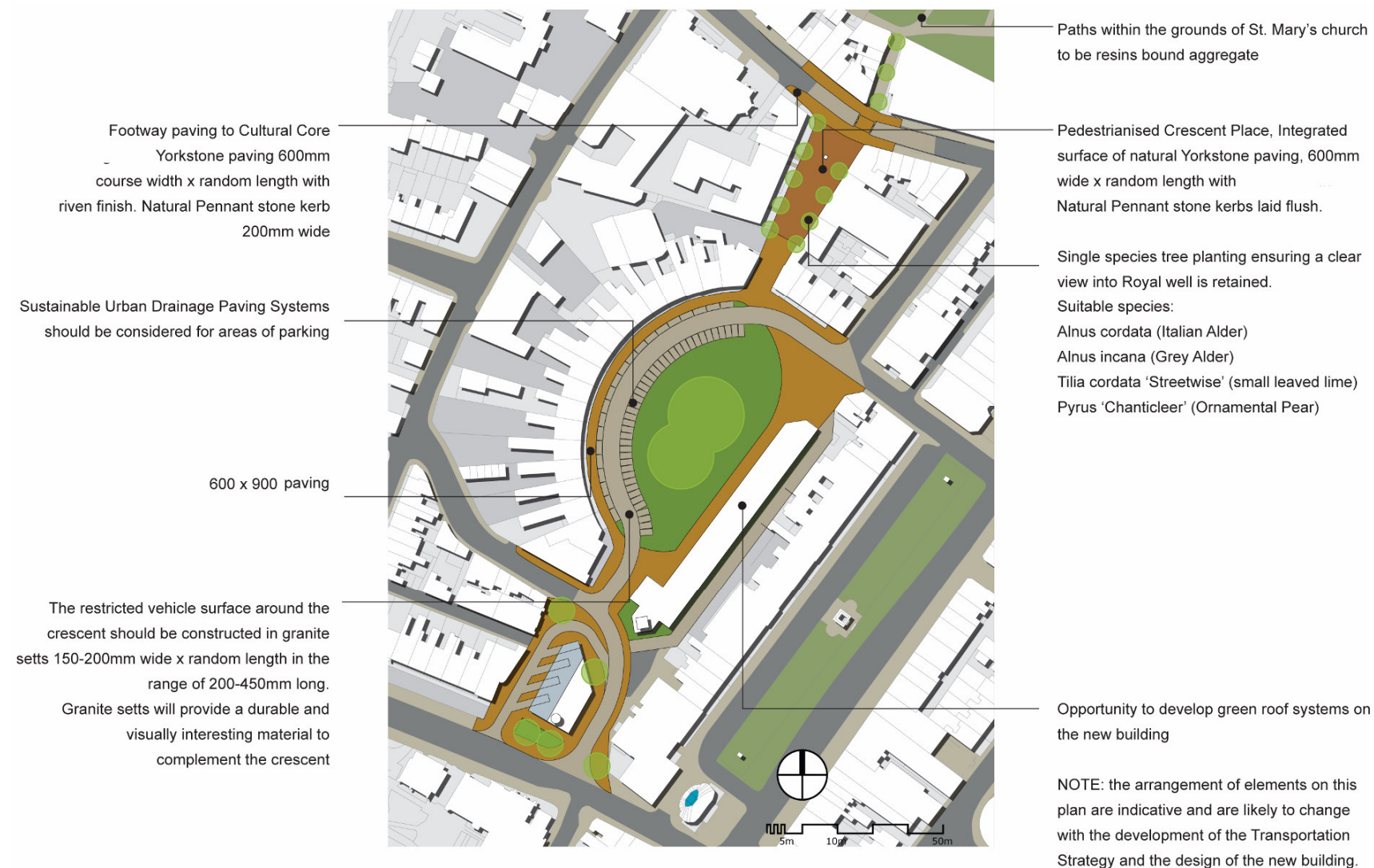
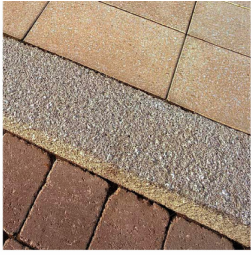


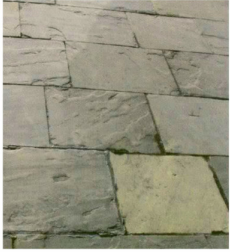
11.0 THE PUBLIC REALM GUIDANCE: KEY DEVELOPMENT SITES

11.1 ROYAL WELL





Kerbs associated with concrete paving to be Marshall's Conservation 225mm wide laid flat



Natural Yorkstone paving 600mm wide x random length with riven finish



Natural granite setts



Resin bound buff coloured aggregate



Natural Yorkstone paving 600mm wide x random length with sawn cut finish



Natural stone kerb 200mm wide by random length



Natural Yorkstone setts for areas of shared space

ANNOTATION WILL BE REFORMATTED

11.2 NORTH PLACE

North Place redevelopment offers the potential to heal a scar in the townscape and at the same time create a gateway of real quality through architecture and urban form. The size of the site and its context between the mature and gracious greenery of Clarence Square, with Pittville beyond, and the retail heart of the Town, suggests that this will form a new quarter. Integrating this development into the existing fabric is the challenge, expressing contemporary sensibilities whilst still defining quintessentially 'Cheltenham qualities'

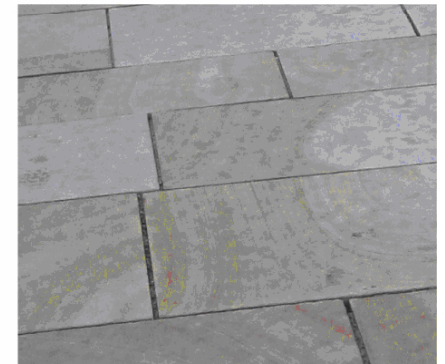
High quality natural stone for paving, steps and walls. Scale, texture and pattern to be determined alongside the design of the buildings within the square. Lighting style, paving material and integration of street furniture should be unique but complement the rest of the town.

