

APPENDIX 1

Bromley Central High Street

Stage 2 Design Development

Studio Egret West

October 2015

Stage 1 Sketch Proposal



# Stage 2 Emerging High Street General Arrangement

## High Street Character Areas

- 1. Elmfield Arrival Space
- 2. High Street Garden
- 3. Park Plaza
- 4. Churchill Square
- 5. Market Street
- 6. Market Square



# Elmfield Arrival Space



# High Street Garden



Scattered fixed individual seating



Paving banding breaks up overall paving carpet and aligns the high street with the individual shop units

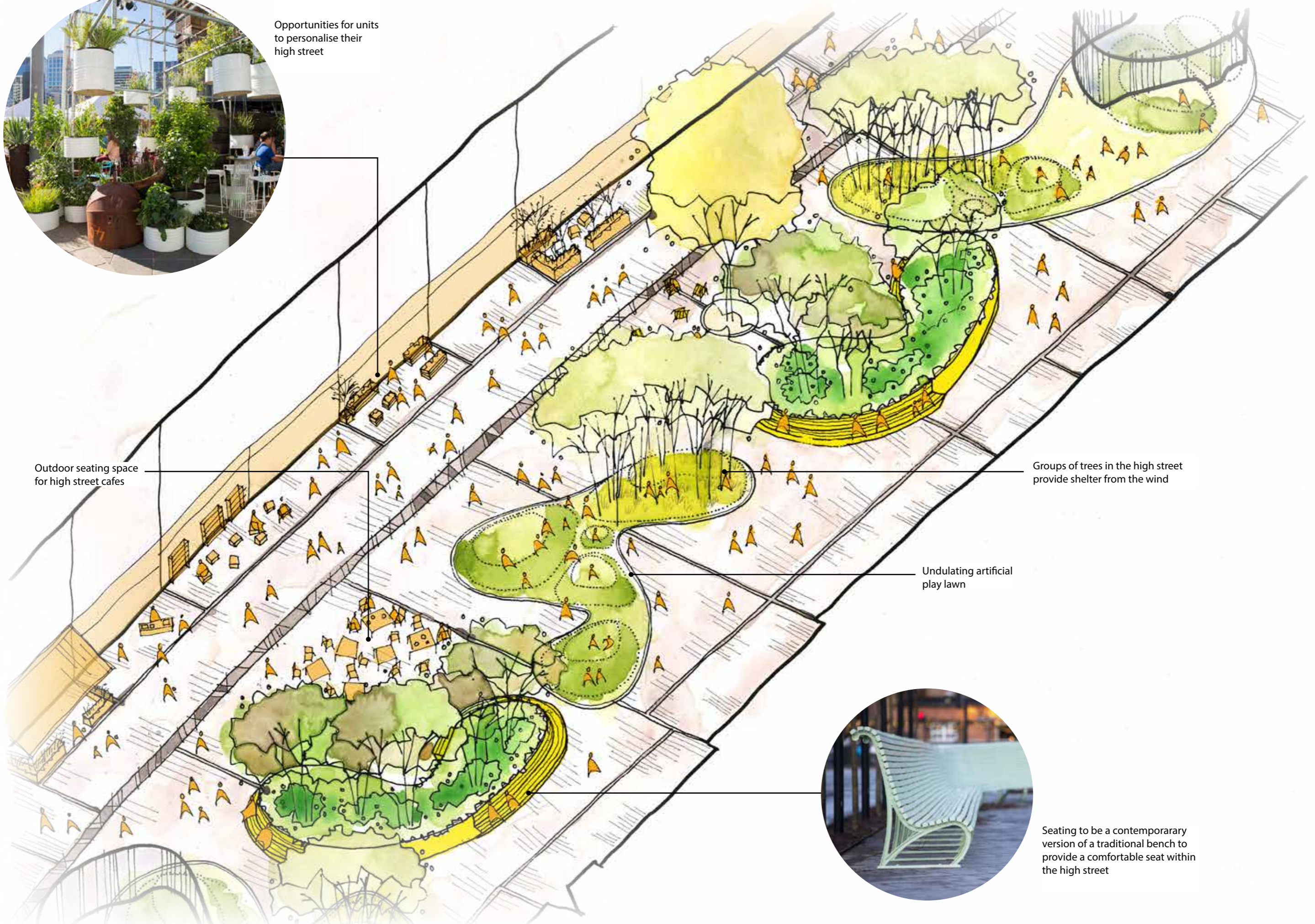
Raised planting bed creates space to sit and provides shelter and seasonal colour



Permanent use of artificial lawn to create a fun, relaxing and playful high street



Opportunities for units to personalise their high street



Outdoor seating space for high street cafes

Groups of trees in the high street provide shelter from the wind

Undulating artificial play lawn



Seating to be a contemporary version of a traditional bench to provide a comfortable seat within the high street

# Park Plaza



Outdoor seating space for potential kiosk cafe

Parkland trees



Scattered fixed individual seating



Broom shaped motifs inlaid in ground with resin bound surface for parkland character

# Churchill Square

Broom shaped motifs inlaid in ground with resin bound surface around to bring the parkland character through into the high street and define a fun flexible space in the heart of the street



