

Woking Town Centre Phase 1 Public Realm Update & Commercial Way Sketch Proposals

Presentation
10th October 2011



MOYALLEN

GILLESPIES Benoy

CONTENTS



Buchanan Street, Glasgow (Gillespies)
























Contents

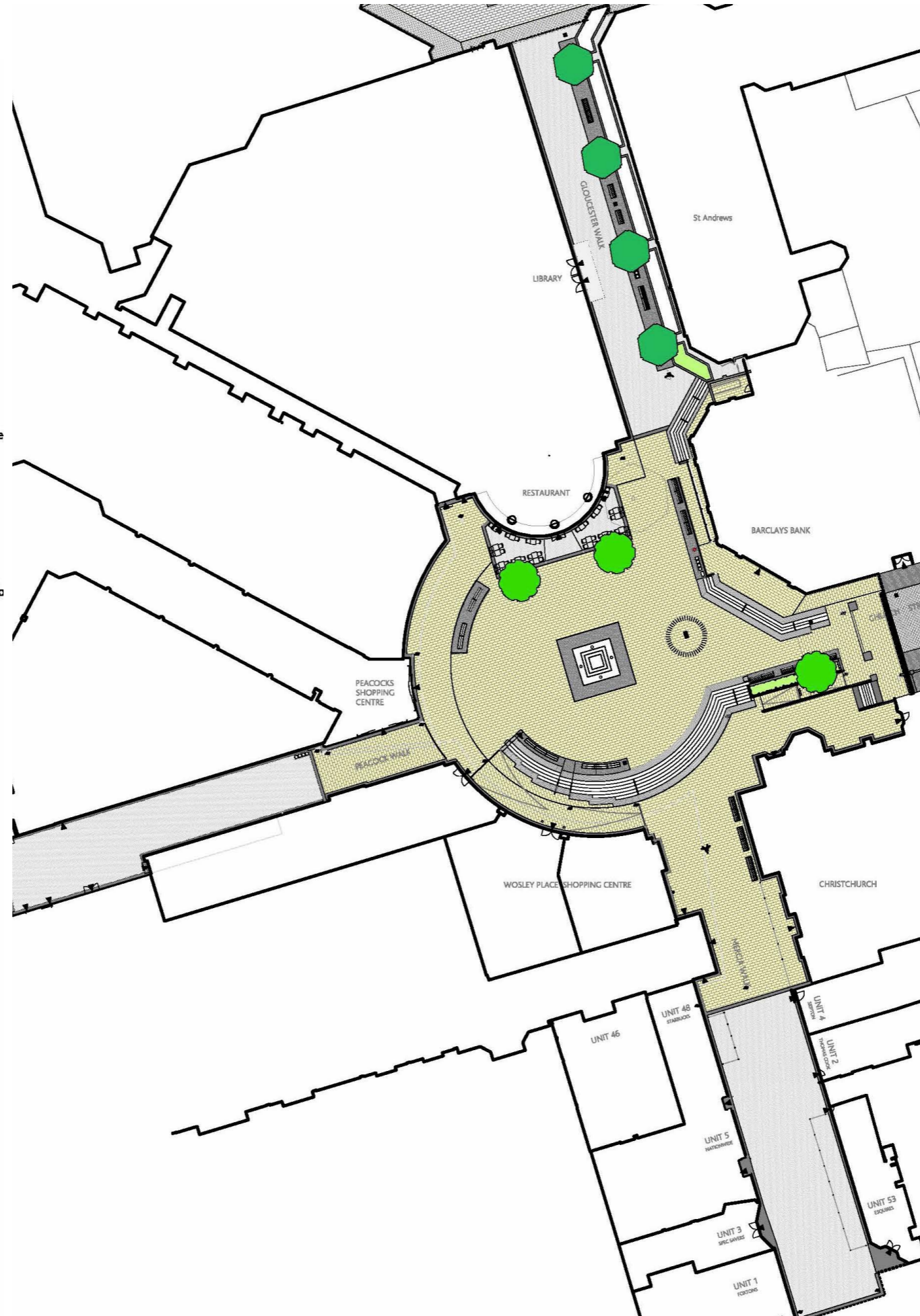
- 1 Phase 1 public realm update
- 2 Commercial Way sketch proposals
 - The Brief
 - Planning Context
 - Site Analysis
 - Design Concepts
 - Facade Enhancements
 - Proposed Materials and Furniture

PHASE 1 PUBLIC REALM UPDATE

PHASE 1 PUBLIC REALM MASTERPLAN

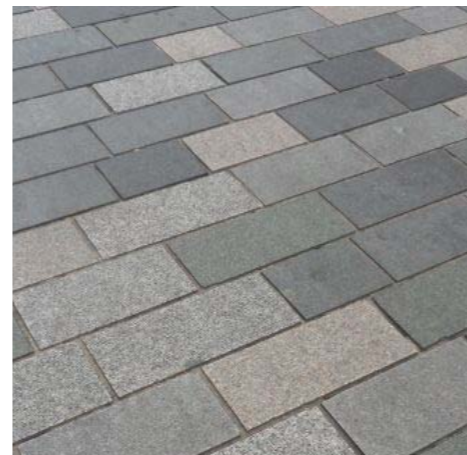
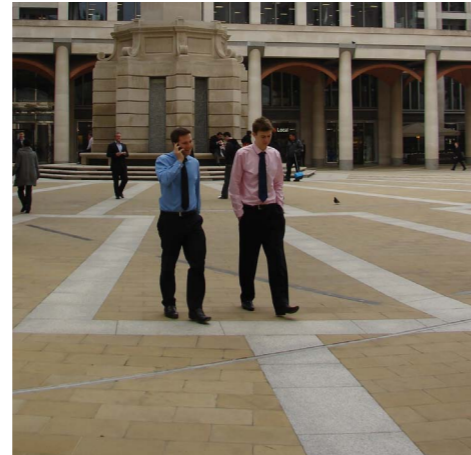
LEGEND