Footways should be treated with a unified paving material continuous from the Albion Street junction to the heart of the North Place site. 600x900mm concrete units that ties in with the chosen material for the central space



Figure 10

Large trees of single species to frame the civic space between new buildings - Oak, London Plane, Lime



Yorkstone paving

The new development at North Place offers an opportunity to create a clear link through the town centre from Montpellier to Pittville. The core of the site centred between the two proposed buildings will respect the setting that the Trinity Church provides. The elements and materials forming the public realm on this site must be developed alongside the architectural form and function of the proposed buildings.

Materials

Paving materials for the main area should be high quality natural stone, granite or Yorkstone, chosen to tie in with building materials. The surrounding footways of North Street, North Place and Portland Street leading to the focal area should be treated uniformly



Pennant stone quarried locally in the Forest of Dean could be used for paving, steps, walls, plinths or features within the focal area

Public Art

Public art must be considered from the very outset in this process of redevelopment, integrating art with architecture to create a responsive and animated public realm of real ambition and substance, rather than a token sculpture, dropped in at the end of the building works.



Courtesy of CABE/Andrew Hendry



Bespoke seat formed from strips of tiles peeling from the floor
Courtesy of CABE/Andrew Hendry

The integration of all the elements will be the key to the success of the public realm. The images found below and on the following page illustrate how this can be achieved



Fountains of water create a popular feature in the centre of a civic space.



Finsbury Ave.. Sq. - Courtesy of Maurice Brill Lighting Design
Bespoke bench integrated with lighting and paving



Cheltenham's Spa water could be highlighted at specific points within the open space at North Place

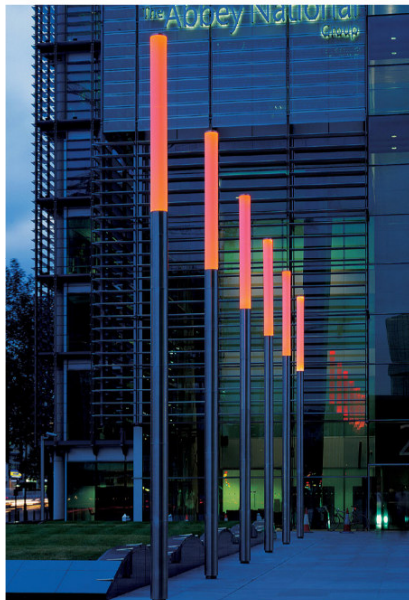
Lighting

The linkage from The Promenade to North Place must be a lighting design objective at outline and detail design stages.

Consideration must be given to consistent design approach e.g. use of co-ordinated column and lantern design throughout.

Consistent techniques e.g. use of column mounted luminaires for main lighting, with building, tree and feature lighting.

Continuity of 'green corridor' via a lighting visual effect, subject to constraints of highway geometry and building ownership



Regency Place - Courtesy of Maurice Brill Lighting Design



Finsbury Ave. Sq. - Courtesy of Maurice Brill Lighting Design



Finsbury Ave. Sq. - Courtesy of Maurice Brill Lighting Design



EWA - Watford

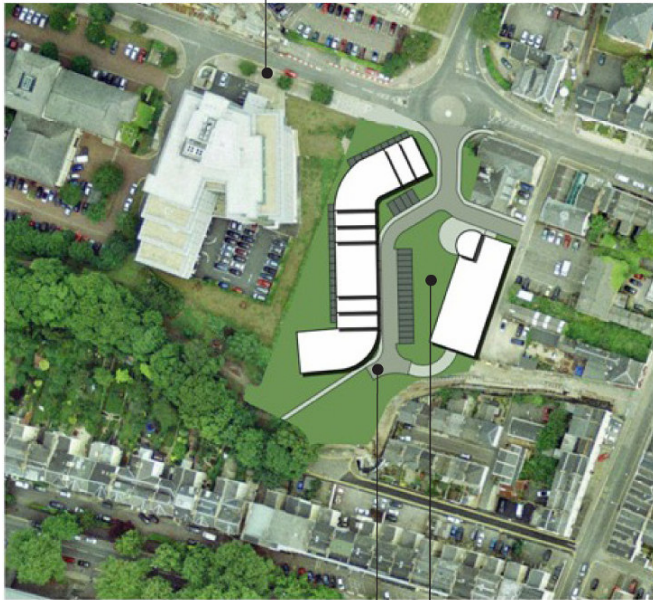


Courtesy of CABE/Joe D. Miles - Cathedral Square Manchester

11.3 ST JAMES



The existing contemporary theme for the area provided by the Waitrose development, the recently built residential apartments and office blocks must influence the choice of materials for public realm. The wide footways should be treated with large paving units , 600 x 900mm Conservation smooth in Natural colour