Flexible space for seasonal events and changing uses

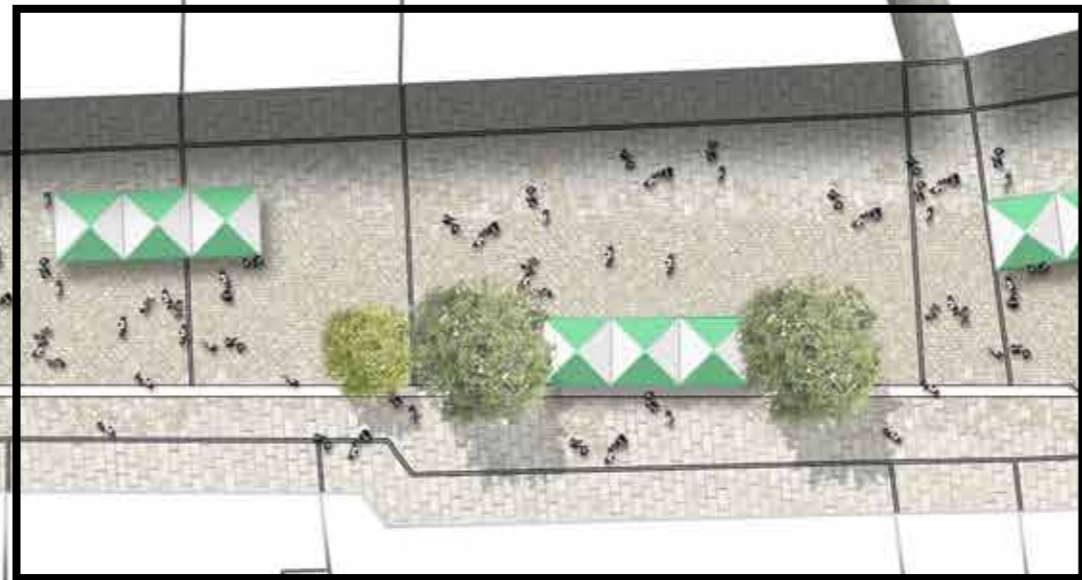


# Market Street

Outdoor seating space for high street cafes



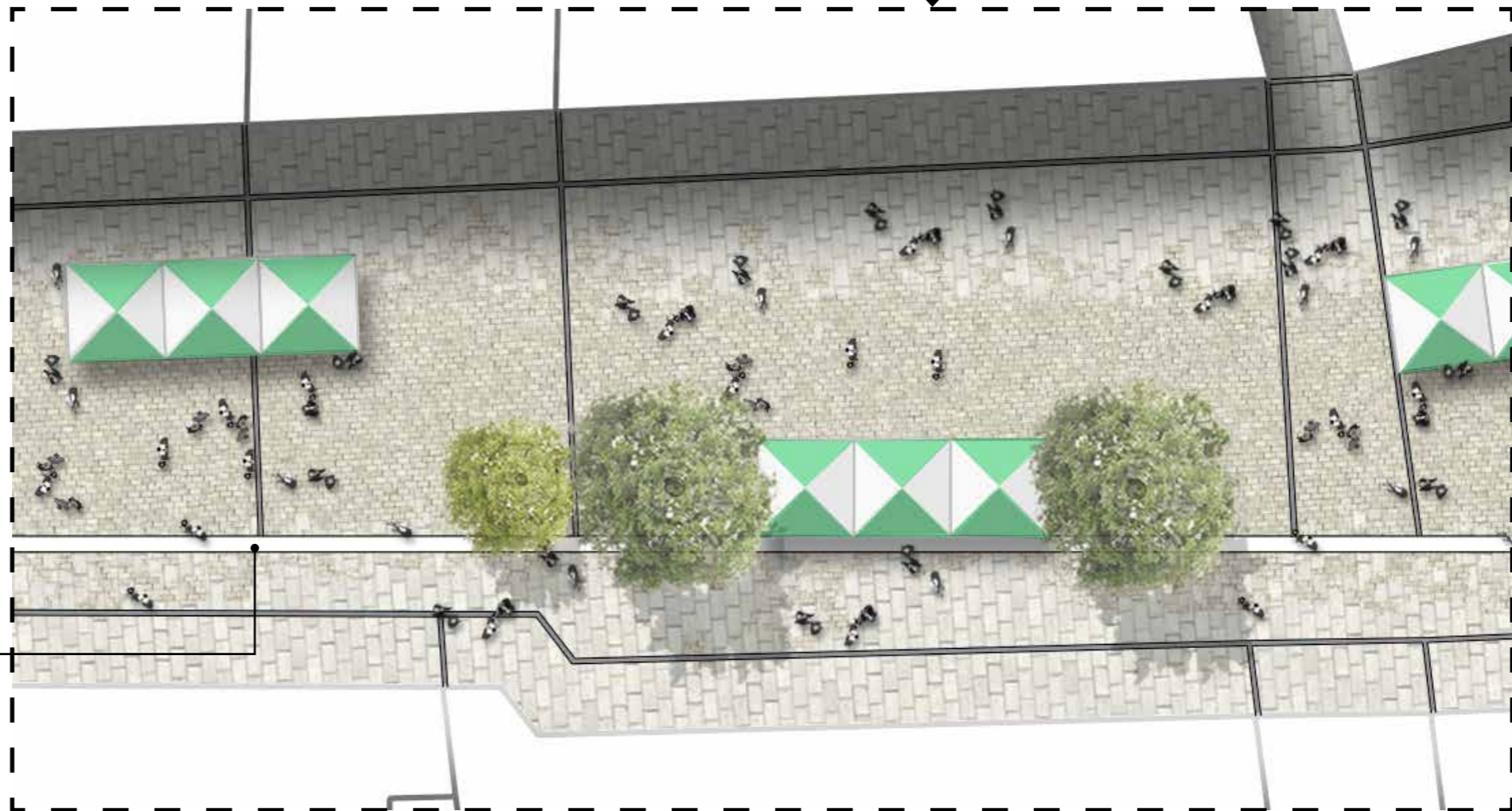
Staggered market stall configuration



