

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.

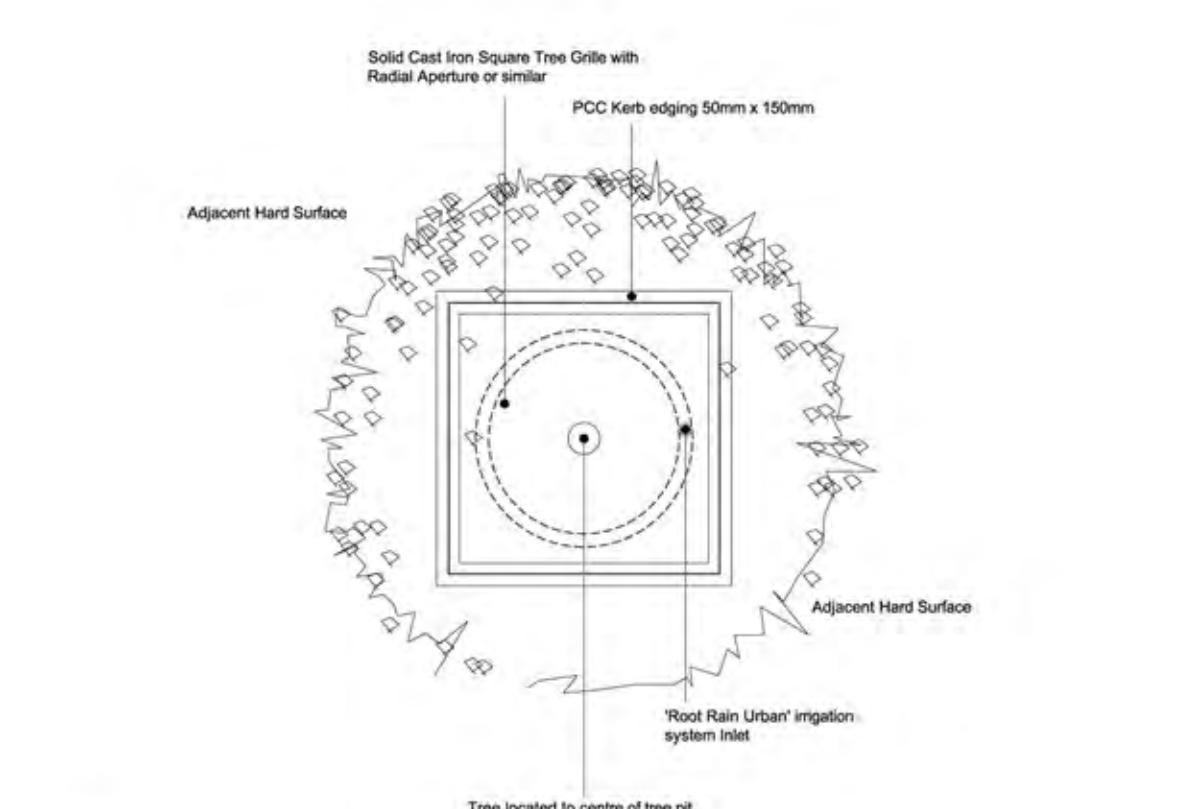
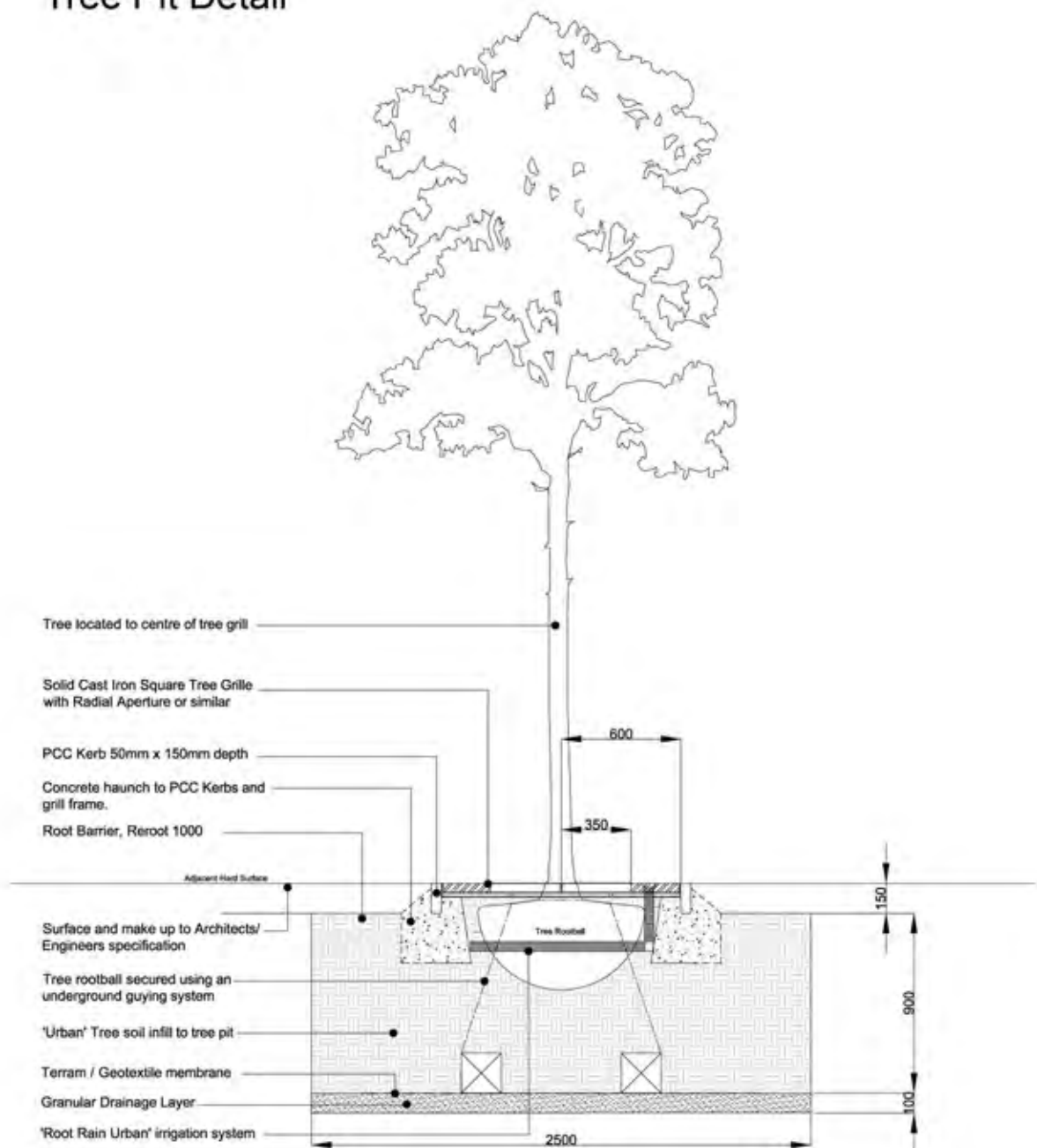
Within the raised shared surface table, bands of paving are proposed aligned with the curve of the junction with Station Road in order to reinforce the link into the town centre and to focus both vehicular and pedestrian movement along Station Road and into the town centre. The traffic priorities associated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