-  Yorkstone paving 400 x 300mm courses, random lengths
 -  Mixed grey granite sett paving 100 x random lengths
 -  Shrubs / ground cover planting
 -  Silver grey granite setts, cropped 100 x 100mm
 -  400mm silver grey granite edging
 -  Corduroy granite paving - mid grey
 -  Stainless steel handrail/ balustrade
 -  Silver grey granite steps with inset granite contrast strips on tread
 -  Timber bench seating with back with armrests
 -  Timber bench seating with armrests
 -  Curved seating to bespoke radius, finish to match timber seating with armrests
 -  Proposed Christmas tree location
 -  Existing trees to be replaced
 -  New semi mature trees
 -  Phase 1a: Wolsley Place application site
 -  Phase 1b: remaining Town Square & Gloucester Walk
 -  Proposed lighting columns
 -  Wall mounted lighting on existing brick facade at 8m high
 -  New finger post signage
 -  Column mounted finger post signage (Light column design to accommodate additional loading)
 -  Reconditioned and relocated bike stands
 -  Recycling bins
 -  Existing Postbox to be retained
- EX : existing level
 FFL: finished floor level
 FL: proposed finished levels

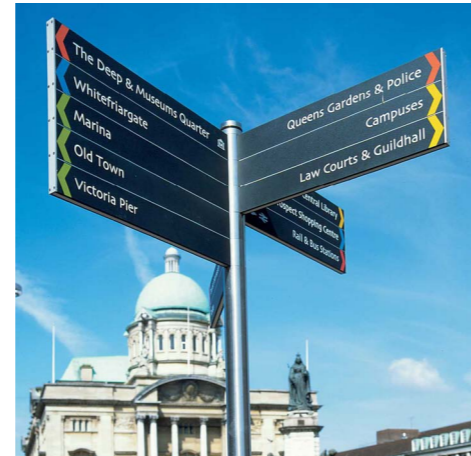


PHASE 1 PUBLIC REALM MATERIALS PALETTE

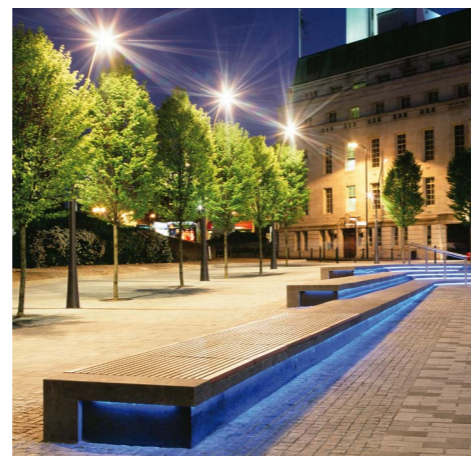
Paving



Furniture



Lighting



WOLSEY PLACE, PEACOCKS CENTRE AND TOWN SQUARE



WOLSEY PLACE AND TOWN SQUARE



Woking Town Centre Commercial Way Public Realm

Sketch options

30th September 2011



GILLESPIES

THE BRIEF

BRIEF



- Area addressed in the brief
- Building frontage addressed in the brief
- Potential future extension to Commercial Way
- Future redevelopment block

- Consider how the high quality public realm treatment established in the phase 1 work on Town Square and Mercia Walk might be extended into Commercial Way to create a vibrant and attractive street linking key spaces
- Remove clutter and create an elegant, high quality street
- Reconsider the street tree planting as the existing trees are large and make the street very dark
- Enhance the building facades to Wolsey Place and create a more attractive and visible entrance to the offices accessed off Church Path North
- Layout to be flexible to accommodate potential street markets, events and street vendors
- Design to be capable of extending West to Victoria Way to support the Bandstand Square proposal and east into the eastern part of Commercial Way.
- Utilise materials palette established in phase 1

