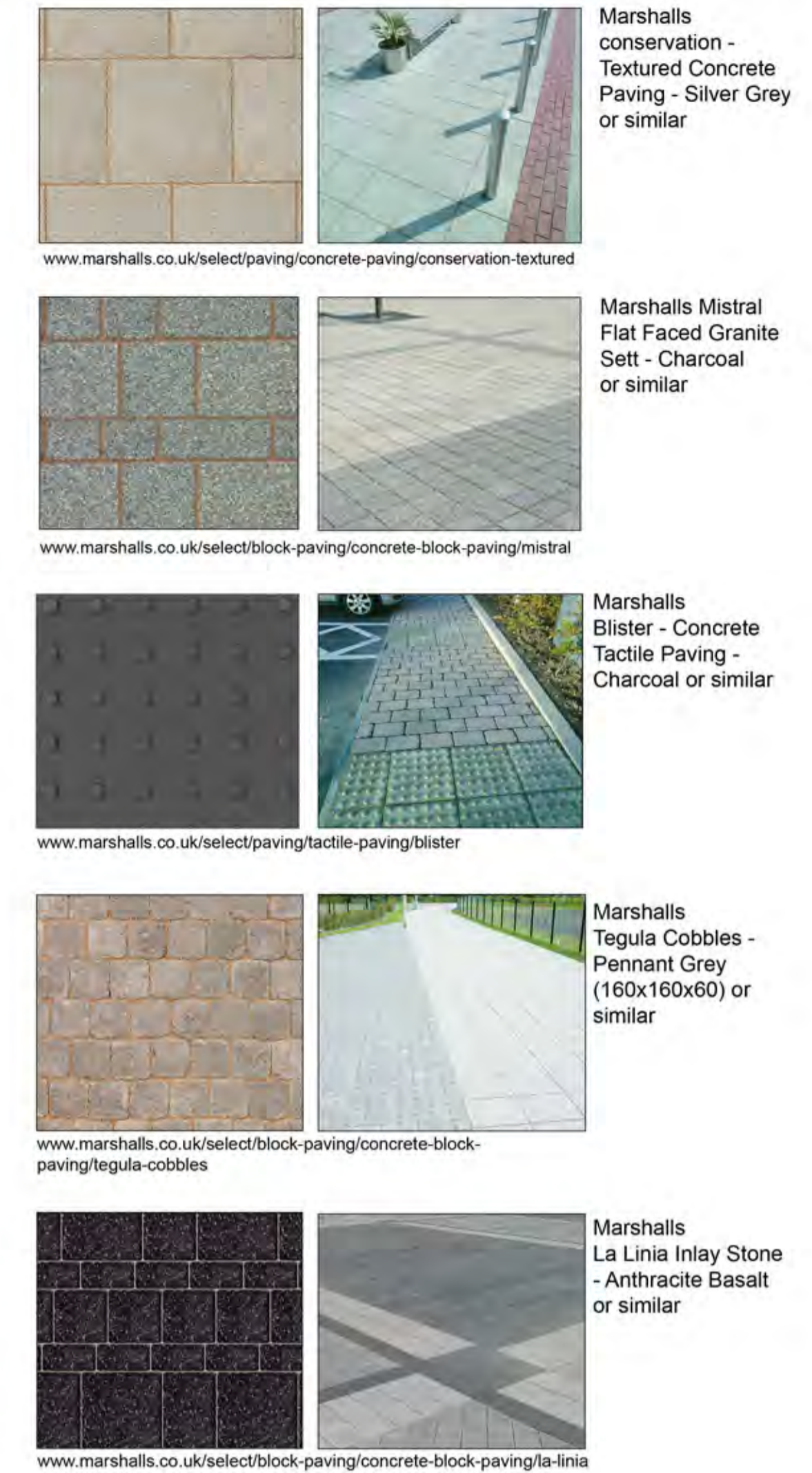
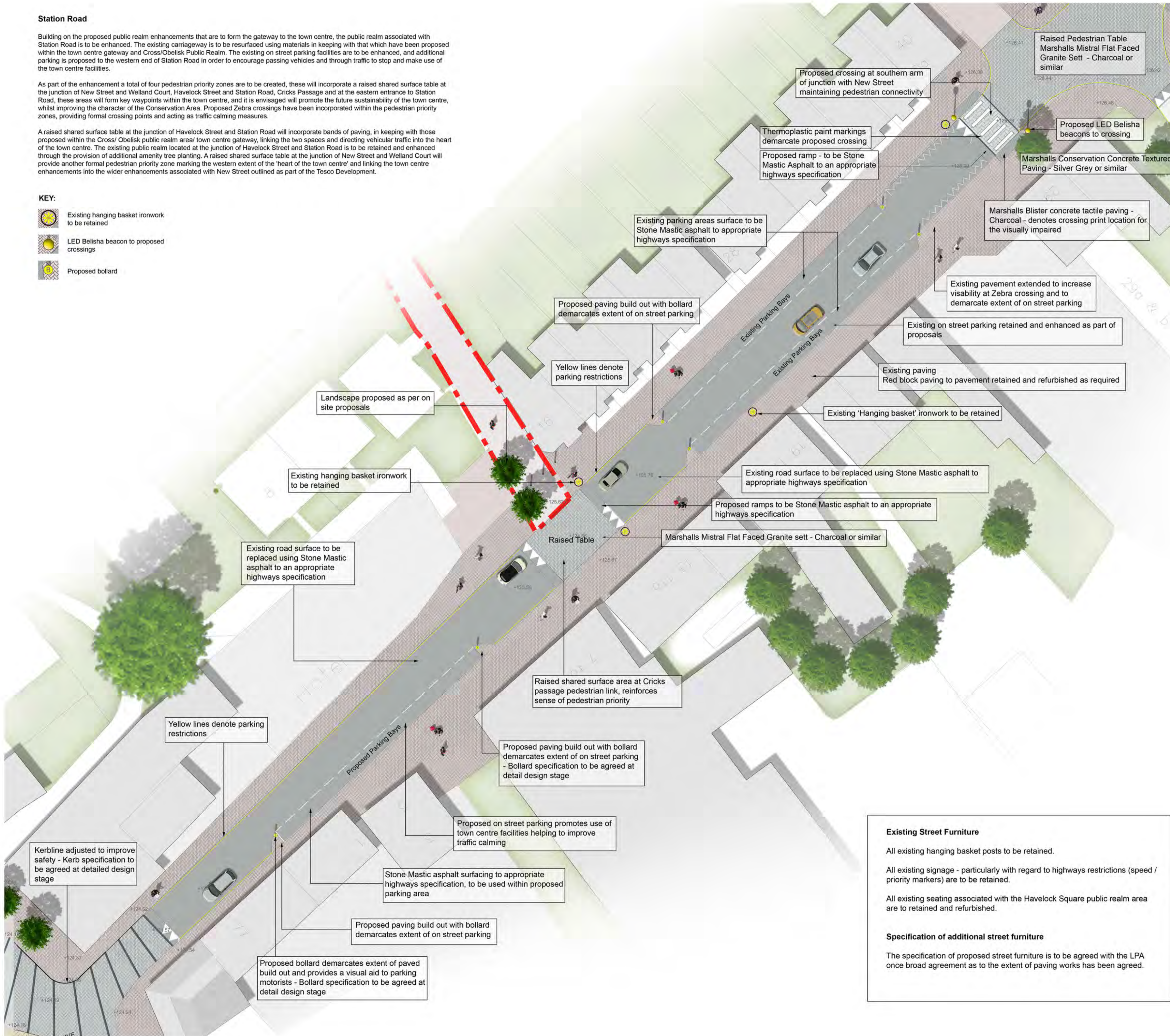
Building on the proposed public realm enhancements that are to form the gateway to the town centre, the public realm associated with Station Road is to be enhanced. The existing carriageway is to be resurfaced using materials in keeping with that which have been proposed within the town centre gateway 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.