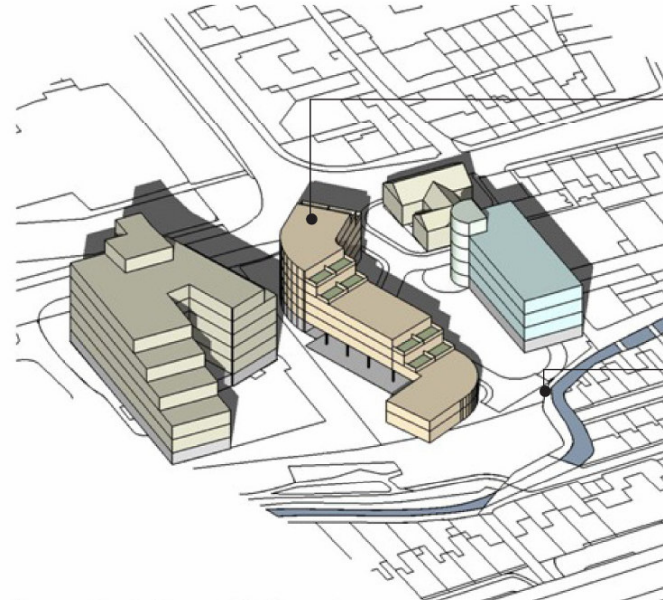


Roof plan with aerial photo
Figure 10

The same footway materials should continue into the site from Jessop Avenue to integrate the development.

Surfaces for vehicles and cyclists within the site should be concrete setts matching the Chelt Walk to encourage movement through the site.

Open Green space with structural shrub planting retaining clear views of St. Gregory's spire



Axonometric view from south looking north

Spire theme could be strengthened as part of the detailed building design at the junction

Utilise river setting by linking the existing footpath/cycle walk through the development site Ideal area to incorporate public art which will benefit users of the Chelt Walk

NOTE: Options for the arrangement of buildings on this site are still being considered. The same principals of public realm should apply



Stainless steel bin



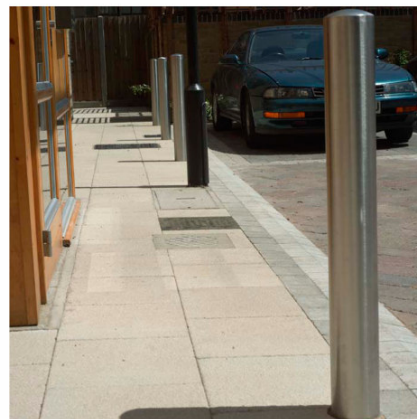
Courtesy of CABE/Joe D. Miles - Duke of York Square
4/5 Storey mixed office and residential; development with a communal central space with tree planting and cafes



Contemporary styled lighting luminaires offering consistency through out neighbouring sites



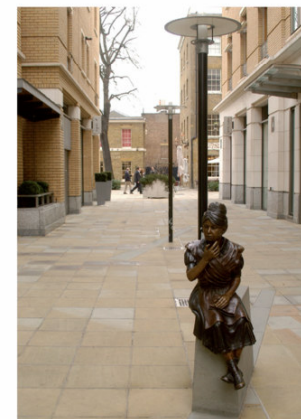
Stainless steel and timber seats



Stainless steel bollard



Courtesy of CABE/Joe D. Miles - Duke of York Square



Courtesy of CABE/Joe D. Miles - Duke of York Square

12.0 GUIDANCE FOR IDENTIFIED PUBLIC REALM INTERVENTIONS

12.1 BOOTS CORNER



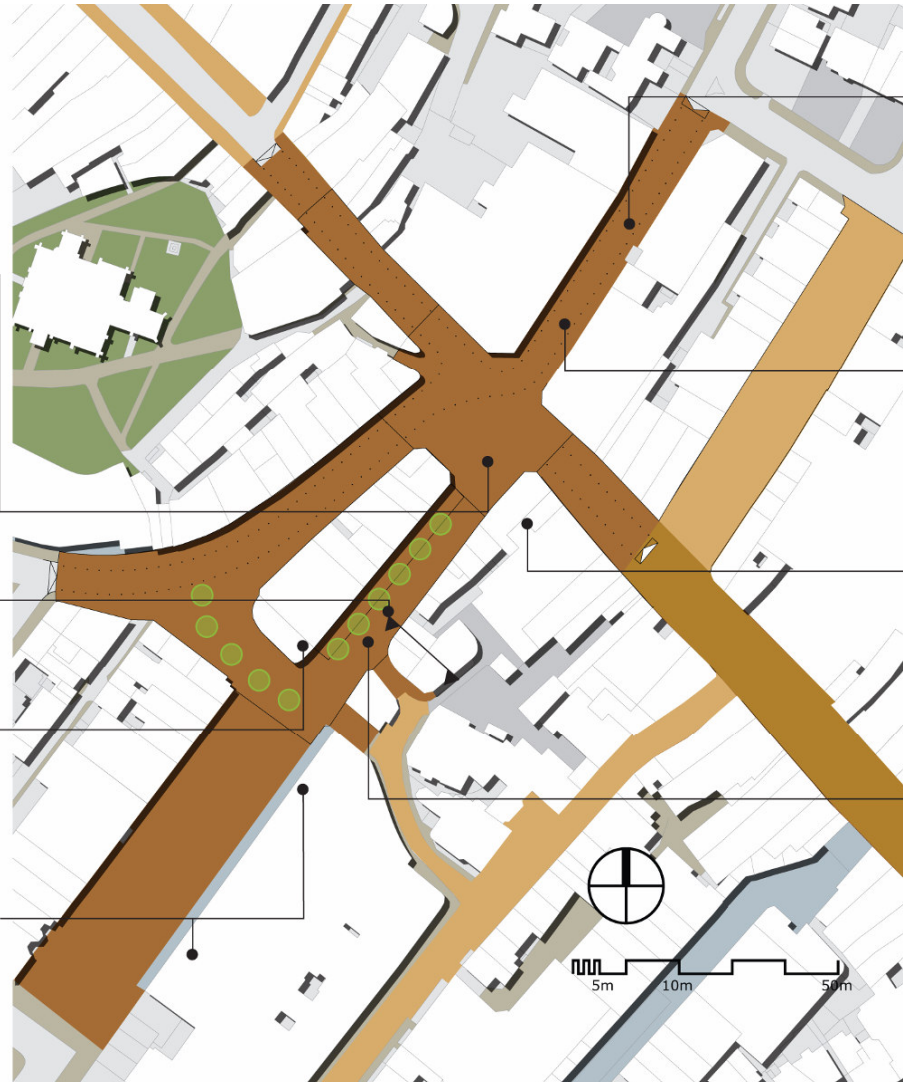
Norrköping, Sweden - Courtesy of Anna Palmblad of Tyrens