Malus trilobata (16-18)

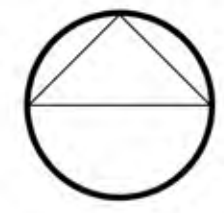


Tilia cordata 'Greenspire' (14-16)



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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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

aspect landscape planning

TITLE
Desborough - Cross Public Realm
- Option 7 Overview

CLIENT TESCO		
SCALE 1:100@A1	DATE MAY 2012	DRAWN SB
DRAWING NUMBER 4809/ SK007/ A1	REVISION M	




Station Road

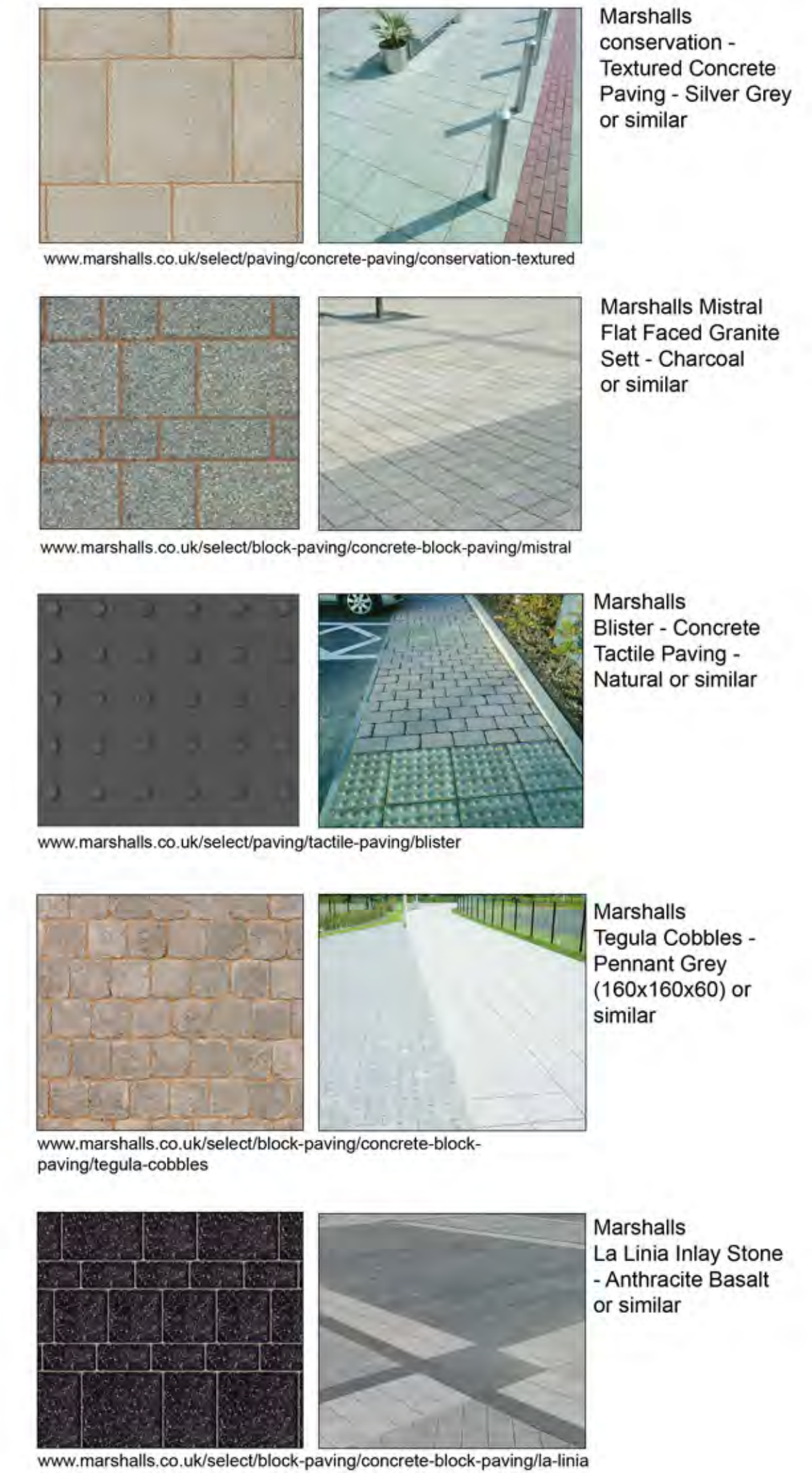
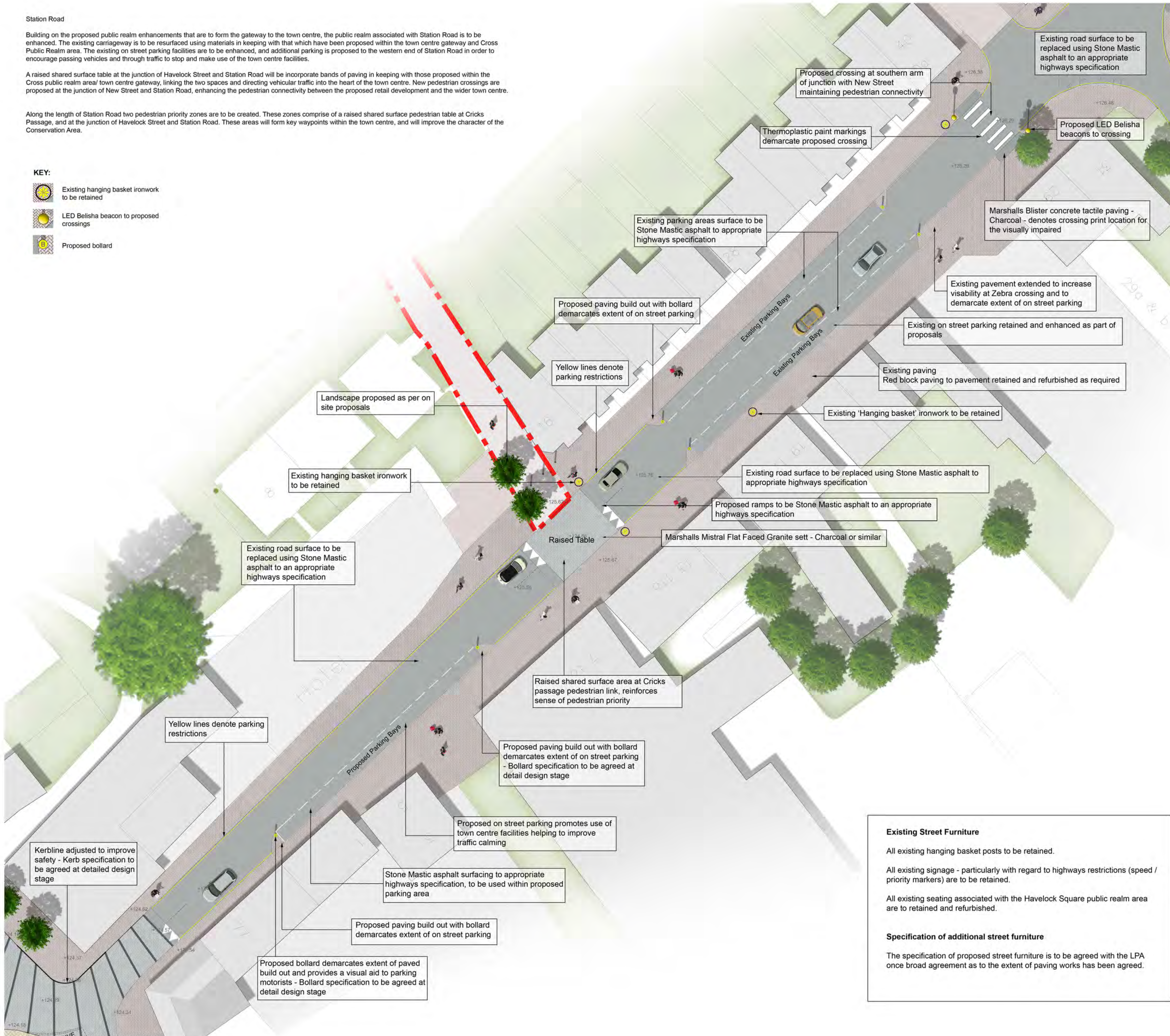
Building on the proposed public realm enhancements that are to form the gateway to the town centre, the public realm associated with Station Road is to be enhanced. The existing carriageway is to be resurfaced using materials in keeping with that which have been proposed within the town centre gateway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