PLANNING CONTEXT

PLANNING CONTEXT: SEEDA report

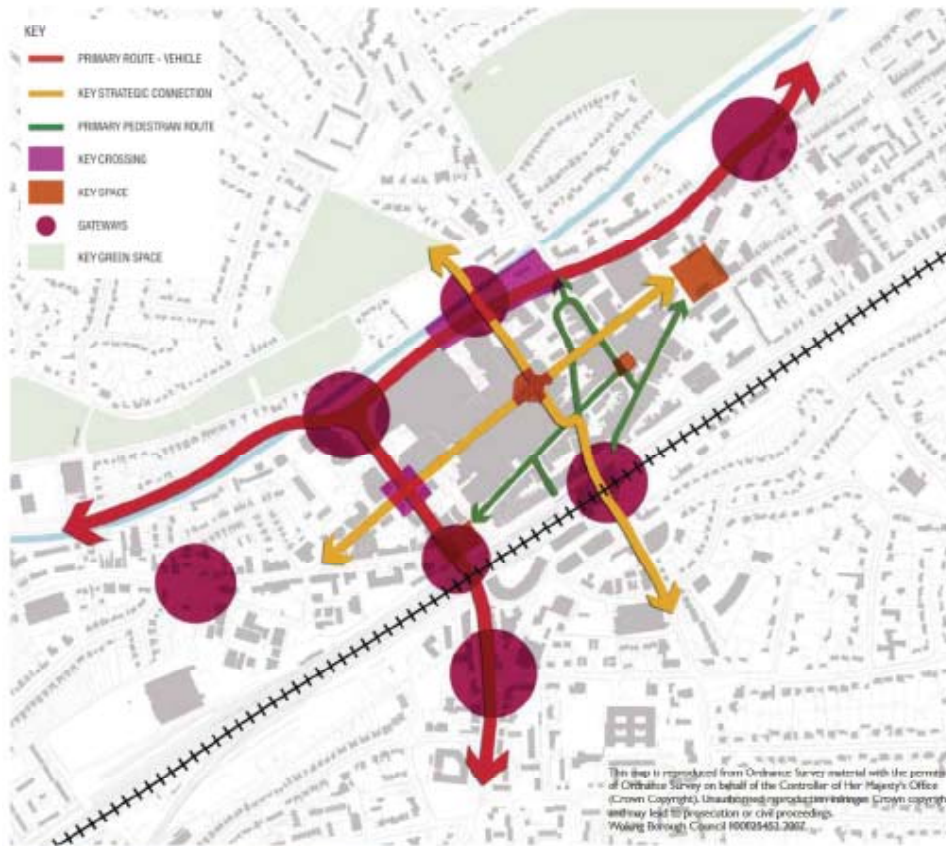


Figure 4.7: Key space and pedestrian routes

Aspiration precedent images



Church Path - intimate route connecting a series of spaces



Key spaces - Victoria Way by Market Square

Extract from SEEDA report 2008

- Commercial Way is a primary pedestrian route through the central retail quarter of the town
- It intersects the strategic north - south pedestrian route through the town centre from the station to the canal and civic quarter in the north
- The market square at its western end is identified as a potential primary public space and key gateway to the town centre
- The western end of the street interfaces with the existing business district
- The eastern end adjoins an existing area of fine grain retail- bars and restaurants
- Commercial Way acts as THE significant retail street through the town centre serving to connect the two key primary spaces identified in the strategy

PLANNING CONTEXT: Potential redevelopment blocks



Benoy proposed New Town Square and Church Path Landscaping

- WWF development site
- Indicative Gateway development site

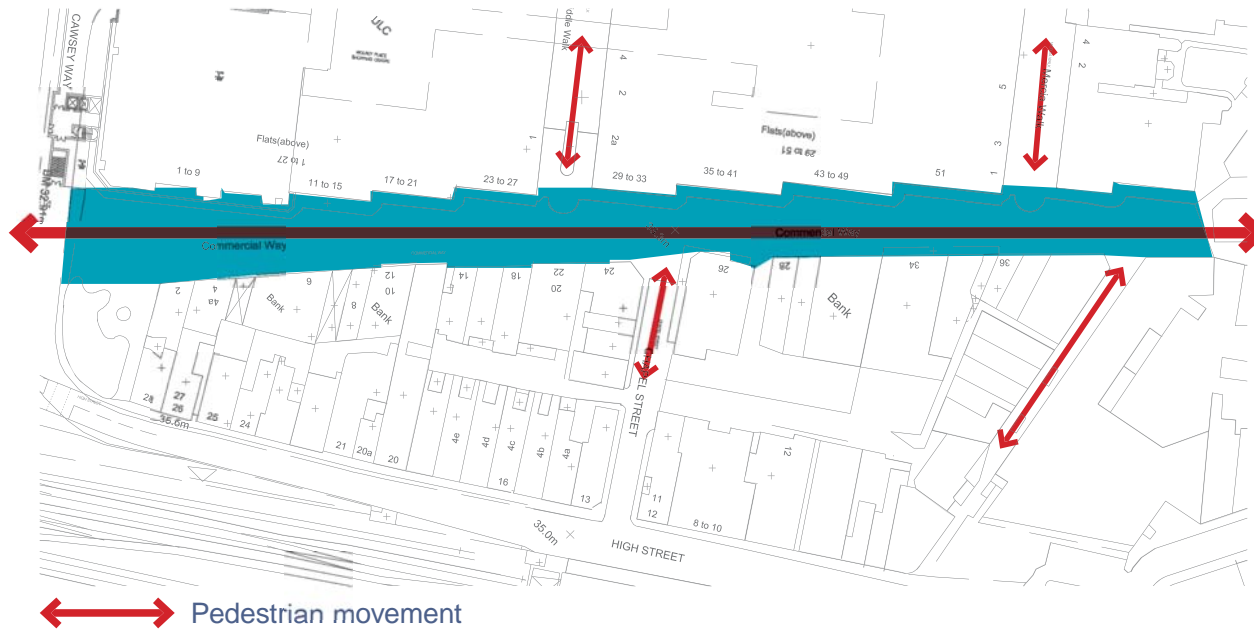
A number of poor quality blocks identified for potential future redevelopment adjoin the street.

These include:

- Globe House/ Post office site north of Market Square at the western end
- Site on the southern side of Commercial Way between the High Street and Commercial Way

SITE ANALYSIS

EXISTING CHARACTER: Commercial Way



Existing trees overshadow the street



Existing public realm is not uniform



Existing burger van blocks annotable key points
Woking Town Centre | Commercial Way Public Realm | Sketch options

- Pedestrianised shady street, area immediately to east has vehicular traffic
- Commercial Way currently quite dark and gloomy
- Contains a number of large trees, too close to each other and building facades shading the street
- Poor quality of materials and maintenance - many of the tree planters are broken / damaged by tree roots
- Street furniture and planters give appearance of clutter
- Contains burger van and other street catering