The concept of integrated space encouraging greater eye contact between users

Cross section B

Yorkstone paving to continue from pedestrianised section north to HSBC. Pattern and scale of material may change for the central area at the Boots corner to meet the needs of the focus area of public realm

Human scale lighting as suggested i
for the Promenade



Integrated surface, retain footway alignment using flush natural stone kerbs and minimal use of bollards

Connection between Boots corner and North Place should be enhanced. Continuation of the 'green corridor' from the Promenade via a visual lighting effect should be explored, subject to constraints of highway geometry and building ownership.

High quality natural Yorkstone paving throughout the integrated space. Flush stone kerbs to be used to delineate active areas and traffic flow. Yorkstone setts to be used for trafficked surfaces.

Tree planting to extend the green corridor from the existing pedestrianised section
single species selection from:-
Alnus cordata (Italian Alder)
Alnus incana (Grey Alder)
Tilia cordata 'Streetwise' (small leaved lime)
Pyrus 'Chanticleer' (Ornamental Pear)

Public Art

Boots Corner is a major opportunity to create a new public space; a meeting point, an information exchange and a heartbeat for the town. The space requires a special feature which draws people to it without limiting its potential for many uses. The proposed solution illustrates a graceful canopy, providing shelter and enclosure to 31a flexible space, which people can pass through or congregate in. The use of modern communications technology could provide interactive information displays, live links to festival performances, and a community notice board. Such a space, at the junction of the High Street with the Promenade, will become a focus for Town life. Achieving this vision will require the skills of the engineer, the architect and the artist all working as a team.

Lighting

It is proposed that lighting is integrated into the centre piece of the new public square in order to provide visibility of this meeting point both by day and by night. As a continuation from the Promenade, column mounted luminaires at human scale will provide lighting for safety. Additional feature lighting of buildings and proposed centrepiece will provide excellent visibility, colour, and a '3 dimensional' night time streetscape.



Regency Place - Courtesy of Maurice Brill Lighting Design

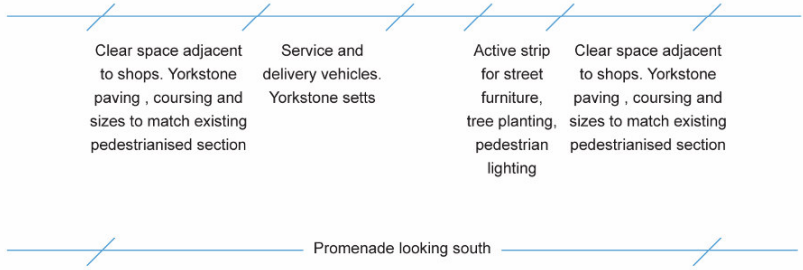


Luminaire option for pedestrianised Promenade and High Street

The current public lighting uses traditional column-mounted decorative luminaires. Whilst providing a good level of lighting, this approach loses the opportunity to create a distinctive streetscape in this prime area. We recommend that the public highway is lit using building-mounted luminaires, with additional human scale luminaires to tie in with street furniture and features.



