

# 1 VILLAGE CENTRE PROJECT - UNDERSTANDING THE PROJECT

## Brief

*The main objective of the scheme is to create a new attractive and vibrant heart to the village and point of focus for the community that would have the following qualities:*

- Identifiable sense of place and reflecting Witton's character, history and place in the wider landscape
- Create a visually attractive, welcoming and safe place that the community will enjoy using and take pride in
- Create a congregating space for a range of events throughout the year to allow people to come together
- Integrate the new McColls outlet

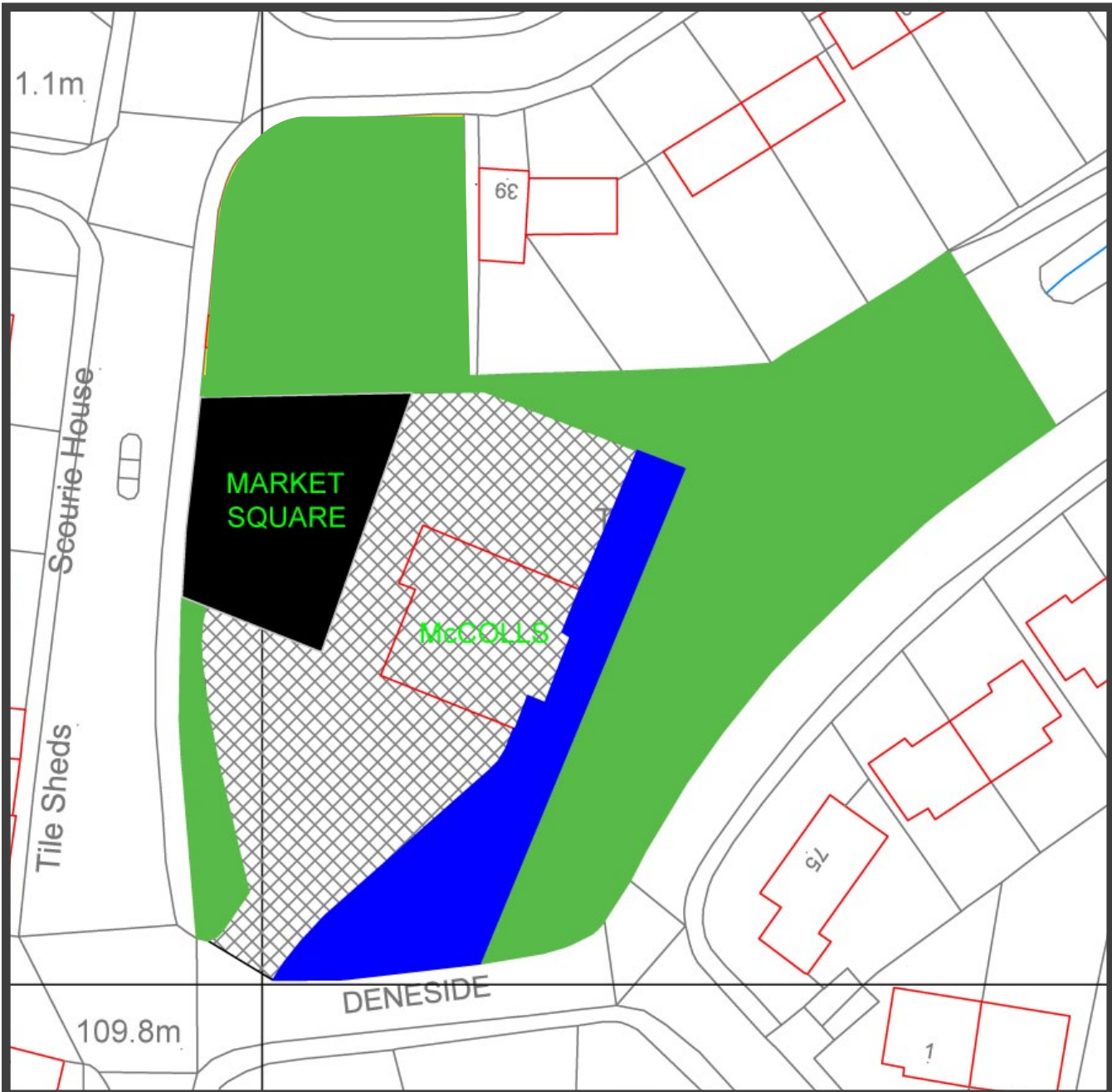
## Heritage



## Site Context



Protected Green space map



Village Centre Project



Aerial image showing the site in relation to the White Tun (now (McColls))