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 public realm area/ town centre gateway, linking the two spaces and directing vehicular traffic into the heart of the town centre. New pedestrian crossings are proposed at the junction of New Street and Station Road, enhancing the pedestrian connectivity between the proposed retail development and the wider town centre.

Along the length of Station Road two pedestrian priority zones are to be created. These zones comprise of a raised shared surface pedestrian table at Cricks Passage, and at the junction of Havelock Street and Station Road. These areas will form key waypoints within the town centre, and will improve the character of the Conservation Area.

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 7 (1 of 2)

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TESCO

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


Station Road

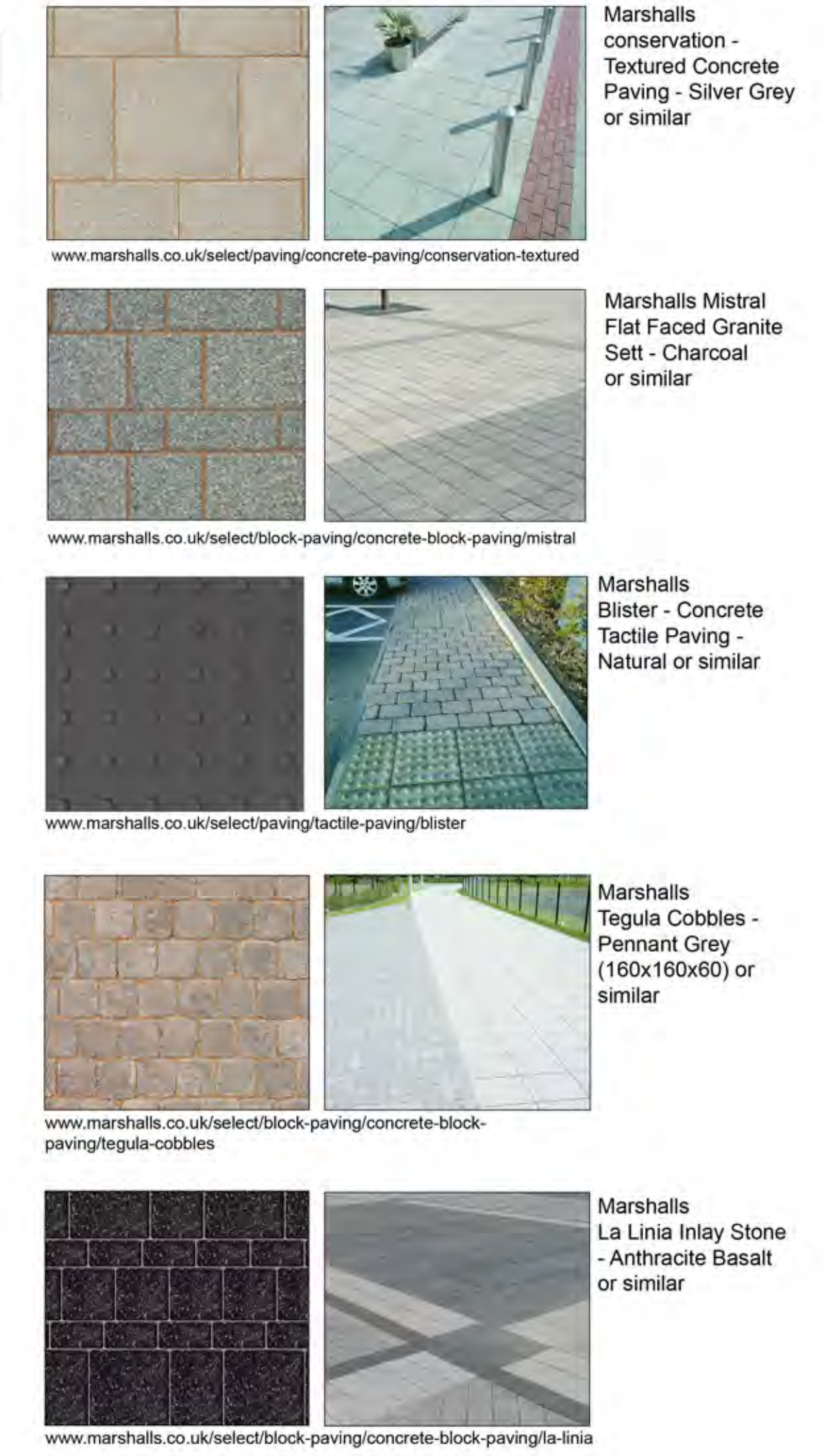
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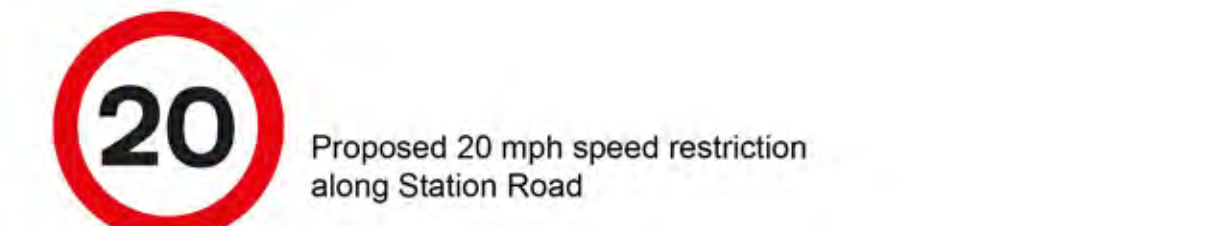
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-  LED Belisha beacon to proposed crossings
-  Proposed bollard
-  20mph speed restriction signage