EXISTING TREES



● Trees in planted areas

● Trees in planters

● Trees in close proximity to the building

● Trees close to each other; merged canopies

● Trees of poor quality and value



EXISTING TREES - potential for retention



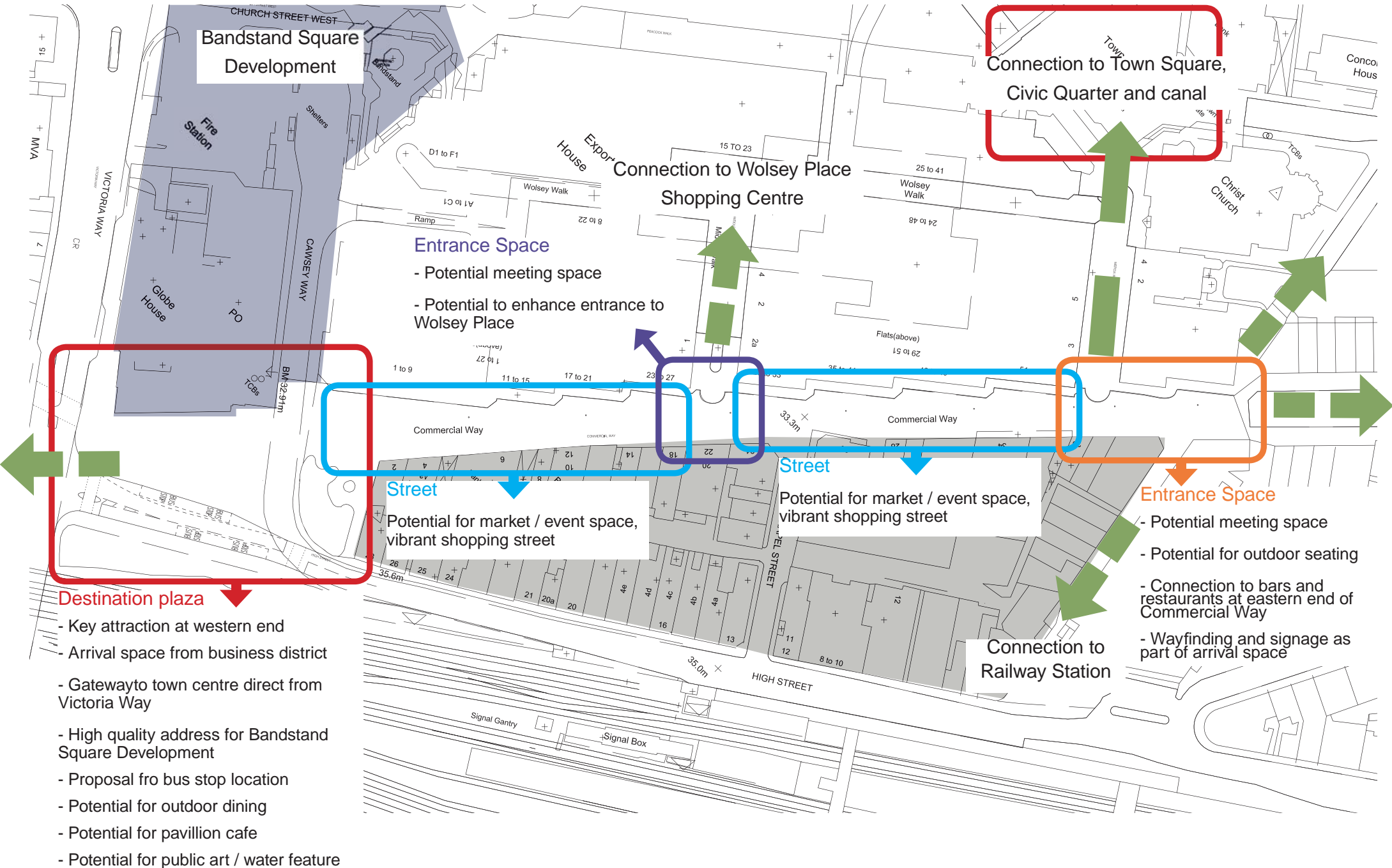
- Trees potentially suitable for retention
- Trees potentially suitable for retention depending on future highway works
- Potential trees to remove - trees unsuitable for retention due to quality, proximity to buildings, size and location



Two mature Lime trees and an Ash

DESIGN CONCEPTS

ACTIVITY DIAGRAM



KEY SPACES



- Node space treatment
- Street treatment
- Phase 2A boundary

KEY SPACES future possibilities



- Node space treatment
- Street treatment
- Future phase
- Phase 2A boundary
- Phase 2B boundary

STREET DESIGN PRINCIPLES - Phase 2A



- Clutter free pedestrian zone
- Central activity zone
- Vertical elements (trees / light columns) aligned