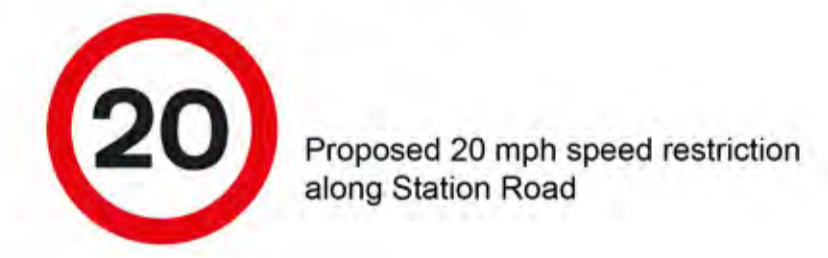
A raised shared surface table at the junction of Havelock Street and Station Road will incorporate bands of paving, in keeping with those proposed within the Cross/ Obelisk public realm area/ town centre gateway, linking the two spaces and directing vehicular traffic into the heart of the town centre. 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.

KEY:

-  Existing hanging basket ironwork to be retained
-  LED Belisha beacon to proposed crossings
-  Proposed bollard



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Existing Street Furniture

All existing hanging basket posts to be retained.

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

All existing seating associated with the Havelock Square 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
- Option 2 (1 of 2)