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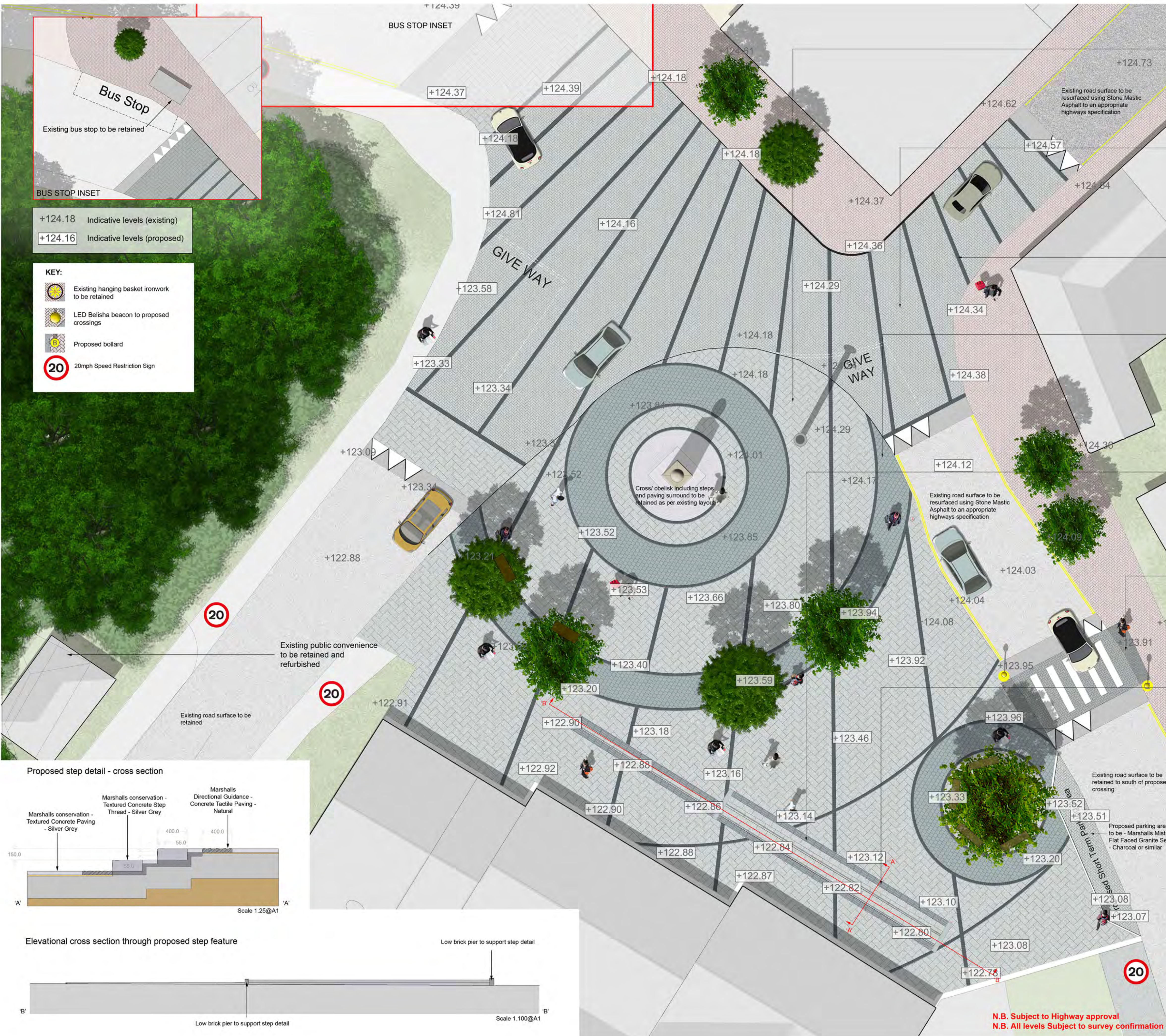
The specification of proposed street furniture is to be agreed with the LPA once broad agreement as to the extent of paving works has been agreed.

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TITLE
Desborough
Station Road Enhancements
Option 7 - (2 of 2)