STREET DESIGN PRINCIPLES - Phase 2B



Movement zone



Activity zone
5m wide within Commercial Way

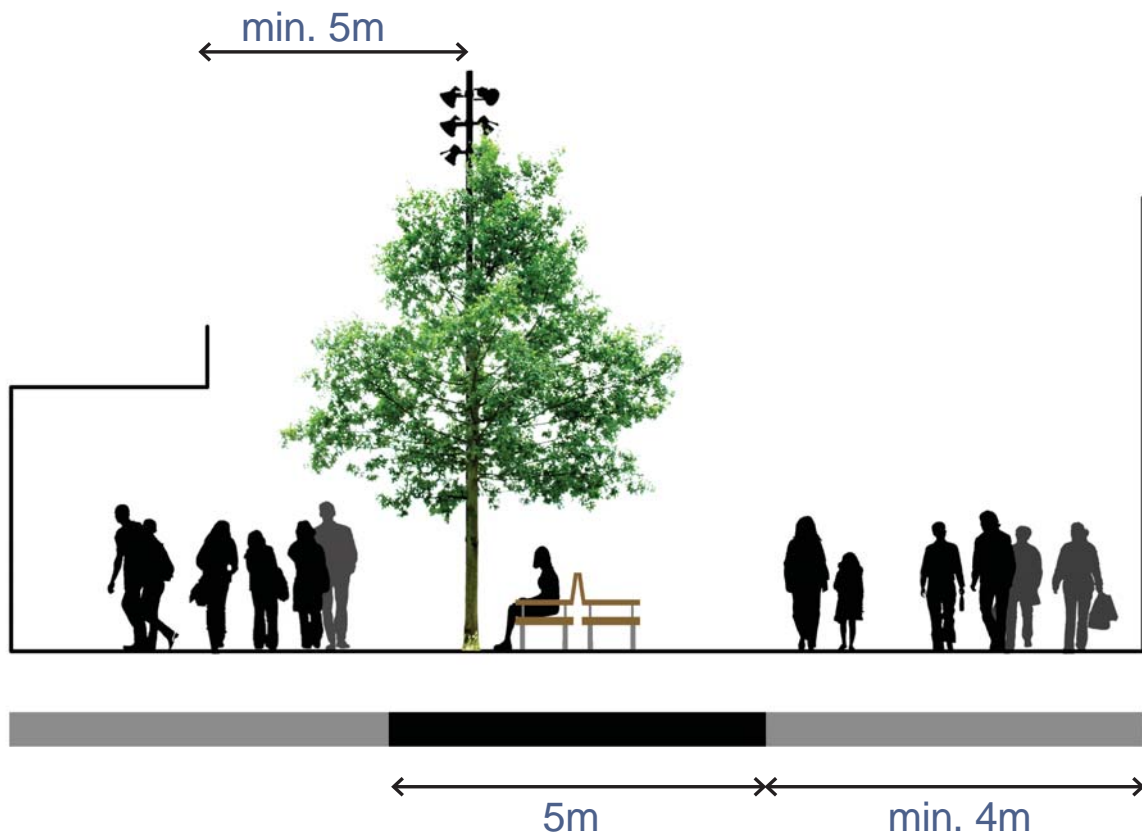


Access for Fire tenders,
servicing to existing retail
premises and access for
events/ markets etc.

- Clutter free pedestrian zone
- Central activity zone
- Vertical elements (trees / light columns) aligned

STREET TREATMENT - Off centre tree and lighting alignment





Off centre location of trees and lighting columns keeps sightlines clear of vertical elements

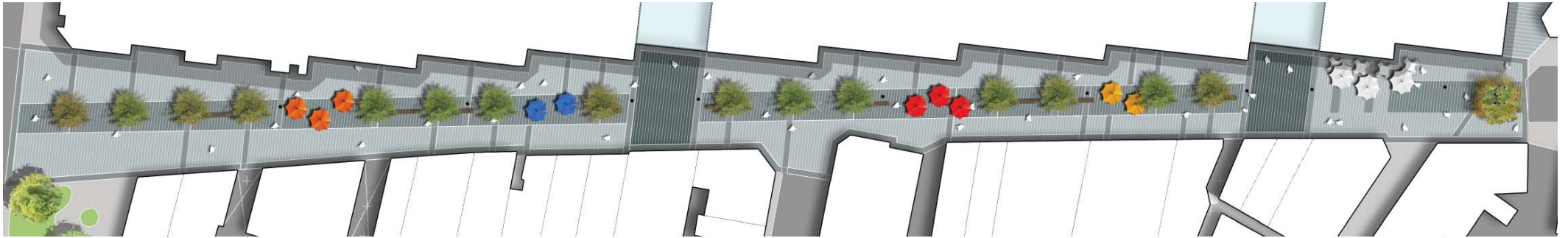


Seating located centrally creates a more informal character



Town Centre, Middlesborough (Gillespies)

MARKETS, EVENTS AND STREET VENDORS



- The central activity zone would provide space for markets, events, street vendors and potential cafe seating areas adding activity and vibrancy to the street scene