Lighting off buildings in Maidenhead



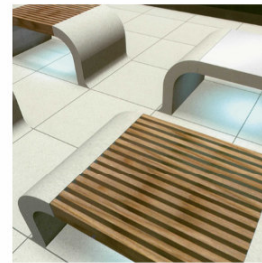
Cross section B



Hess steel bollards



cycle stand



benches combining natural stone, timber and steel



bench



Natural Yorkstone paving
600mm wide x random
length with sawn cut finish

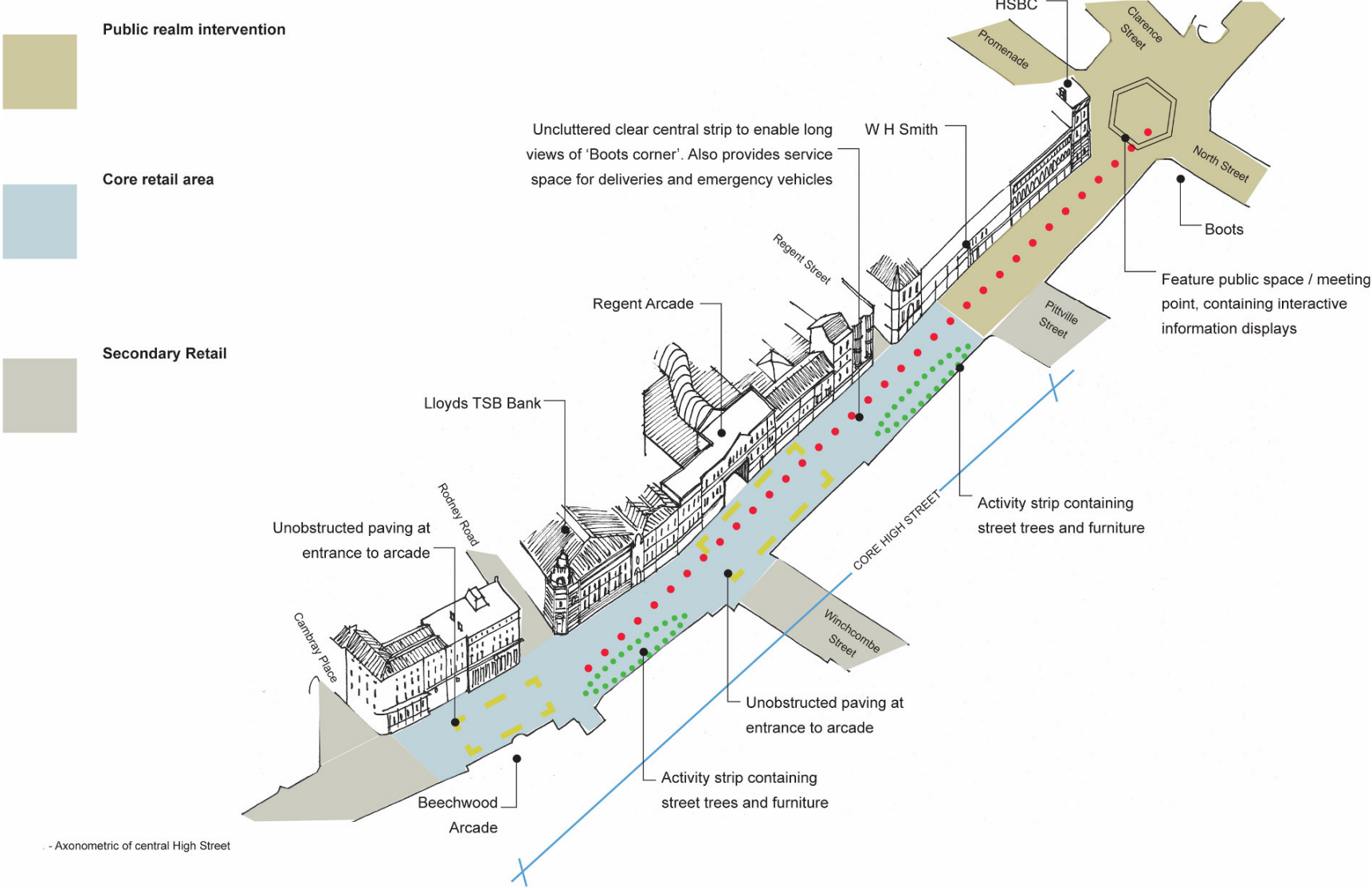


Natural stone kerb 200mm
wide by random length

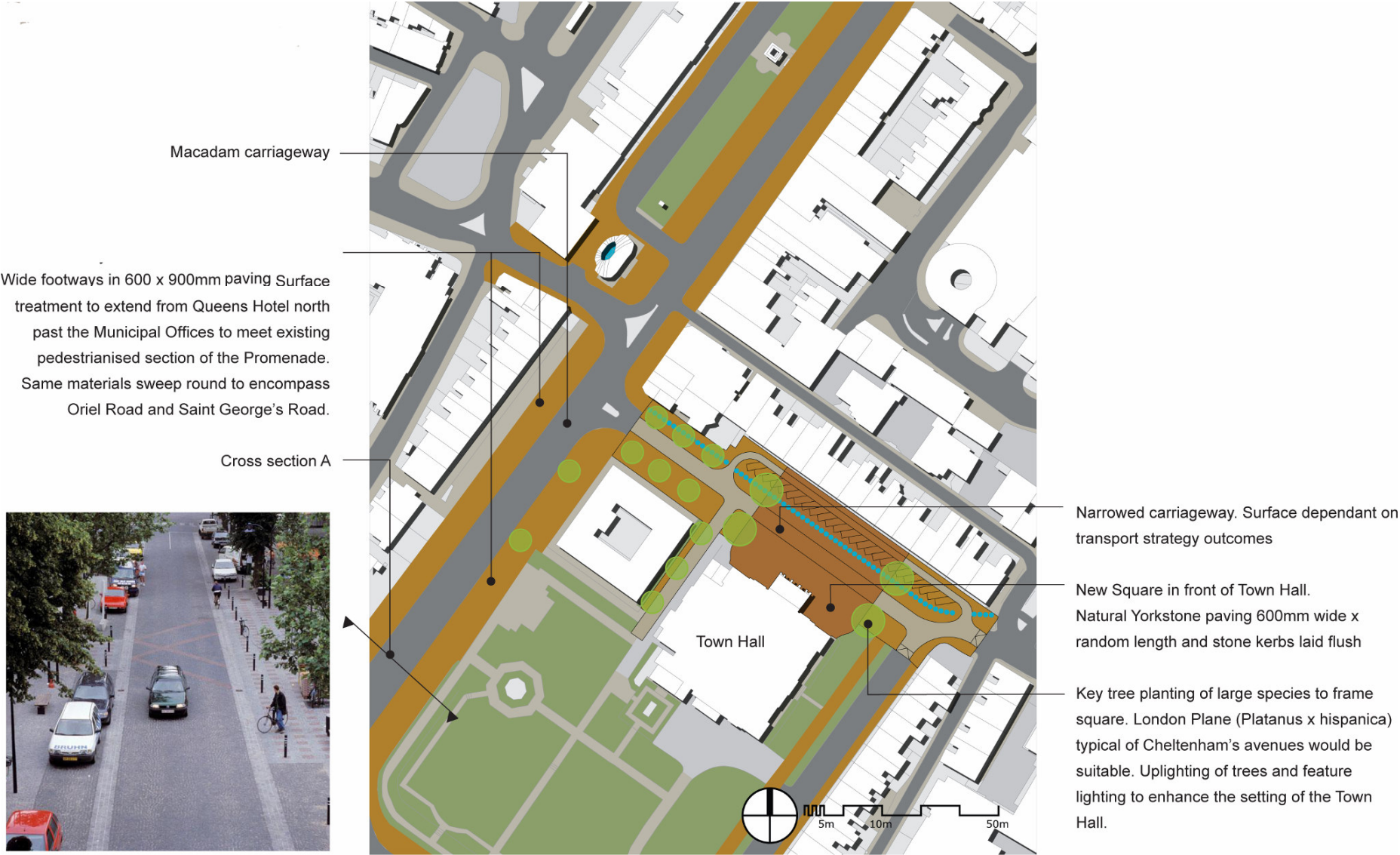


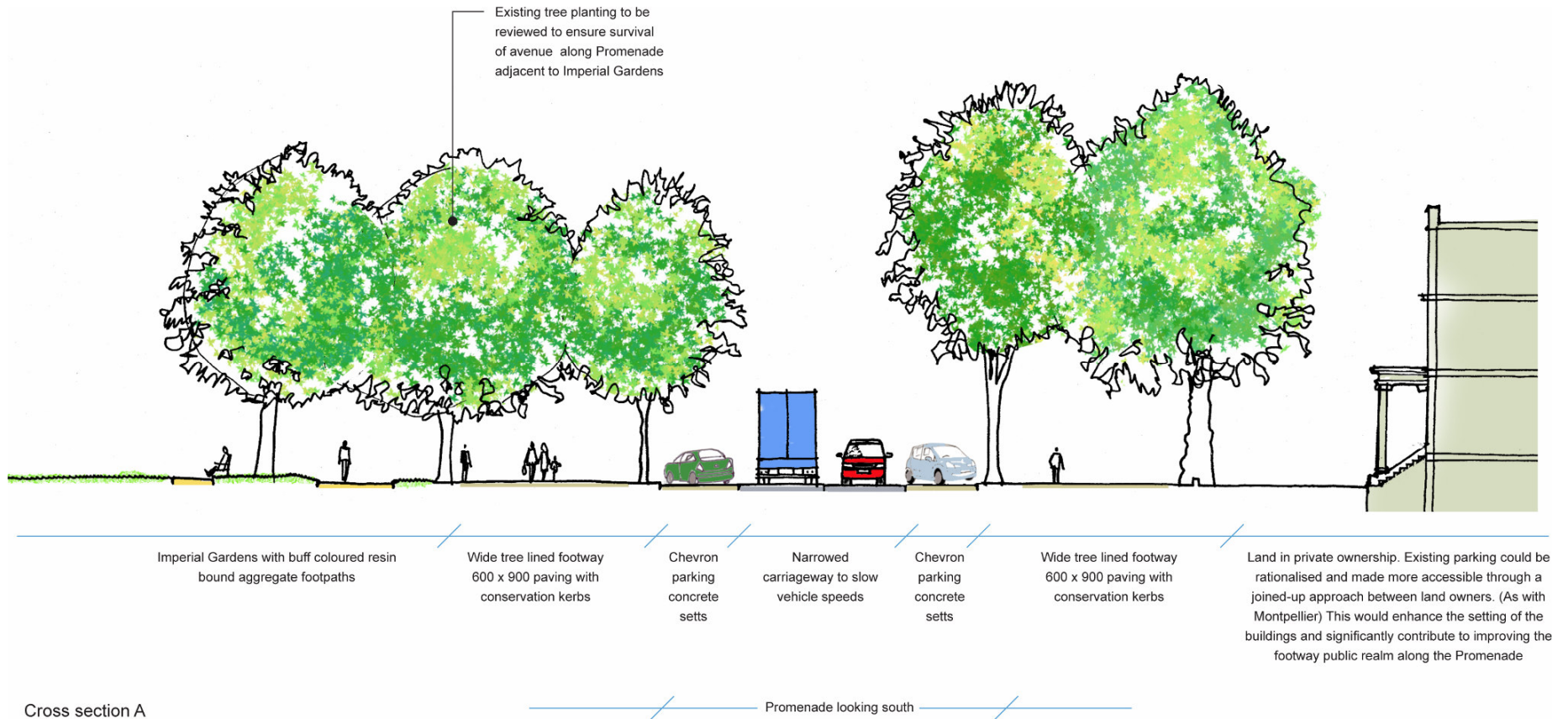
Natural Yorkstone setts for
areas of shared space