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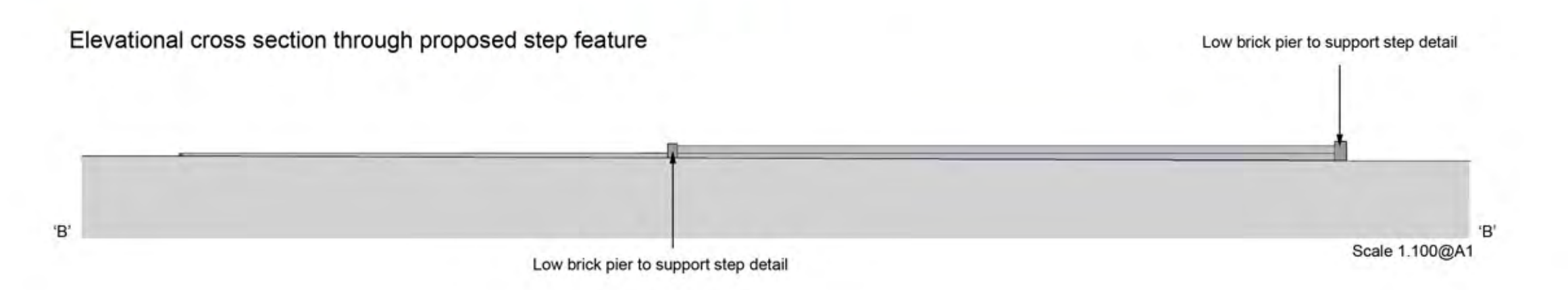
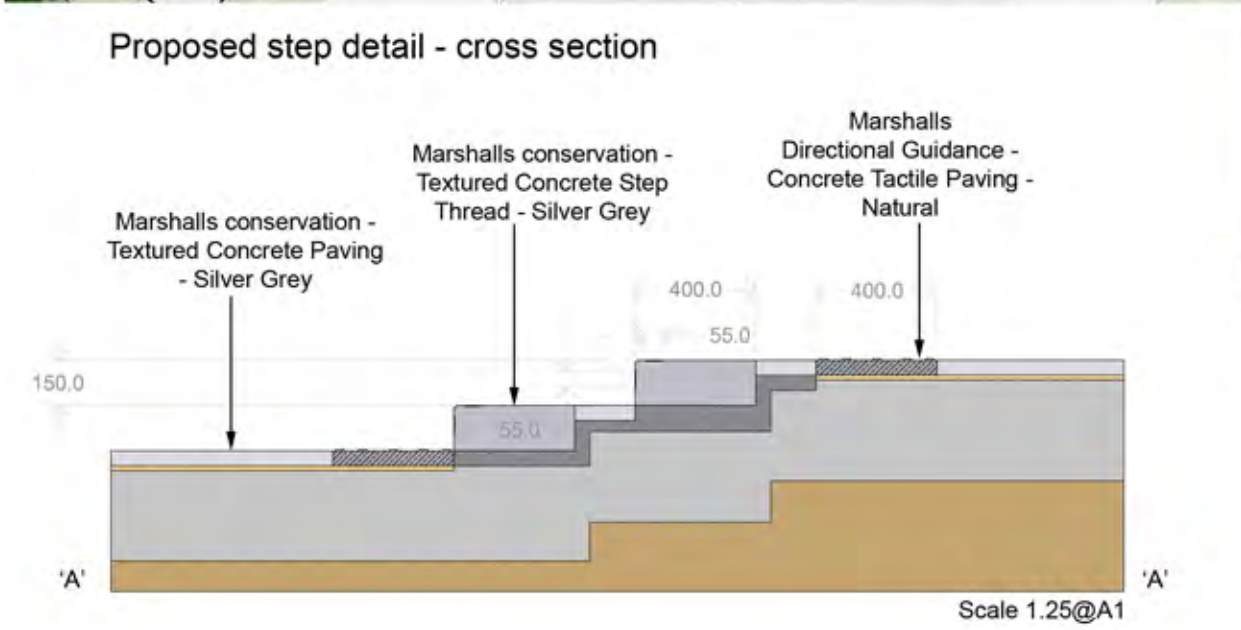
SCALE 1:200@A1	DATE MAY 2012	DRAWN SB
DRAWING NUMBER 4809/ SK005/ A1	REVISION M	



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

- KEY:**
- Existing hanging basket ironwork to be retained
 - LED Belisha beacon to proposed crossings
 - Proposed bollard
 - 20mph Speed Restriction Sign

	Marshalls conservation - Textured Concrete Paving (600x300x60mm)- Silver Grey or similar
	Marshalls Mistral Flat Faced Granite Sett - Charcoal or similar
	Marshalls La Linia Inlay Stone - Anthracite Basalt or similar
	Marshalls Tegula Cobbles - Pennant Grey (160x160x60) or similar
	Marshalls Directional Guidance - Concrete Tactile Paving - Natural or similar
	Marshalls Blister - Concrete Tactile Paving - Charcoal or similar
	Marshalls conservation - Textured Concrete Step Thread - Silver Grey or similar



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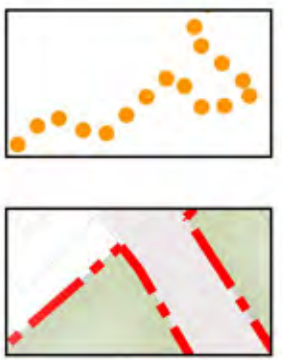
TITLE
Desborough
 Cross Public Realm
 Materials specification - Option 7