POSSIBILITIES FOR MARKETS in Commercial Way



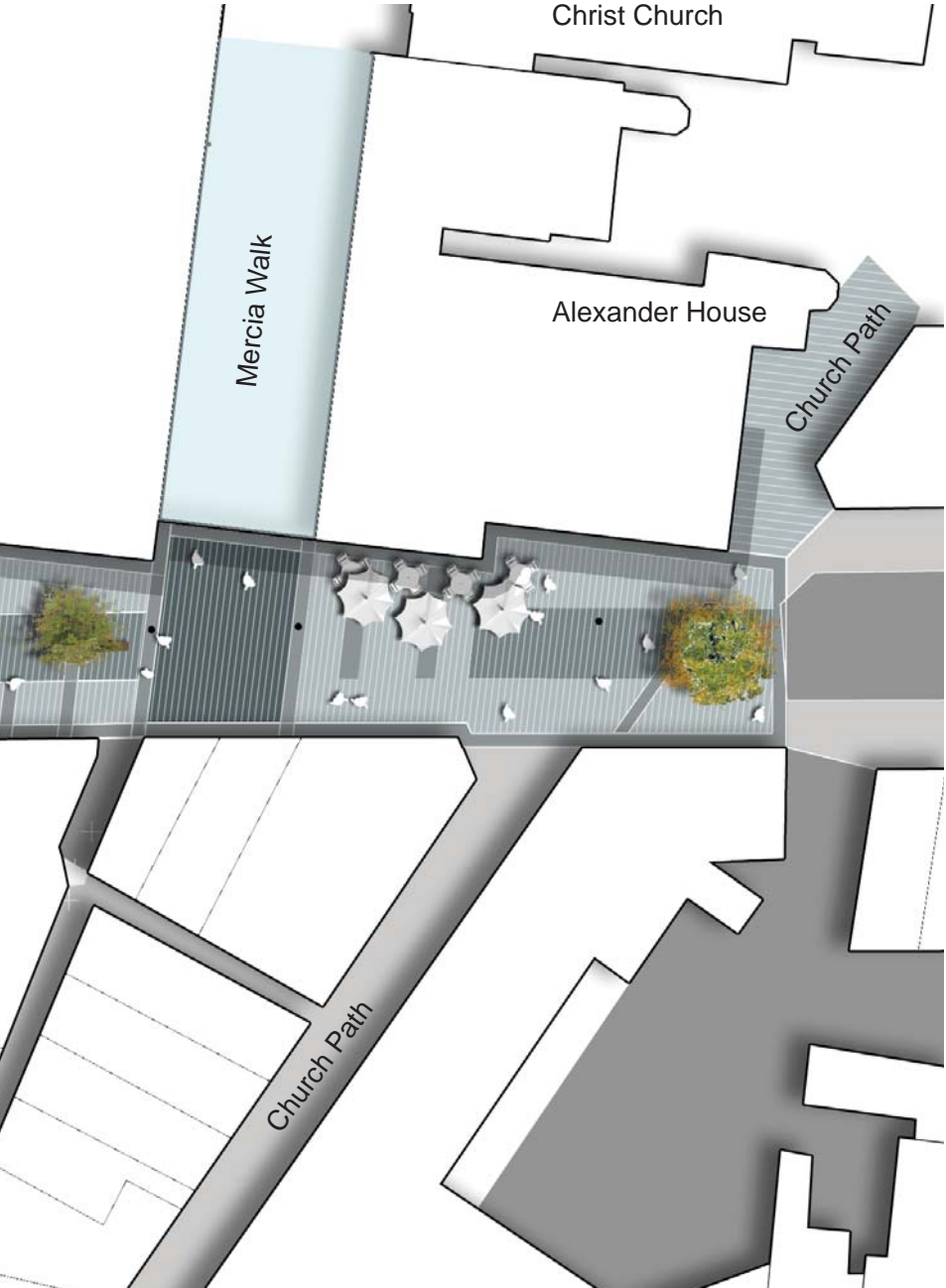
- Markets could be hosted in Commercial Way- It is a good location on the main pedestrian routes
- Markets could add vibrancy and activity to the street scene, attracting people into the town centre boosting retail trade generally

Requirements:

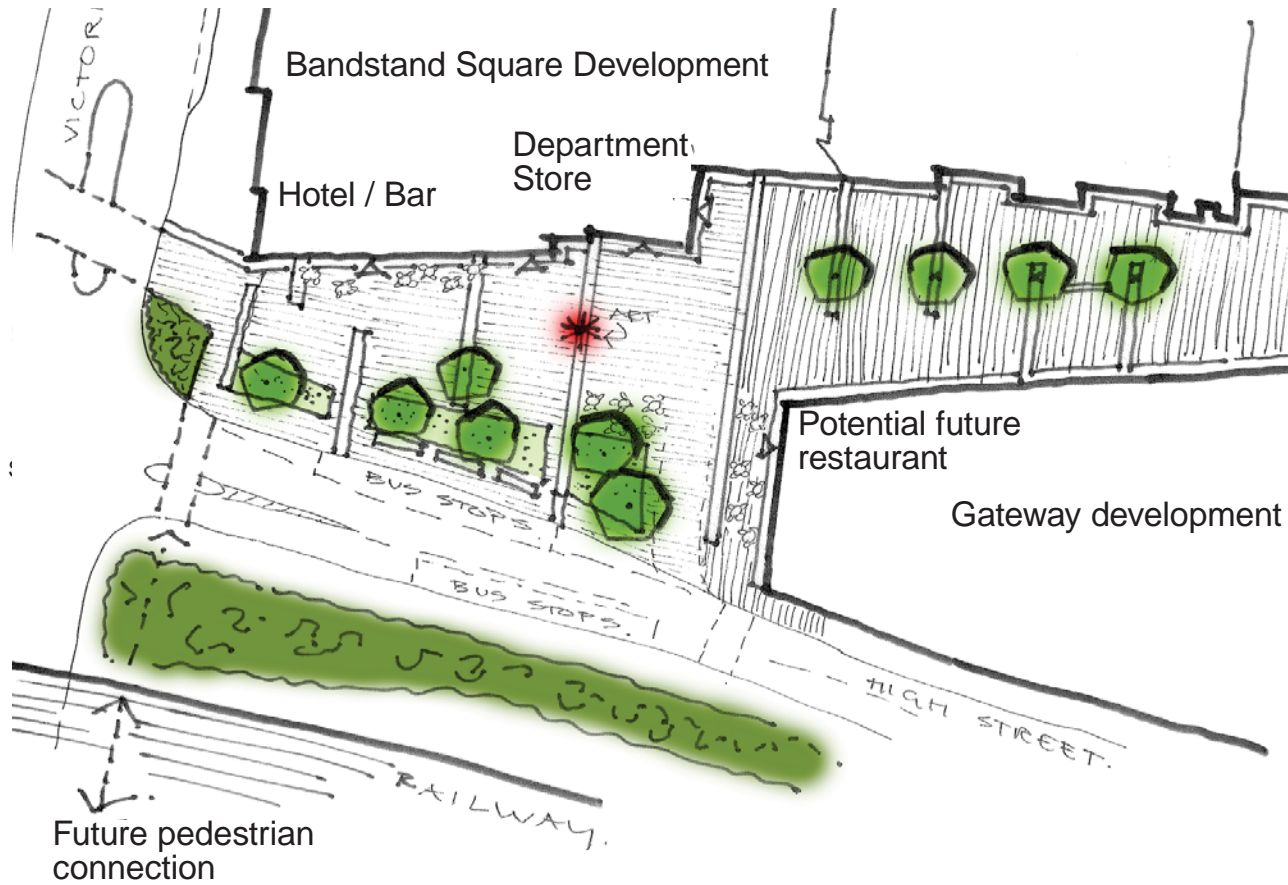
- Power supplies (pop ups preferred)
- Water points for wash down
- Potable water supplies
- Need to be in a consolidated area
- Access for traders
- Pitches arranged in blocks to allow pedestrian access across the street