CLIENT
TESCO

SCALE 1:200@A1	DATE MAR 2012	DRAWN SB
DRAWING NUMBER 4809/ SK004/ A1	REVISION M	





Station Road

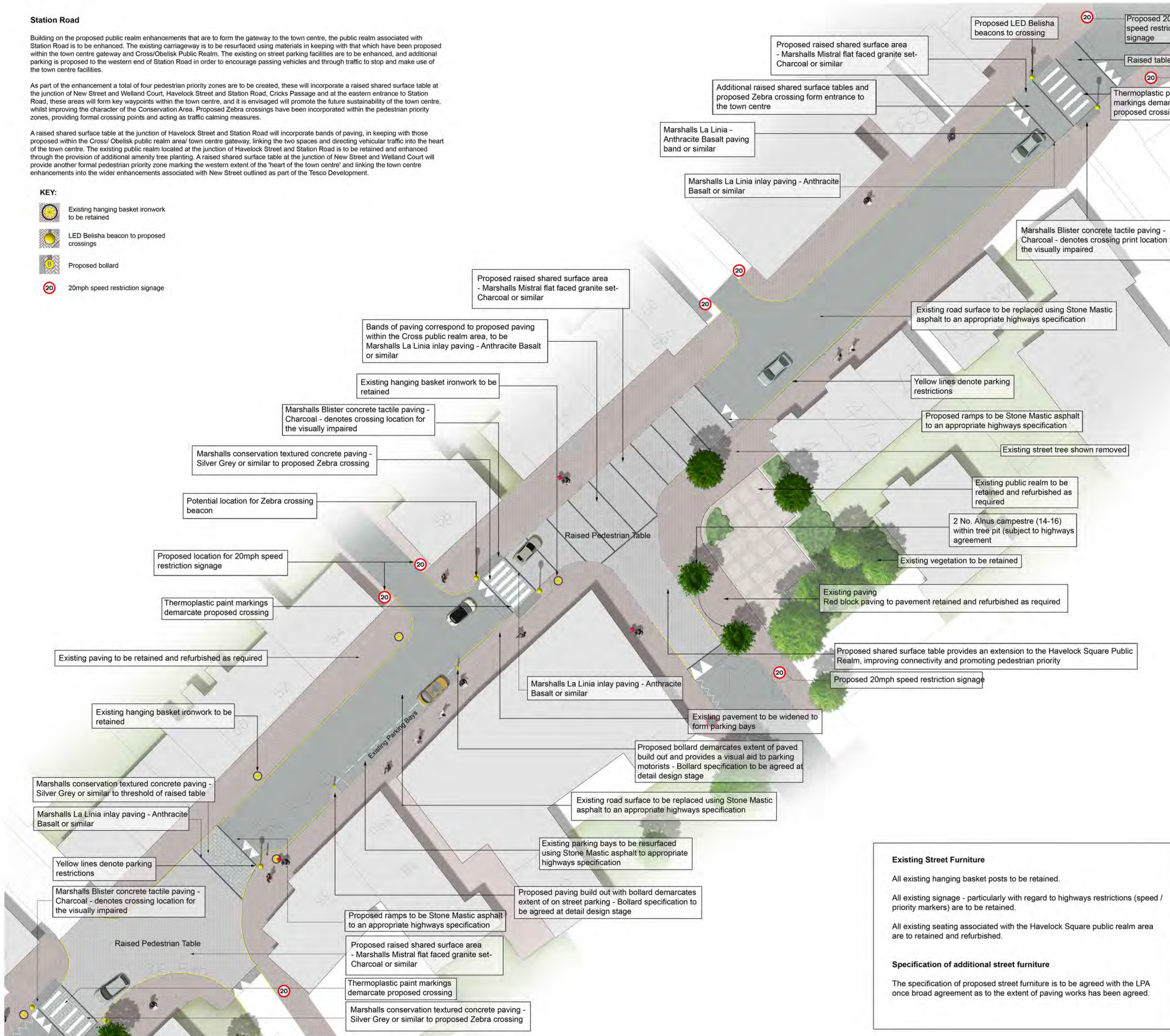
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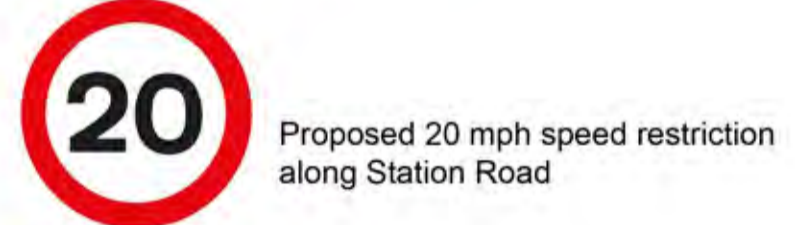