Grouped street trees to break up the wind



Feature banding creates a continuous ribbon that flows through the high street



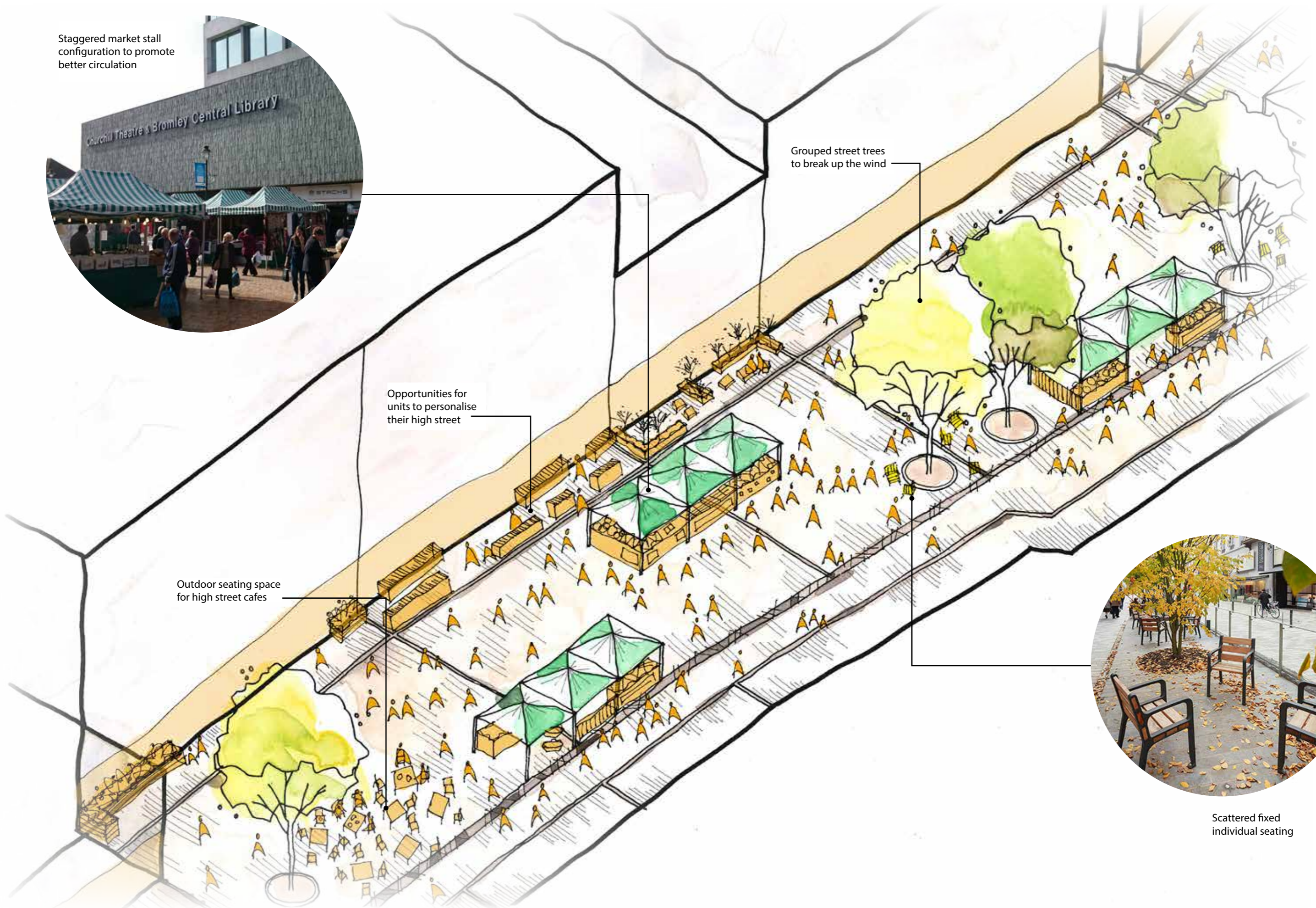
Staggered market stall configuration to promote better circulation