## Key Issues & Outcomes

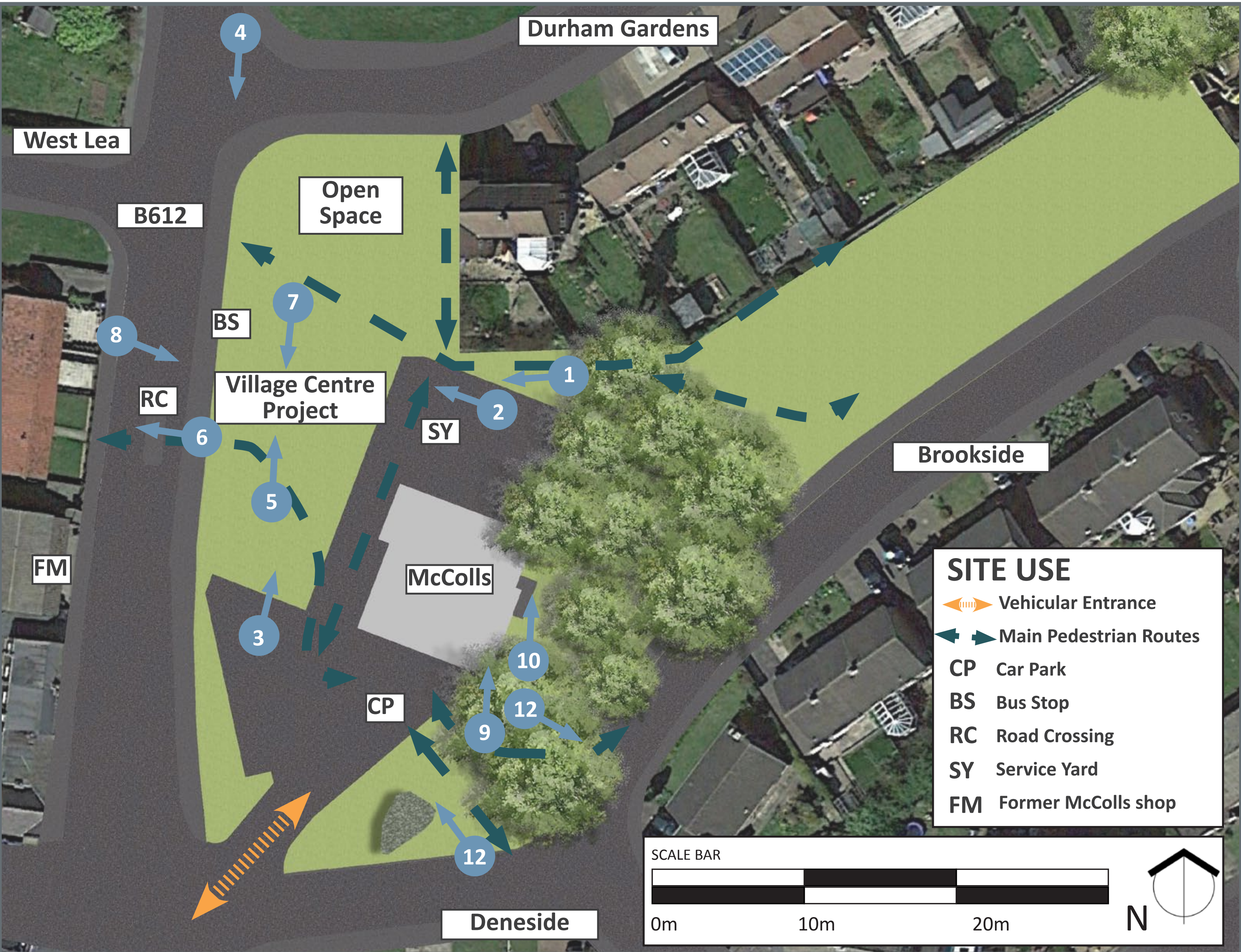
- Engage to **ensure support** for this important scheme
- **Resolve conflicts** in terms of the use of the area – pedestrian / vehicular movement, commercial / public use, parking / deliveries / road use
- Ensure that scheme is designed to a **high quality**, distinctive and has impact
- Review possible future development **opportunities**
- Ensure the paths are **accessible for all** and safe
- Ensure scheme is **robust** and not susceptible to vandalism
- Ensure works require **minimal maintenance**
- Ensure that the area is **safe at all times of the day** and throughout the seasons
- Ensure that the planting proposals **do not screen the store** and open space
- **Liaise with McColls** to understand their requirements in terms of access, visibility, servicing, waste management
- Ensure that the McColls store area and the public realm area appears as an **integrated and vibrant** open space