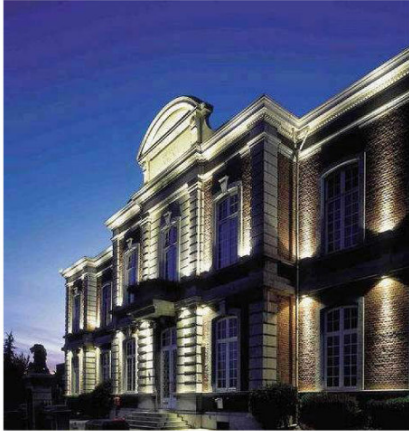
12.2 HIGH STREET



12.3 TOWN HALL







Lighting of key building. An example of how the Town Hall could be lit

Lighting

'Station style' heritage luminaires are also used in the Promenade. These are seen in many towns, and do not adequately give a sense of place.

Lighting of the traffic routes should be consistent with Montpellier and the Royal These luminaires should be a similar height to the existing trafficked area. For the pedestrianised areas the luminaires should be column mounted and at a human scale. The trees in the existing pedestrianised area of the promenade may need work to their canopies to ensure efficient and adequate lighting is provided.

It is also proposed to uplight a number of trees in The Promenade.



Luminaire option for pedestrianised Promenade



Luminaire option for pedestrianised Promenade



Proposed display board for Town Hall



Natural Yorkstone paving
600mm wide x random
length with sawn cut finish



Natural stone kerb 200mm
wide by random length



Natural Yorkstone sets for
areas of shared space

12.4 THE SUFFOLKS

The Suffolks is a distinct quarter, somewhat isolated from the town centre by Suffolk Road. Whilst it offers a specialist retail mix, it potentially misses out on some trade through its lack of clear visual presence. A gateway artwork located at the junction of Suffolk Parade with Montpellier Terrace, supported by hard landscape works to create a shared surface beneath, would establish this quarter within the public realm.

Single species tree planting to hardy with neat habit, such as;
Acer campestre 'Streetwise'
Tilia cordata 'Streetwise'

Formalised parking bays and tree planting to reduce road width together with shared surface and seating provision to create a local square

Carriageway remains as macadam

Foot way and kerb treatment to continue to the southern end of The Suffolks at Great Norwood Street



· Public realm code - The Suffolks

“Gateway to The Suffolks” artwork

Lighting of the key building facade (Zizzi restaurant)

Shared surface to maximise space for movement of pedestrians and maintain low vehicle speeds.
Setts for trafficked areas 600x900mm paving for foot ways.

Parking spaces provided on the less active side of the street

Delineation of the footway to remain and surfaced in 600x900mm concrete paving. Flush kerb with raised carriageway in concrete setts

Public Art

The Gateway artwork should reflect the character of this artisan designer area and establish some visual dialogue with the landmark of St. Philip's church, which forms a southern gateway.

Furniture

Two seats should be provided at the new local square but are not required elsewhere. Cycle stands should be provided at the heart of The Suffolks to encourage cycling but located where sufficient space exists.



cycle stand



bench



Conceptual idea of a 'gateway' to The Suffolks



Integrated surface -



silver grey kerb
to be laid flush



A simple contemporary style luminaire

Lighting

This is a vibrant area with high pedestrian volume during the evening, associated with the restaurant trade.

The existing lighting does not meet the aspirations for this area, both in terms of function and form. The area is lit to residential road lighting standards, which is not appropriate considering the high night time pedestrian flows. The existing lighting uses a low pressure sodium light source, which will not provide colour rendition, making colours difficult to distinguish after dark.

In conjunction with other urban design measures, the lighting provision should be upgraded to provide:

- A full spectrum (white light) source to improve the ambience of the area after dark
- A design solution to BS EN 13201 and BS45489 reflecting the high after dark pedestrian volumes now found in the area, to provide an appropriate level of lighting for community and highway safety
- Lighting should be by column mounted luminaires, at a height of 5 to 6 metres, to retain human scale
- The design of the lighting column and luminaires should be integrated with proposed street furniture.