Grouped street trees to break up the wind

Opportunities for units to personalise their high street

Outdoor seating space for high street cafes

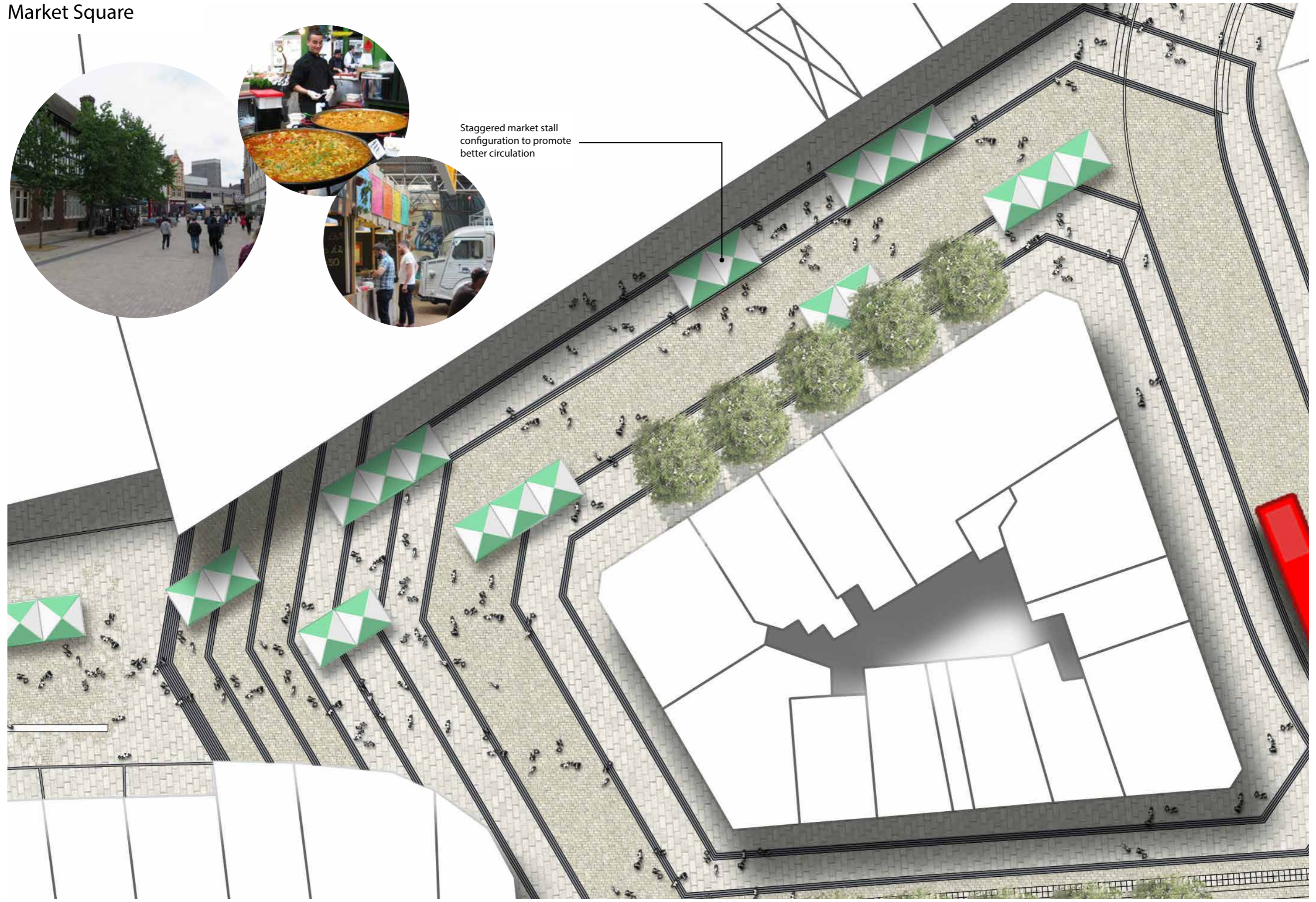


Scattered fixed individual seating

# Market Square



Staggered market stall configuration to promote better circulation

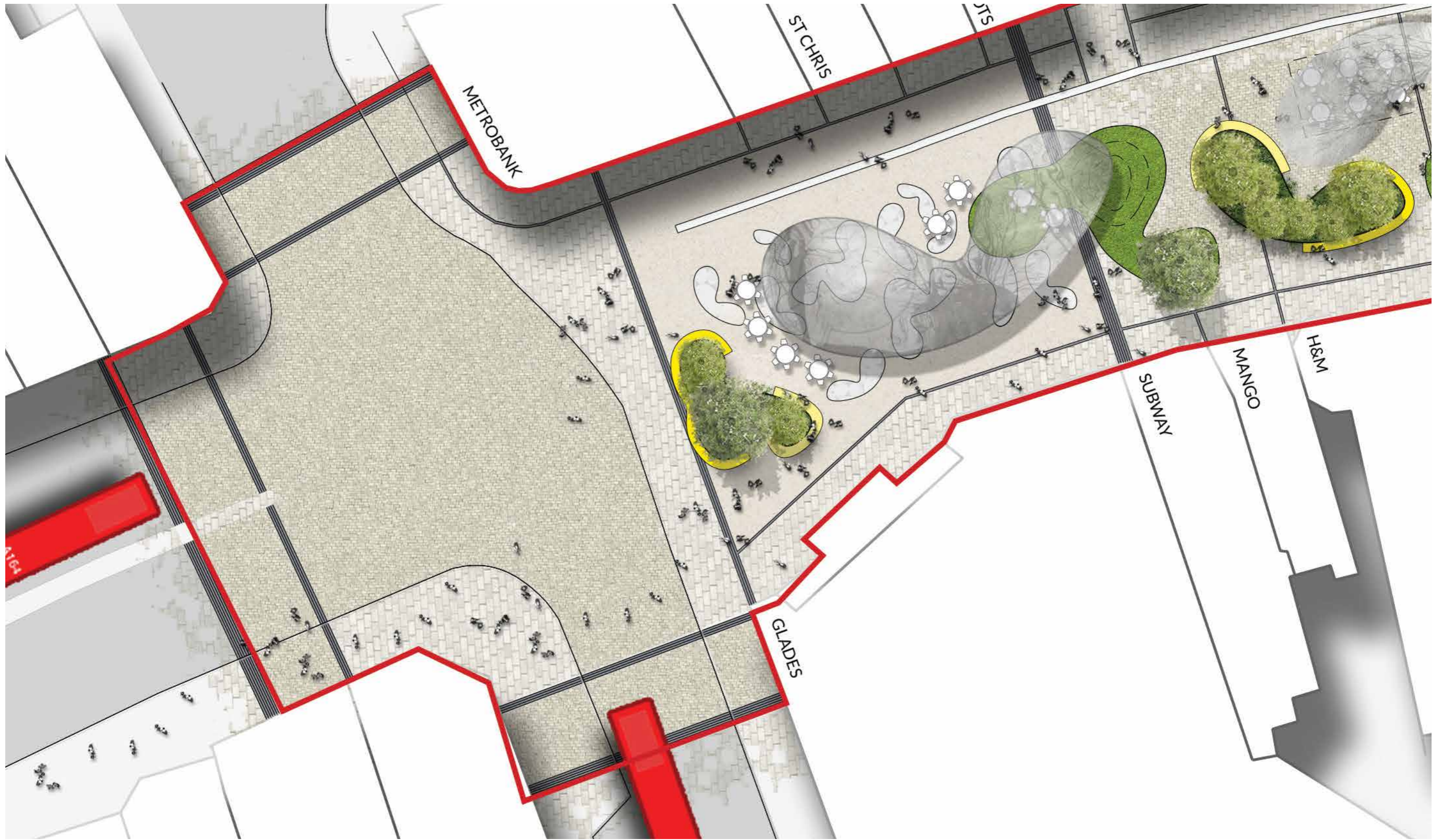


# Emergency Service Access Route

- 1. Access to high street controlled by bollards
- 2. Vehicles to pass under pavillion canopy - required height clearance to be provided
- 3. Market stall layout staggered to allow vehicles to meander between stalls