## Programme

- Public Consultation
- Start on site - Autumn 2016
- Completion winter 2016



# 2 VILLAGE CENTRE PROJECT - SITE SURVEY & ANALYSIS



## Analysis outlining- Strengths, Weaknesses, Opportunities & Threats

- Strengths**
- Key open space in village centre
  - One of linked green spaces running through spine of village
  - Highly visible from main road
  - Linked to the green corridor of Dene Burn
  - Adjacent to McColl's, a busy shop and car park
  - Adjacent to bus stop
  - Local Primary School and several societies nearby
  - High pedestrian flow
  - No constraints in terms of existing features
  - Questionnaire shows support for project

- Weaknesses**
- The small size of site limits use and provides design constraints
  - Busy, noisy road, speeding traffic running adjacent to site
  - Car park and service yard at McColl's, located adjacent to site are busy

- Opportunities**
- Potential to reduce traffic speed through village by introducing chicanes
  - High demand for a community space which encourages events
  - Enhance the setting of McColl's
  - Move adjacent bus stop up the hill a little to avoid danger of drivers driving the wrong side of the refuge
  - Potential for paths linking to space from Durham Gardens, Deneside and Brookside
  - Inclusion of a key landmark feature
  - Inclusion of village sign and interpretation

- Threats**
- Land is leased and not owned by Parish Council
  - Access arrangements
  - Relationship with road and inability of Durham CC to introduce traffic calming
  - Introduction of features that might prove unpopular or increase levels of anti social behaviour



# 3 VILLAGE CENTRE PROJECT - MASTERPLAN IDEAS



## Community Spaces





# 4 VILLAGE CENTRE PROJECT COMMUNITY SPACE IDEAS

## Requirements

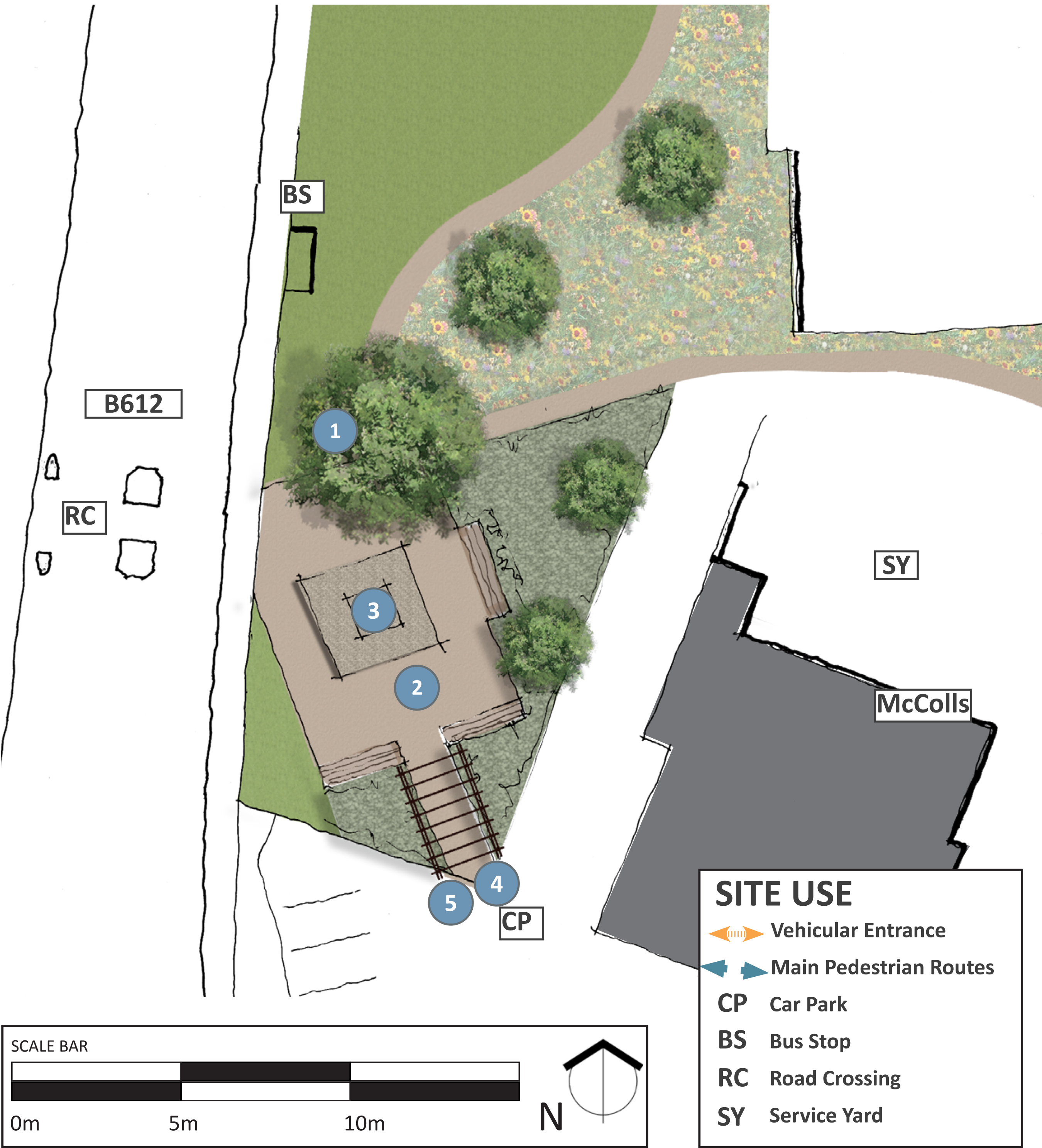
We envisage that the scheme could include the following features and works:

- New paths linking with existing footways
- Shelter / focal feature / sculpture
- Review the existing White Tun car park and access
- Resurface car park and planting to soften planting
- Lighting of paths to McColls
- Integration of Christmas Lights
- Street furniture – seats, waste bins, bollards, cycle racks, community notice board
- Attractive but planting scheme that require minimal maintenance from Parish Council
- Potential themes for interpretation could include; cup and ring markings, farming, mining, churches, schools, etc
- Ensure materials complement McColls – there is the potential to use dark brick

## Concepts



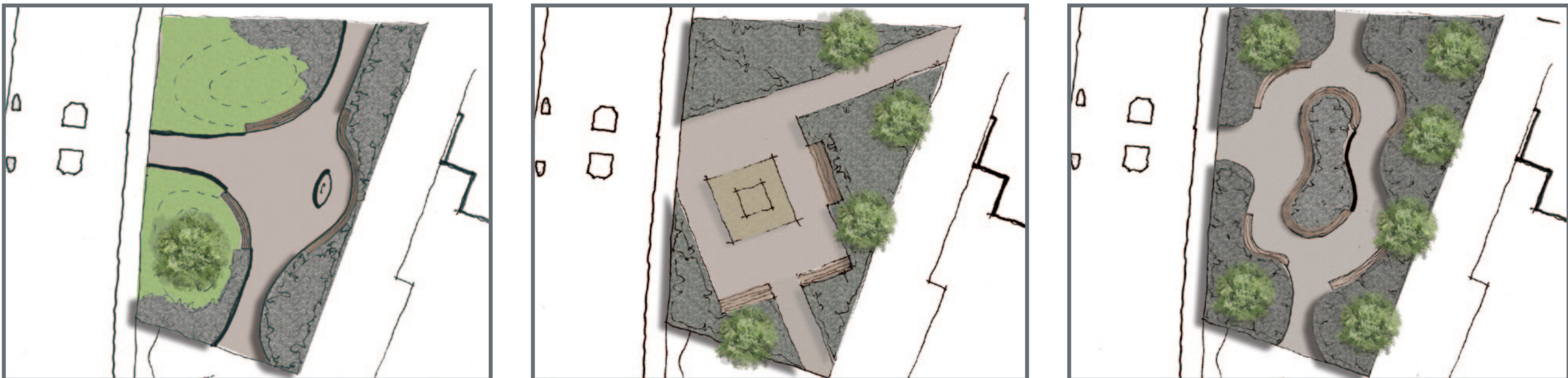
## Indicative Design Idea



## Precedent Images



## Indicative Design Ideas



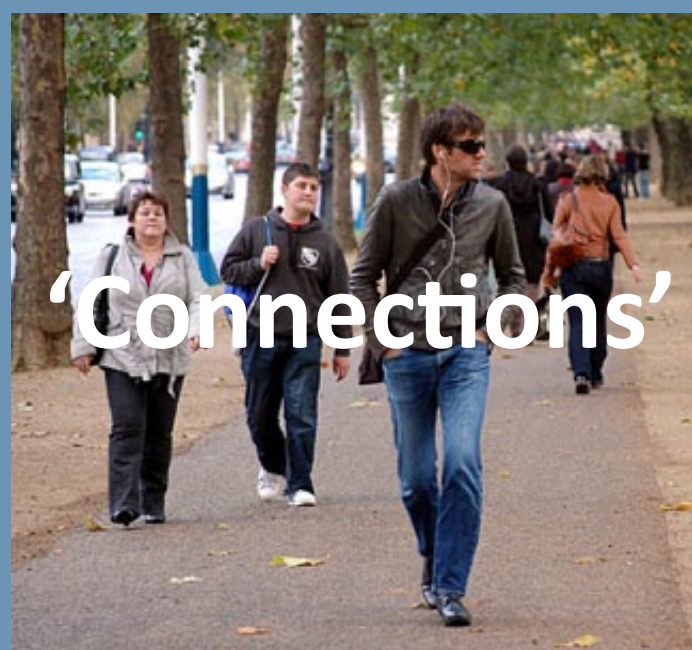


# PROPOSALS

## Requirements

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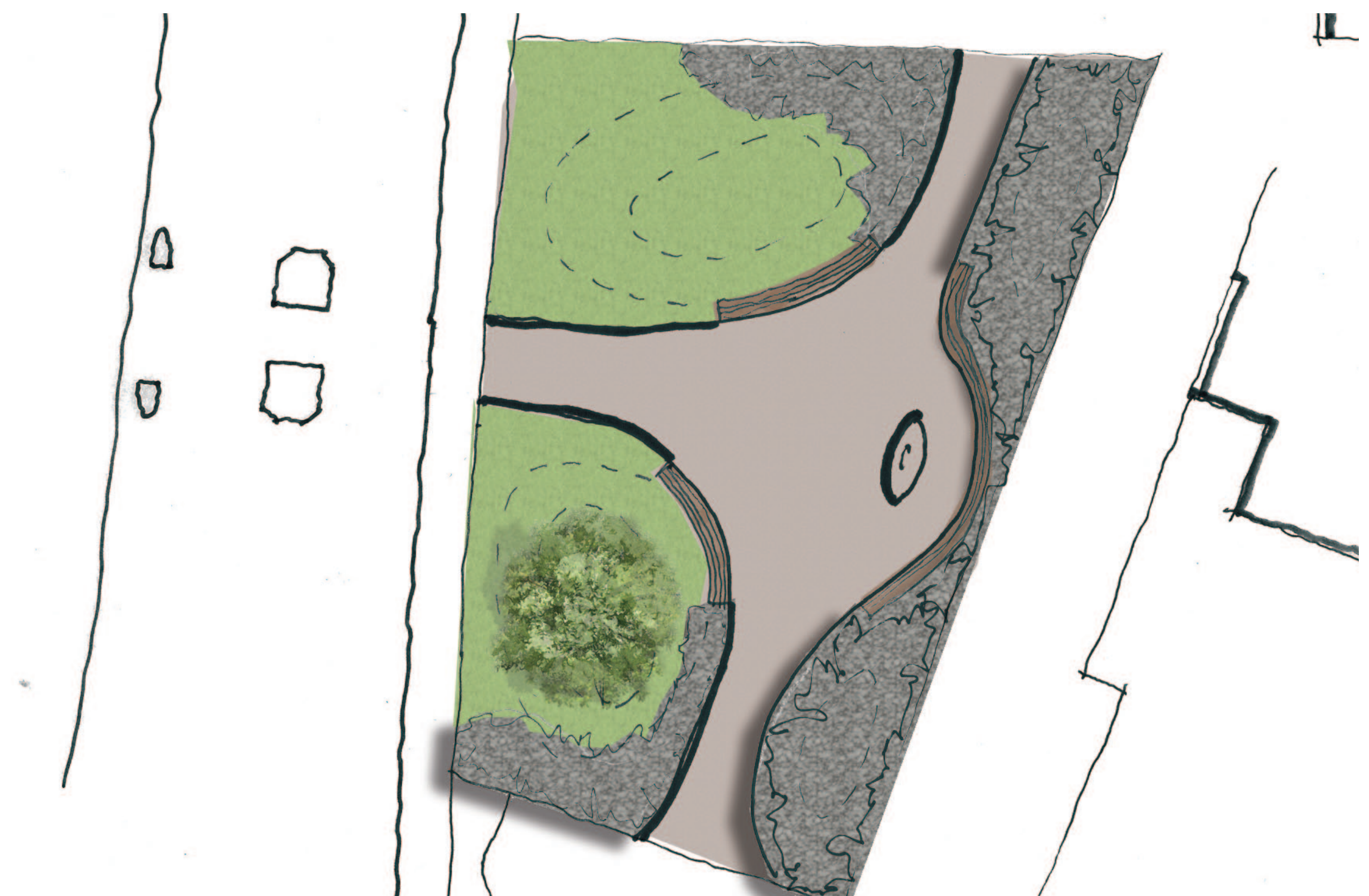
## Concepts