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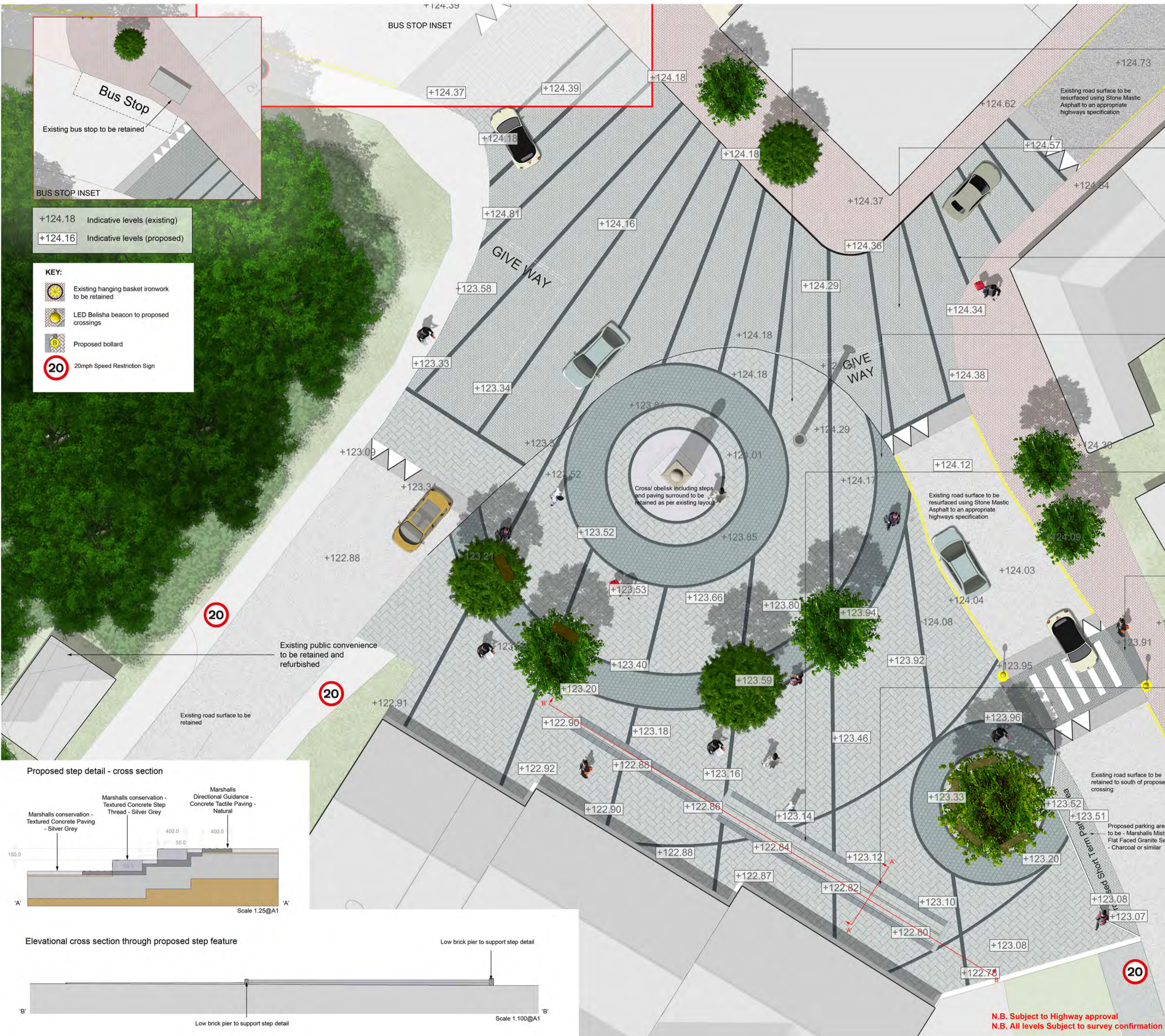
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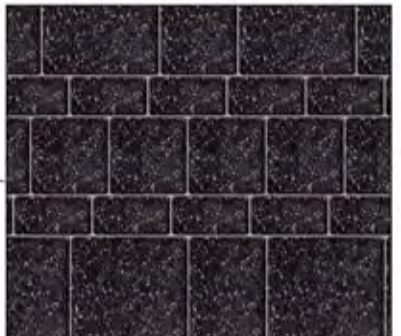