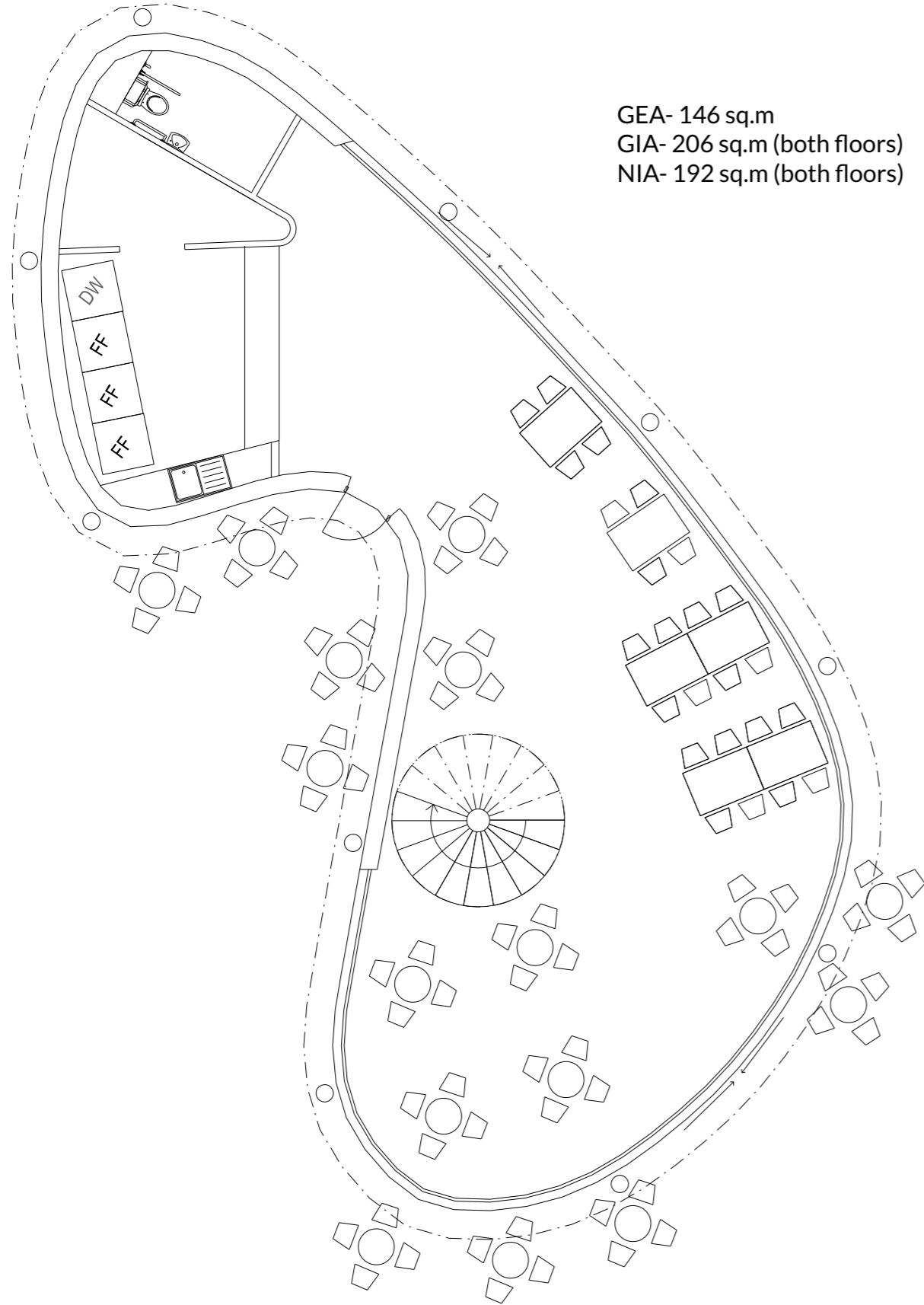
# High Street Pavilion



# High Street Pavilion

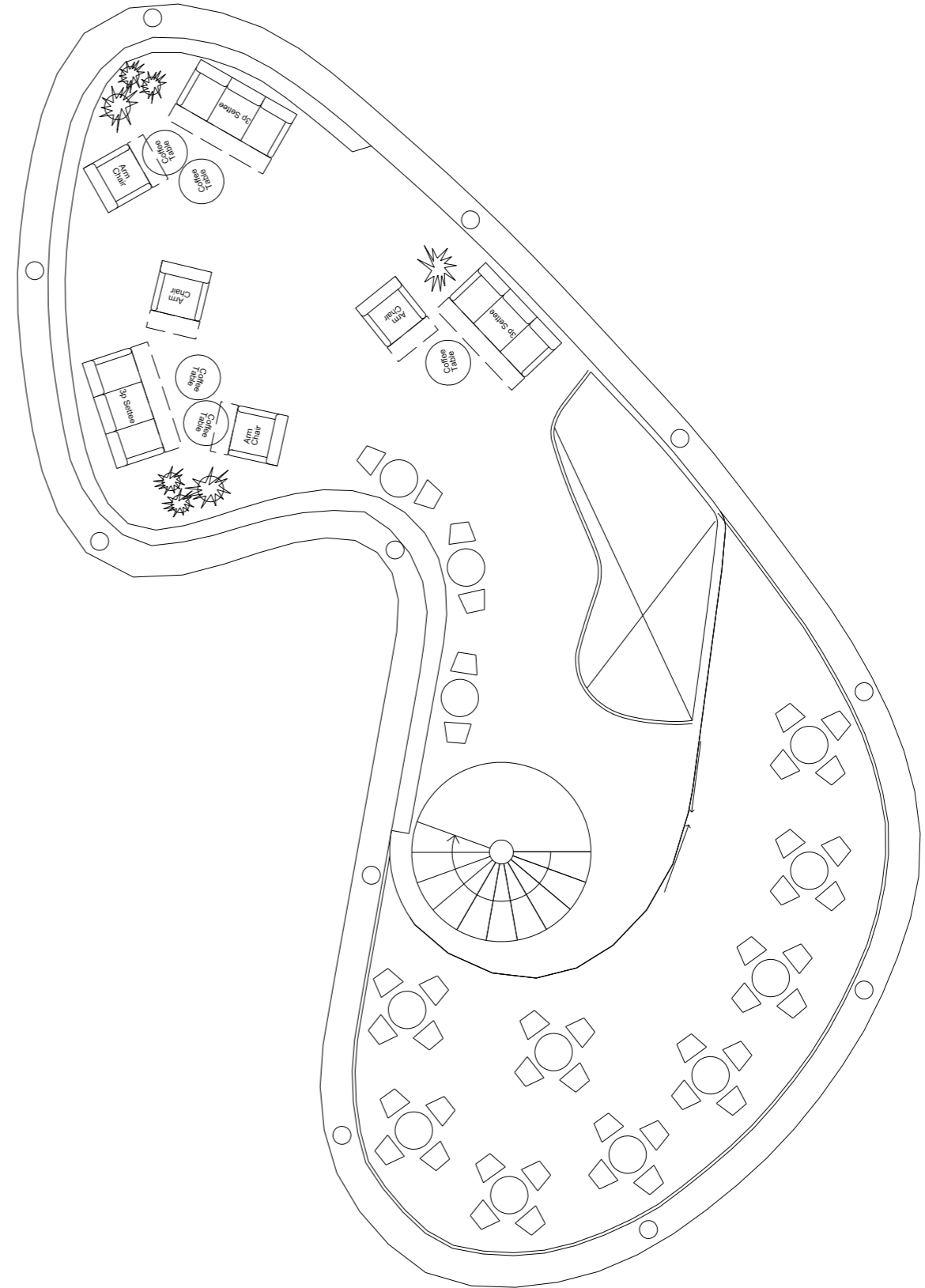
