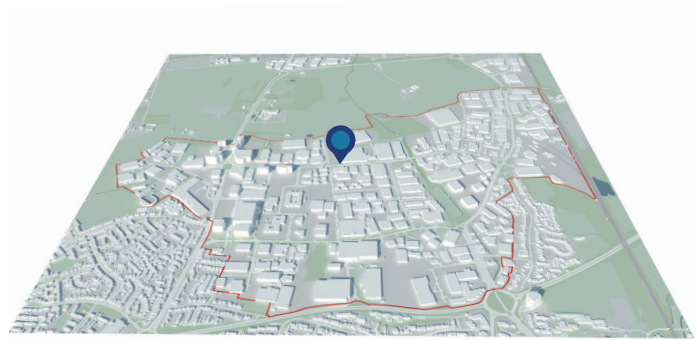


Fleming Way



Location:

The site is located along Fleming Way which is a primary east / west route within the north of the Business District. It is south facing and set directly in front of an entrance to the Virgin Atlantic building. The site is within Manor Royal Zone 2 (blue).

The land from the back of the footpath towards the road is part of the public realm / WSCC land. The land north of the back of the footpath is in private ownership but currently publicly accessible.

Site features:

- There is a standard bus stop arrangement including a shelter, a bollard, a bin, a bus stop sign as well as a Manor Royal monolith;
- There are blocks of ornamental shrub planting, either side to the path leading to Virgin Atlantic;
- Two mature oak trees are located within the grass and are a key feature along Fleming Way;
- At the back of the site is a 1.8m high green palisade fencing;
- A private picnic area / outdoor seating area within Virgin Atlantic premises is visible;
- The grass area is approx. 8m deep by 100m long;
- At the western end there is a collection of substations, traffic light posts, inspection chambers and signs;
- Bus stop area has tactile paving threshold; and
- A grass verge 1.7m wide separates the cycle way from the road, to the west it ends in a pinch point which has led to grass failing to grow / desire lines.

Considerations:

- The bus stop is planned to be upgraded to a Superhub bus stop;
- The cycleway is planned to be upgraded;
- Tree protection / RPAs;
- 100m east is the beginning of footpath 1528;
- Ownership / access / management;
- Underground services;
- Locations of sub station kiosks;

Associated business areas:

- Virgin Atlantic
- Fleming Centre
- Satellite Business Village
- Windsor Place
- Faraday Court



Existing bus stop in front of entrance to Virgin Atlantic building with Manor Royal monolith

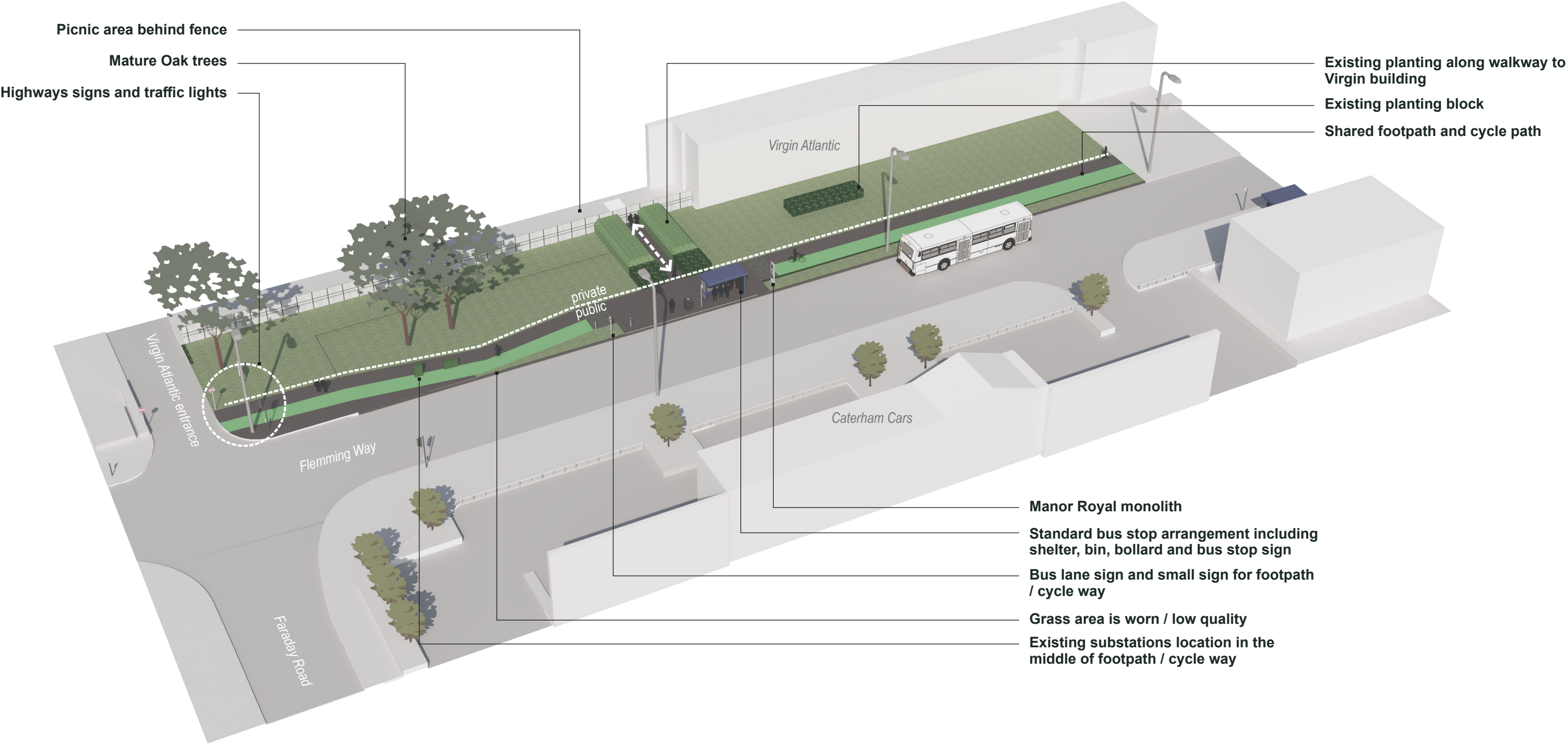


Mature oak trees growing in grass area and multiple inspection chambers in shared footpath