EASTERN END TREATMENT



WESTERN END TREATMENT



SKETCHES - Eastern Square



View into Eastern Square from Commercial Way

SKETCHES - Commercial Way



View of Commercial Way

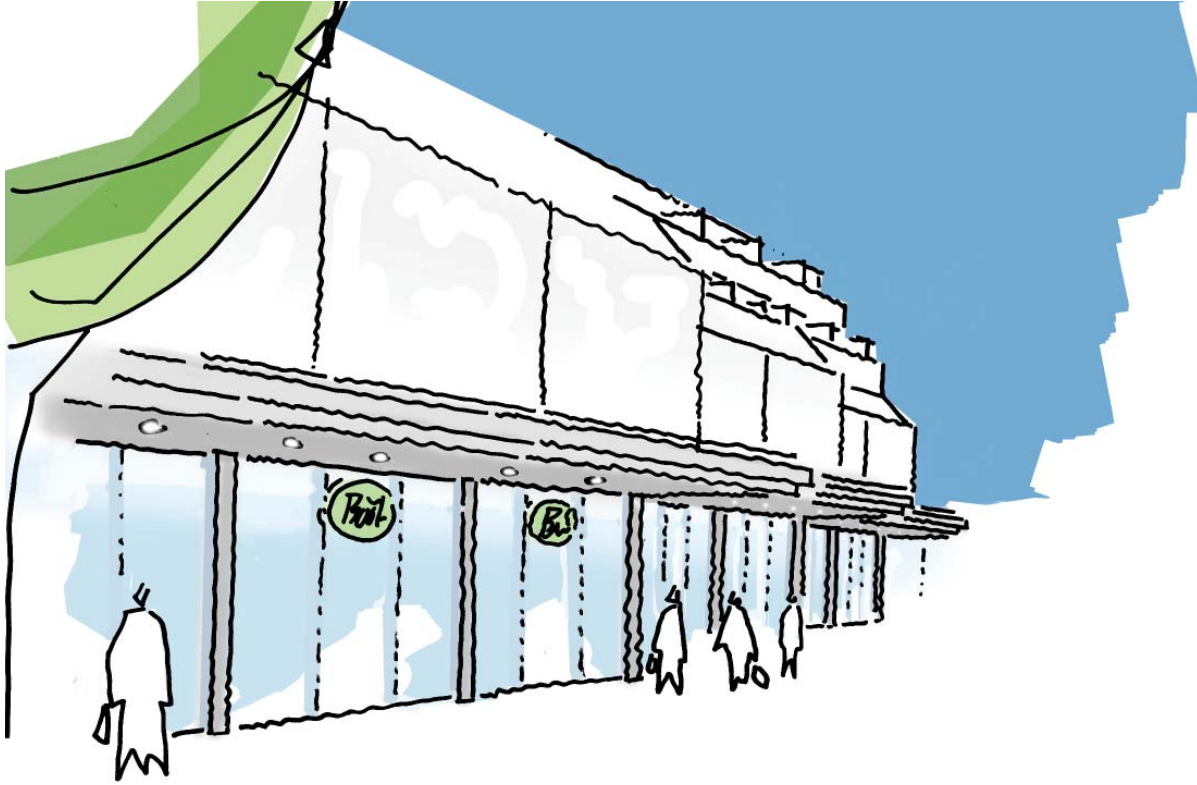
FACADE ENHANCEMENTS

FACADE ENHANCEMENTS: Existing canopies and entrances



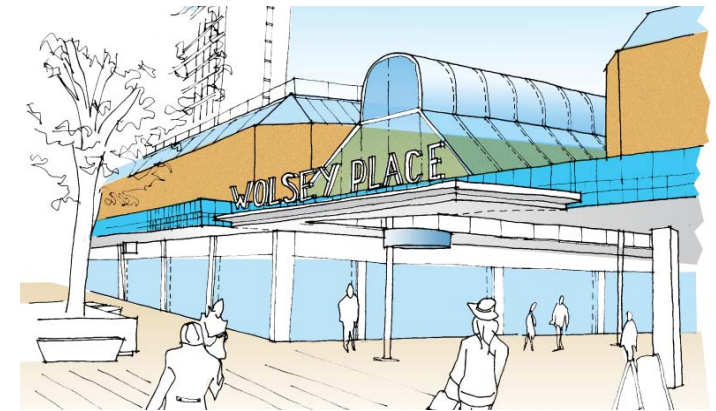
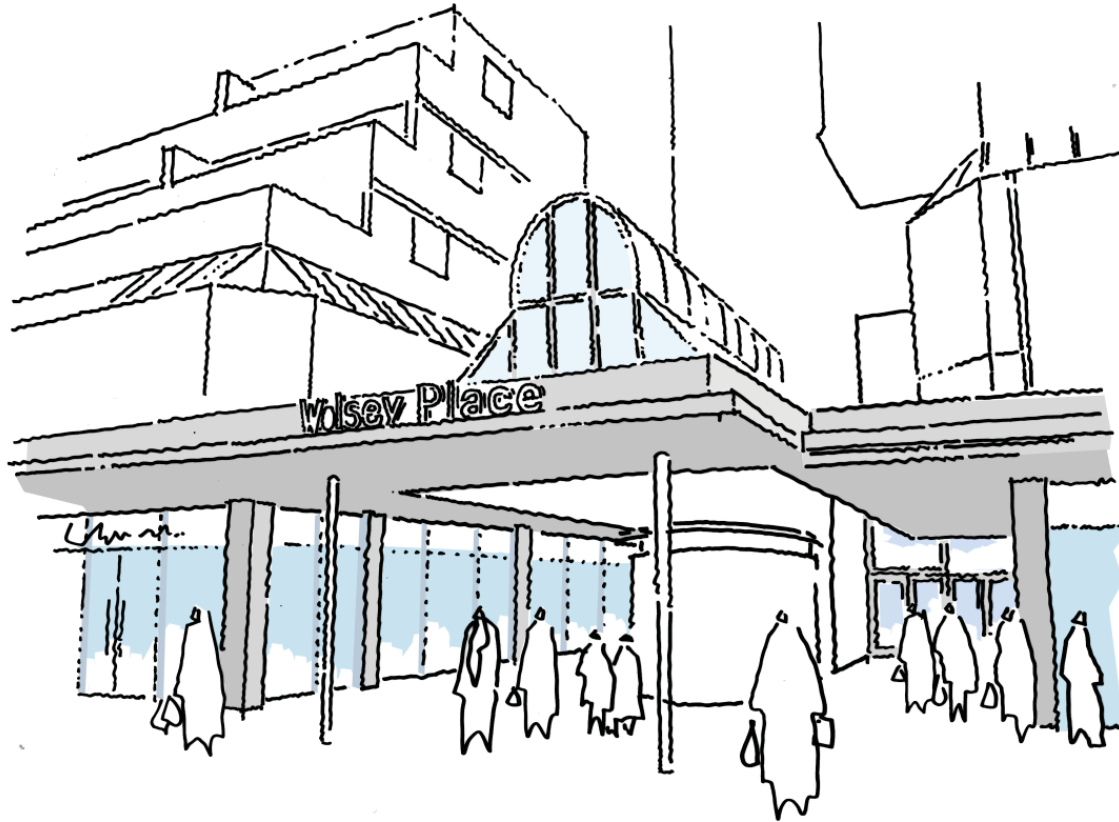
- The existing canopies are visually heavy with their dominant blue fascia
- The canopy soffit is in poor condition and additional lighting is required
- The entrance bull nose entrance feature to Mercia Walk is being replaced as part of the Wolsey Extension scheme

FACADE ENHANCEMENTS: A new treatment for shopfront canopies



- Our proposals concentrate on the shopfronts and canopies where we can make significant improvements to the street scene
- The canopies will be re-clad with a slimmer leading edge and a reduced fascia thickness, if possible
- Soffits will be re-clad with new, brighter lighting to enhance shopfronts and the public realm
- Incoming or existing tenants will be encouraged as part of any lease negotiations to improve shop front design in accordance with a new Commercial Way design guide

FACADE ENHANCEMENTS: Entrance canopies



Early entrance sketch



Sketch perspective of Mercia Walk