## Cafe Use

Groundfloor Plan



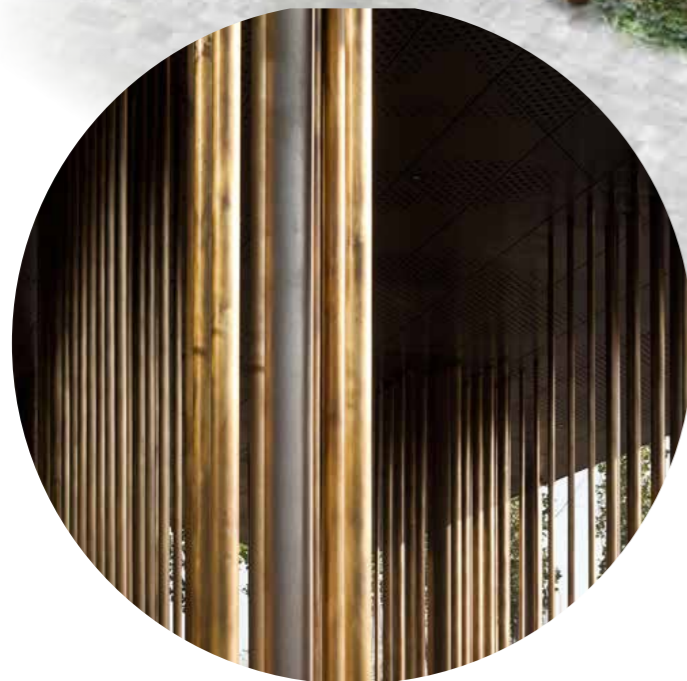
GEA- 146 sq.m  
GIA- 206 sq.m (both floors)  
NIA- 192 sq.m (both floors)