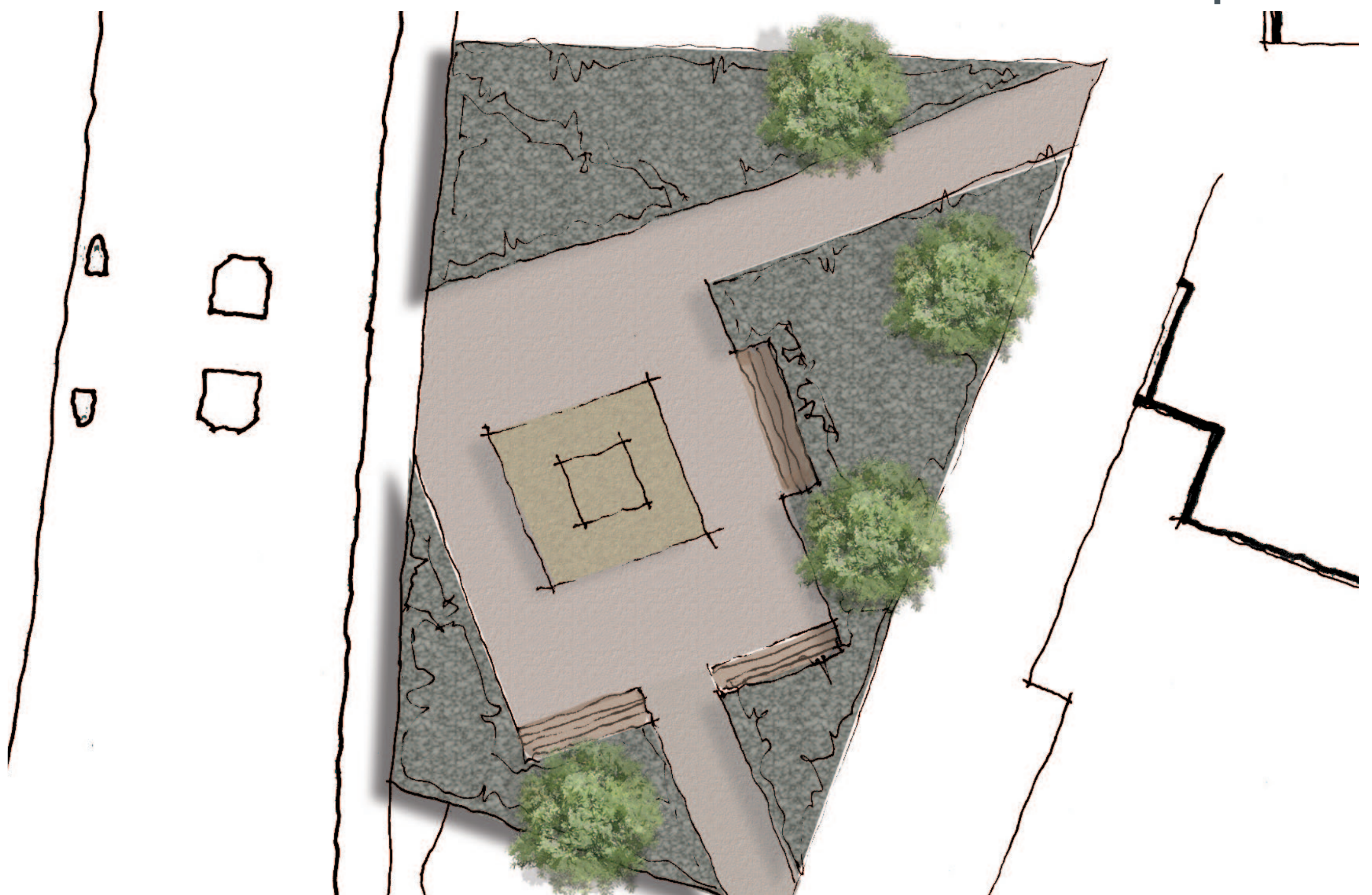
## Precedent Schemes