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

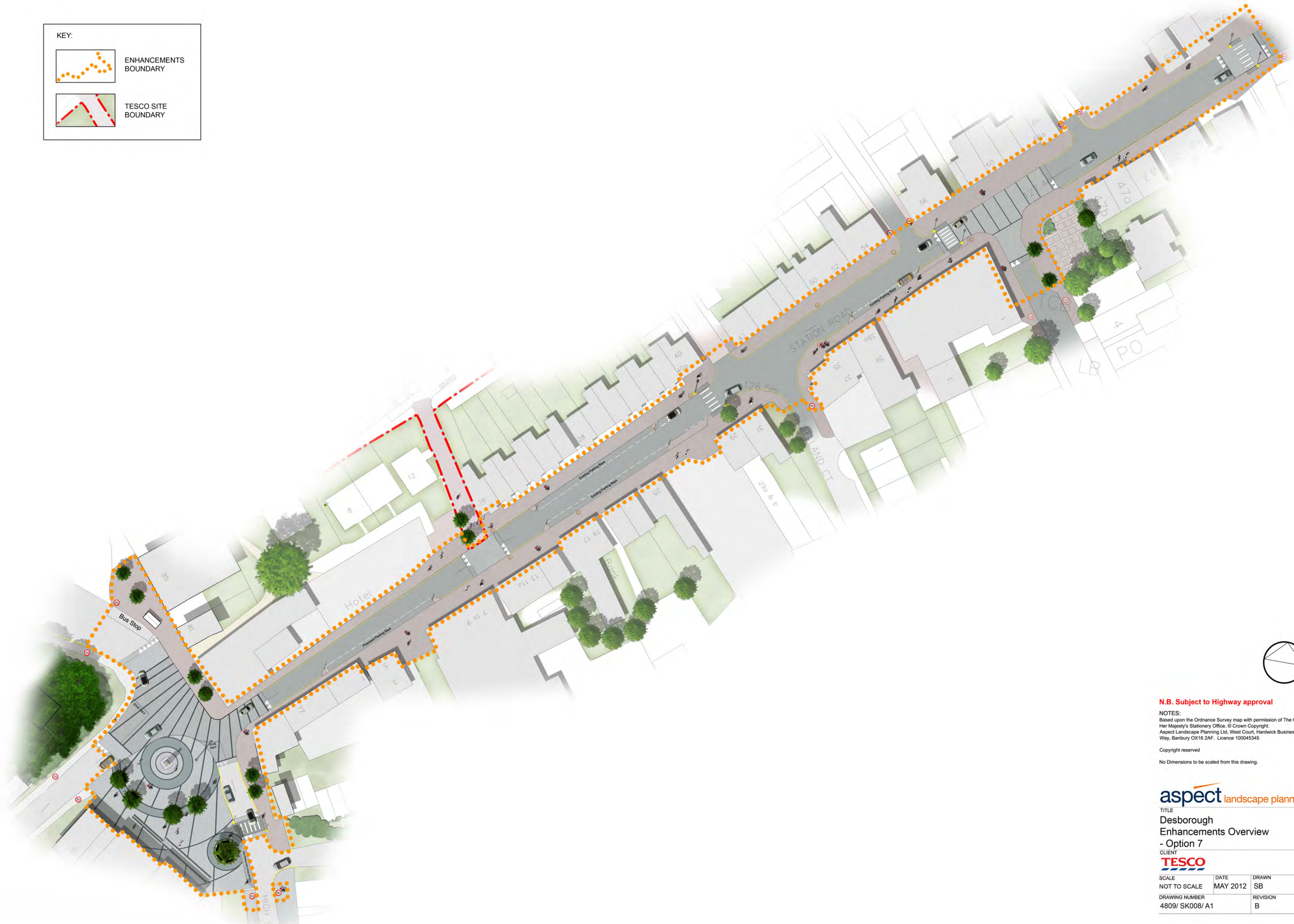
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KEY:



ENHANCEMENTS BOUNDARY

TESCO SITE BOUNDARY



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TITLE
 Desborough
 Enhancements Overview
 - Option 7

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SCALE	DATE	DRAWN
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DRAWING NUMBER	REVISION	
4809/ SK008/ A1	B	