First floor Plan



High Street Pavilion

Current Option

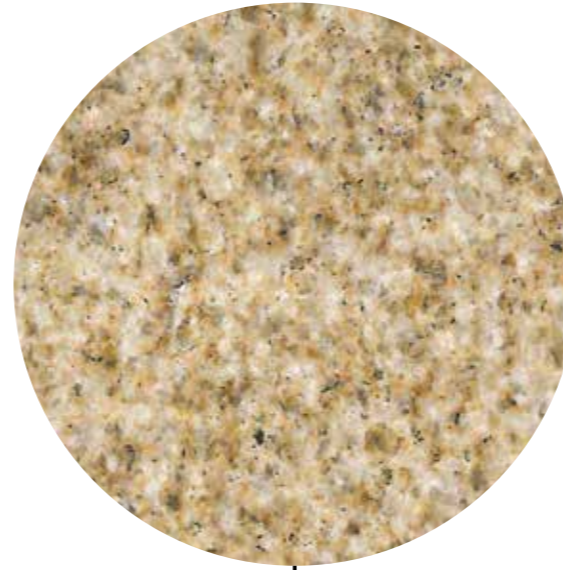


# Paving

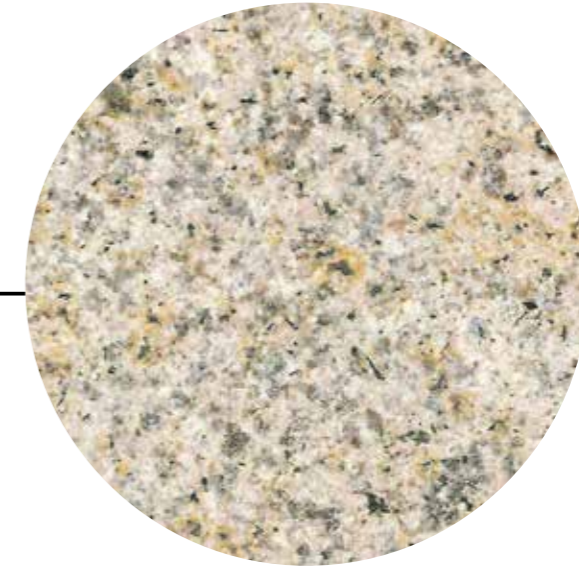
## Paving Carpet

For continuity we intend to carry through a similar palette of materials as used for Market Square and East Street.

Yellow Rock Granite



Barleycorne Granite

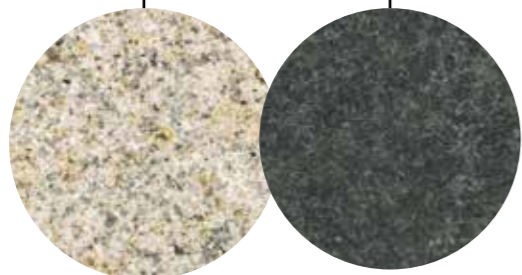


Crystal Black Granite

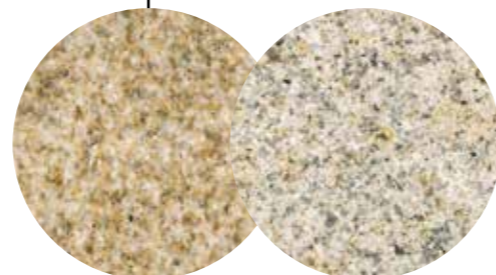




# Paving Detail



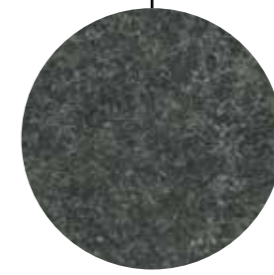
Barleycorne Granite    Crystal Black Granite



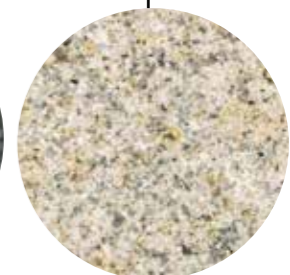
Yellow Rock Granite    Barleycorne Granite