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TITLE
Desborough
Station Road Enhancements
Option 2 - (2 of 2)

CLIENT
TESCO

SCALE 1:200@A1	DATE MAR 2012	DRAWN SB
DRAWING NUMBER 4809/ SK005/ A1	REVISION M	



		Marshall's conservation - Textured Concrete Paving (600x300x60mm) - Silver Grey or similar www.marshalls.co.uk/select/paving/concrete-paving/conservation-textured
		Marshall's Mistral Flat Faced Granite Sett - Charcoal or similar www.marshalls.co.uk/select/block-paving/concrete-block-paving/mistral
		Marshall's La Linia Inlay Stone - Anthracite Basalt or similar www.marshalls.co.uk/select/block-paving/concrete-block-paving/la-linia
		Marshall's Tegula Cobbles - Pennant Grey (160x160x60) or similar www.marshalls.co.uk/select/block-paving/concrete-block-paving/tegula-cobbles
		Marshall's Directional Guidance - Concrete Tactile Paving - Natural or similar www.marshalls.co.uk/select/paving/tactile-paving/directional-guidance
		Marshall's Blister - Concrete Tactile Paving - Charcoal or similar www.marshalls.co.uk/select/paving/tactile-paving/blister
		Marshall's conservation - Textured Concrete Step Thread - Silver Grey or similar www.marshalls.co.uk/select/kerb/step-unit/step-unit

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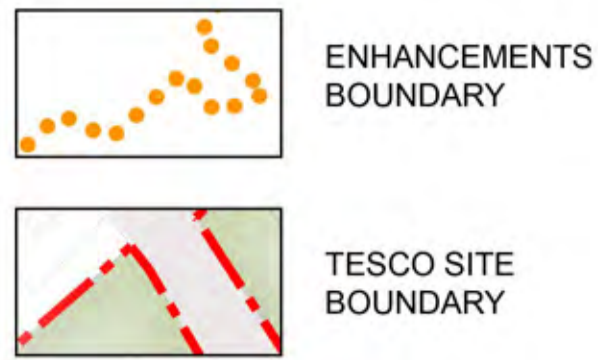
TITLE
Desborough
 Cross Public Realm
 Materials specification - Option 2

CLIENT
TESCO

SCALE 1:100@A1	DATE MAY 2012	DRAWN SB
DRAWING NUMBER 4809/ SK003/ A1	REVISION M	

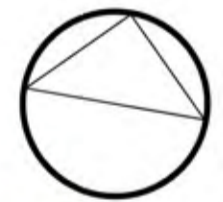
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KEY:



ENHANCEMENTS BOUNDARY

TESCO SITE BOUNDARY



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TITLE
 Desborough
 Enhancements Overview
 - Option 2

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SCALE	DATE	DRAWN
NOT TO SCALE	MAY 2012	SB
DRAWING NUMBER	REVISION	
4809/ SK008/ A1	B	