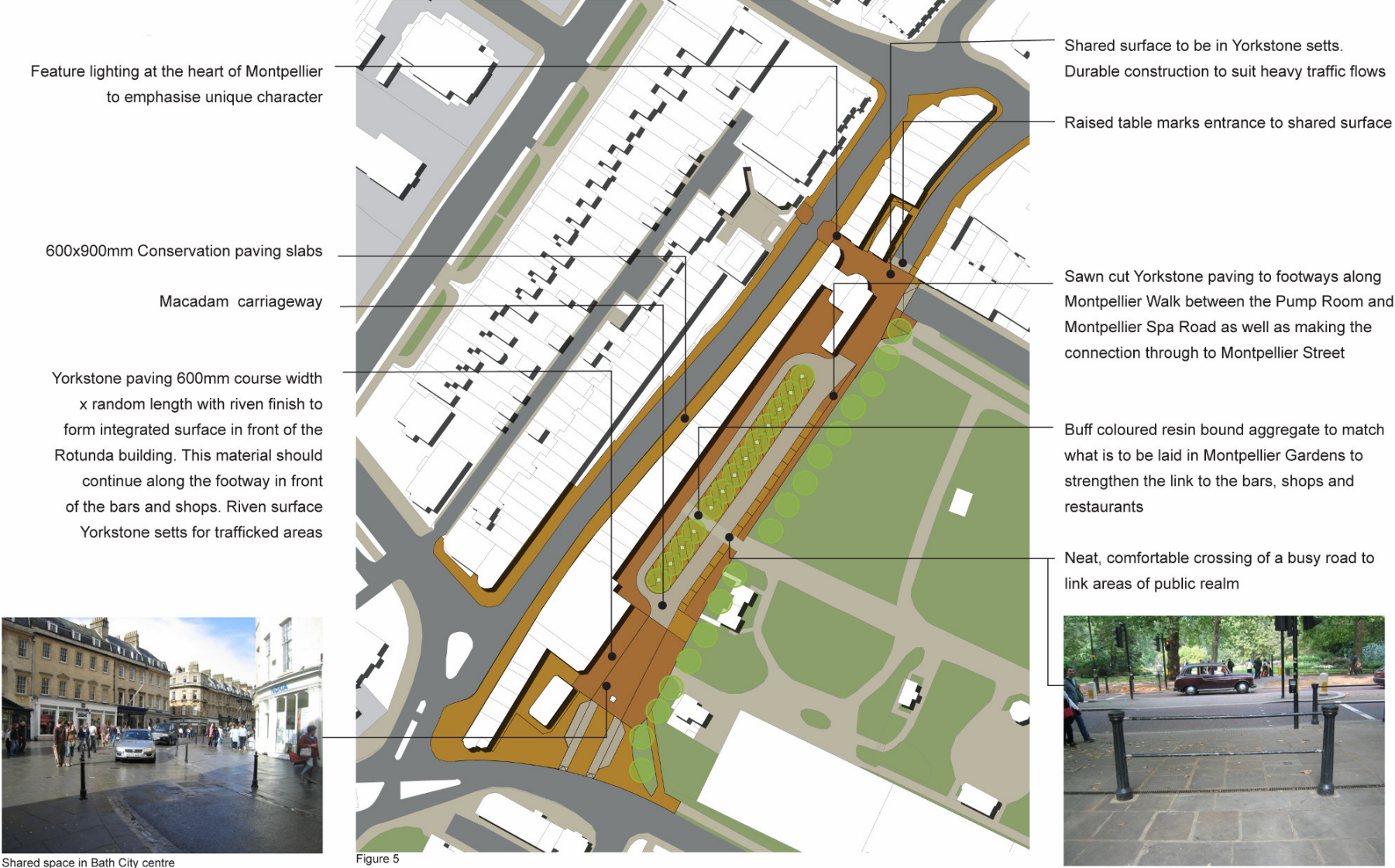
To further enhance the ambience of the area, lighting of the façade of 'Zizzi' restaurant should be considered. The design approach should be in accordance with the principles outlined for building lighting. However, the lighting levels to be achieved on the façade must be carefully considered to prevent over lighting, and maintain a 'subdued' ambience for this area. Adjacent street lighting would also need to be carefully designed to ensure that the street lighting does not encroach on the façade lighting.

Bespoke lighting could be incorporated into the gateway feature in the form of L.E.D.'s helping to provide a sense of arrival and sense of place.



Column mounted luminaire

12.5 MONTPELLIER





Heart of Montpellier with Yorkstone riven paving linking Montpellier Street and Montpellier walk through to the new entrance into Montpellier Gardens



Kerbs associated with natural stone paving to be 200mm wide



Kerbs associated with concrete paving to be 225mm wide laid flat



Natural Yorkstone paving 600mm wide x random length with riven finish



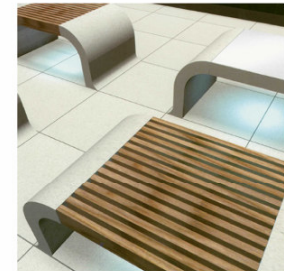
Steel bollards, used efficiently to guide vehicles and protect pedestrians at junctions



Natural Yorkstone paving 600mm wide x random length with a sawn finish



Natural Yorkstone setts for areas of shared space



Woodhouse Projects benches combining natural stone, timber and steel

Lighting

It is recommended that building lighting is undertaken to the Lloyds building, both to enhance the building, and to provide a gateway feature to the town centre. This may be achieved by using a mix of white light sources and Light Emitting Diode (LED) luminaires (these fittings are more discrete than traditional light sources, and are particularly useful for accent lighting).

It is also suggested that other buildings within the area are considered for lighting, subject to building owner and resident approval. The caryatids, ballustrading and general building facades offer great potential along Montpellier Walk. Again, LED luminaires may be effectively used to provide accent lighting.



The Rotunda, Montpellier's key building as focus for lighting



Lighting of the Caryatids to emphasise the heart of