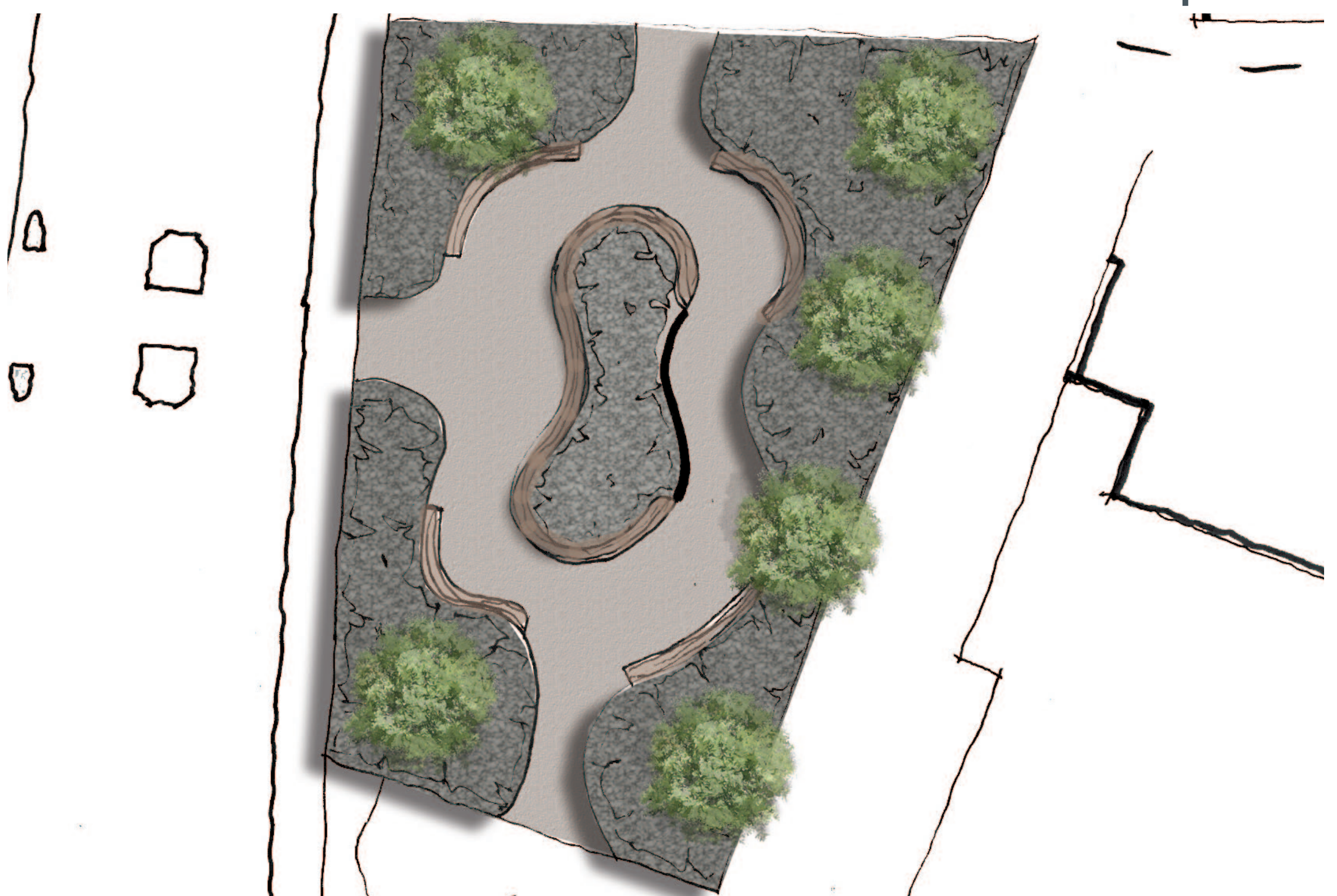
## Precedent Materials



Option 1



Option 2



Option 3