Bronze Banding Detail

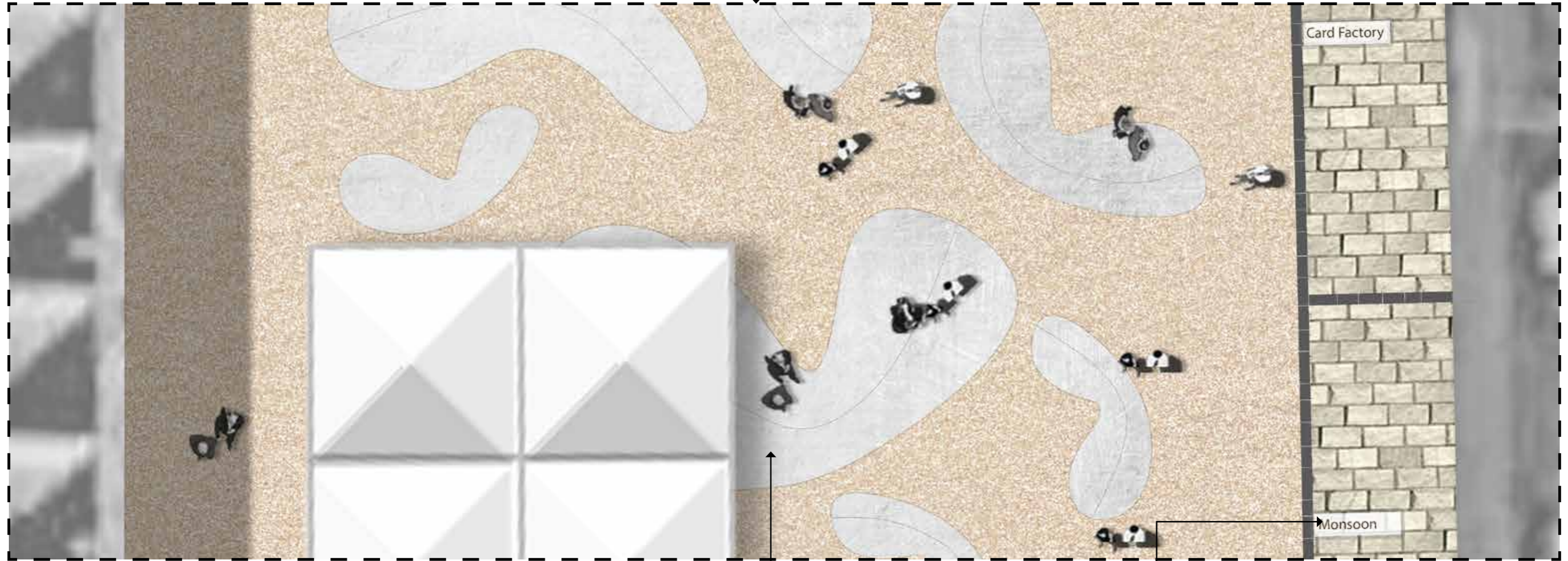
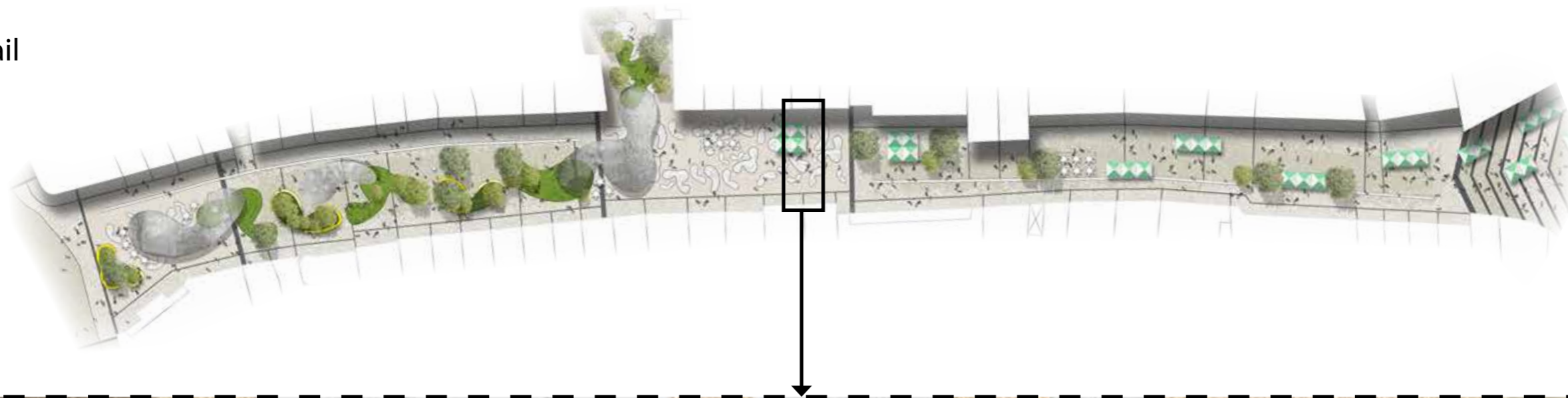


Crystal Black Granite



Barleycorne Granite

# Paving Detail



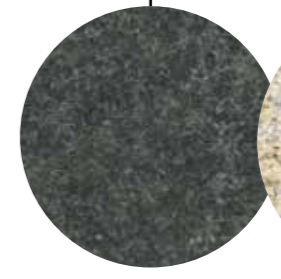
Resin bound gravel surface



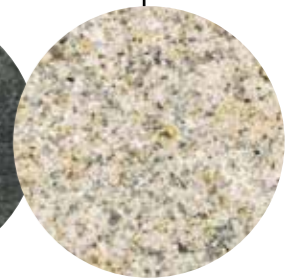
Concrete Broom Flowers



Integrated floor tile signage



Crystal Black Granite



Barleycorne Granite

# Seating

Following consultation with the public we have identified a desire for comfortable public realm seating within the high street.

As part of the high street garden event benches were painted in bright colours, this intervention proved popular. We would like to pursue this concept as a permanent piece of street furniture which is both traditional but innovative.



# Lighting

We intend to keep light fixings off the ground to limit street clutter. Suspended catenary lighting and building mounted lights will be used to achieve this.



# Street Trees

One of our key design principles is to green the high street. The introduction of new street trees will make a significant contribution to this.

We intend to use street trees to break up gusting winds planting a variety of multistem and single stem semi-mature trees, placing them in staggered positions for the optimum wind reduction arrangement.



Multi-stem trees offer good wind protection



Feature lighting highlight tree canopies



Sheltered seating below trees



Groups of trees for effective shelter belt