Virgin Atlantic The Base building and its frontage

Fleming Way - existing site





Fleming Way

Design Intent:

‘A super micro park that’s flying in the face of the ordinary...’

The broad intent is to create a distinctive ‘super’ micro park destination for the local community and its visitors to use throughout the year.

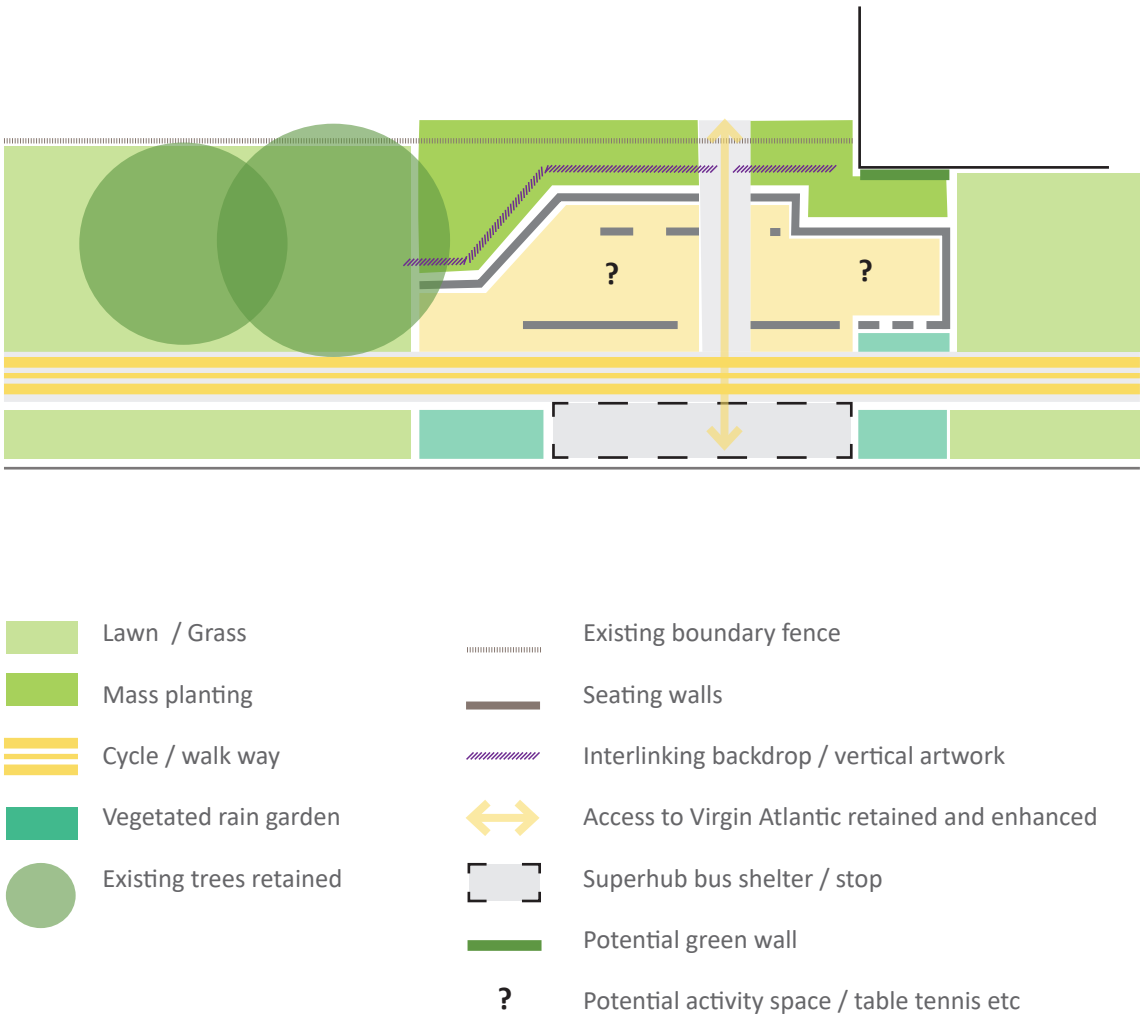
The super micro park will provide an important setting to the proposed super hub bus shelter and the enhanced cycleway / walkway along Fleming Way. It will improve this key transport node within Manor Royal and help to encourage people to use public transport, cycle, run and walk.

The site provides an opportunity for sustainable solutions such as green walls, green roof, sustainable urban drainage systems (SUDS) and urban greening.

Similar to The Terrace Pocket Park on Manor Royal, the micro park will provide a range of places to sit, socialise and interact. It will help improve the health and well-being of those who use it.

It will provide an attractive, fun and stimulating place for Virgin Atlantic employees and its visitors and will enhance the ‘front door’ to The Base.

The intent is to develop this concept design in association with Virgin Atlantic.





Fleming Way- emerging concept