- We have set up a visual strategy for dealing with the existing bull nose canopy at the end of Mercia Way. We would suggest that these qualities should be incorporated into the central entrance
- The upper levels could be left as they exist now, or greened, as illustrated
- The existing conical roofed store should be refreshed as well

FACADE ENHANCEMENTS: A New Entrance to Alexander House

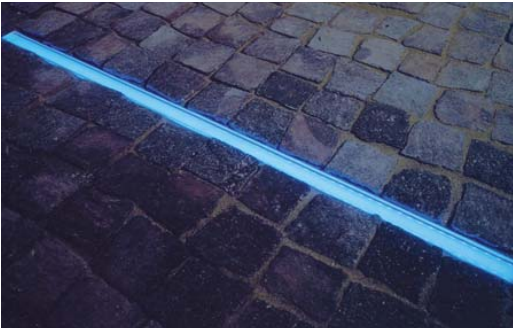


- The junction with Church Path North is a potentially important space within the town centre and improvements to the entrance to Alexander House will help enliven this route
- The canopy will be cut back to improve views to the new entrance
- The remaining canopy will be re-clad consistent with our adjacent proposals

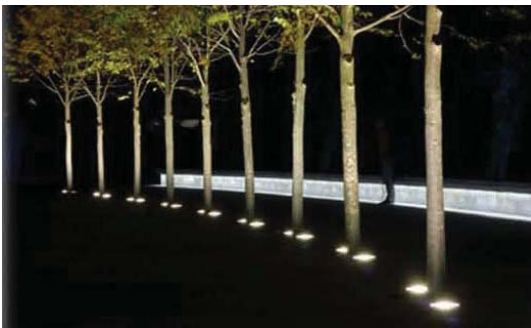
PROPOSED MATERIALS AND FURNITURE

PROPOSED MATERIALS AND FURNITURE

Paving



Lighting



Signage / Wayfinding



PROPOSED MATERIALS AND FURNITURE

Seating

Tree grilles

Litter bins

Cycle racks / bollards



Tree recommendations street



Acer campestre
'Elsrijk'



Carpinus betulus
'Frans Fontaine'



Corylus colurna
'Obelisk'

Tree recommendations square



Liquidambar styraciflua
'Worplestone'

- Medium sized trees with a fastigiate form are recommended
- They would be generously spaced to green the street without over-shaddowing it