

Woolborough Lane cycle / walk way



Location:

Woolborough Lane and adjoining cycle / walk way is located between Manor Royal Road and the boundary to Manor Royal (Crawley Avenue) The cycle / walk way connects to the recently enhanced subway leading to Dalewood Gardens.

The site is within Manor Royal Zone 3 (red).

Site features:

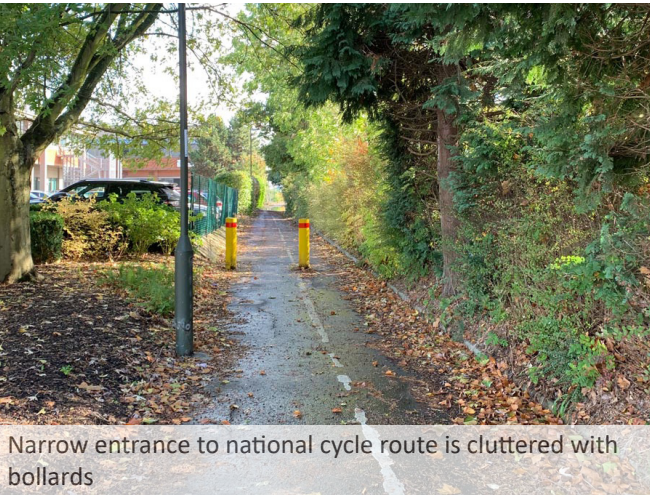
- Mature planting and weldmesh fence along most of the site boundary;
- The shared cycle / walk way is 3m wide and 240m long;
- The grass area along Manor Royal is divided by 1.8m cycle route and a separate 3m foot path;
- There is a large area of grass set back from Woolborough Lane along the share footpath and cycle way;
- Grass bunds 0.7m high, yellow bollards and timber knee rails are situated at the Woolborough Lane end aimed to stop vehicles entering the site;
- The Manor Royal entrance adjoins a planted area that is under private ownership, there are two pairs of bollards leading to the shared cycle / walk way;

Considerations:

- Green and Grey Audit recommendations;
- Creating areas for public seating and informal gatherings;
- Proximity to recent and future development;
- Spaces for seating;
- Minimising clutter;
- Helping way finding;
- Travellers and vehicle defence;
- Proximity to Crawters Brook
- Accessibility to adjoining properties / businesses; and
- Existing vegetation

Associated business areas:

- Churchill Court
- Manor Court
- Link 10



Narrow entrance to national cycle route is cluttered with bollards



Sections along the walkway open out straight onto private property

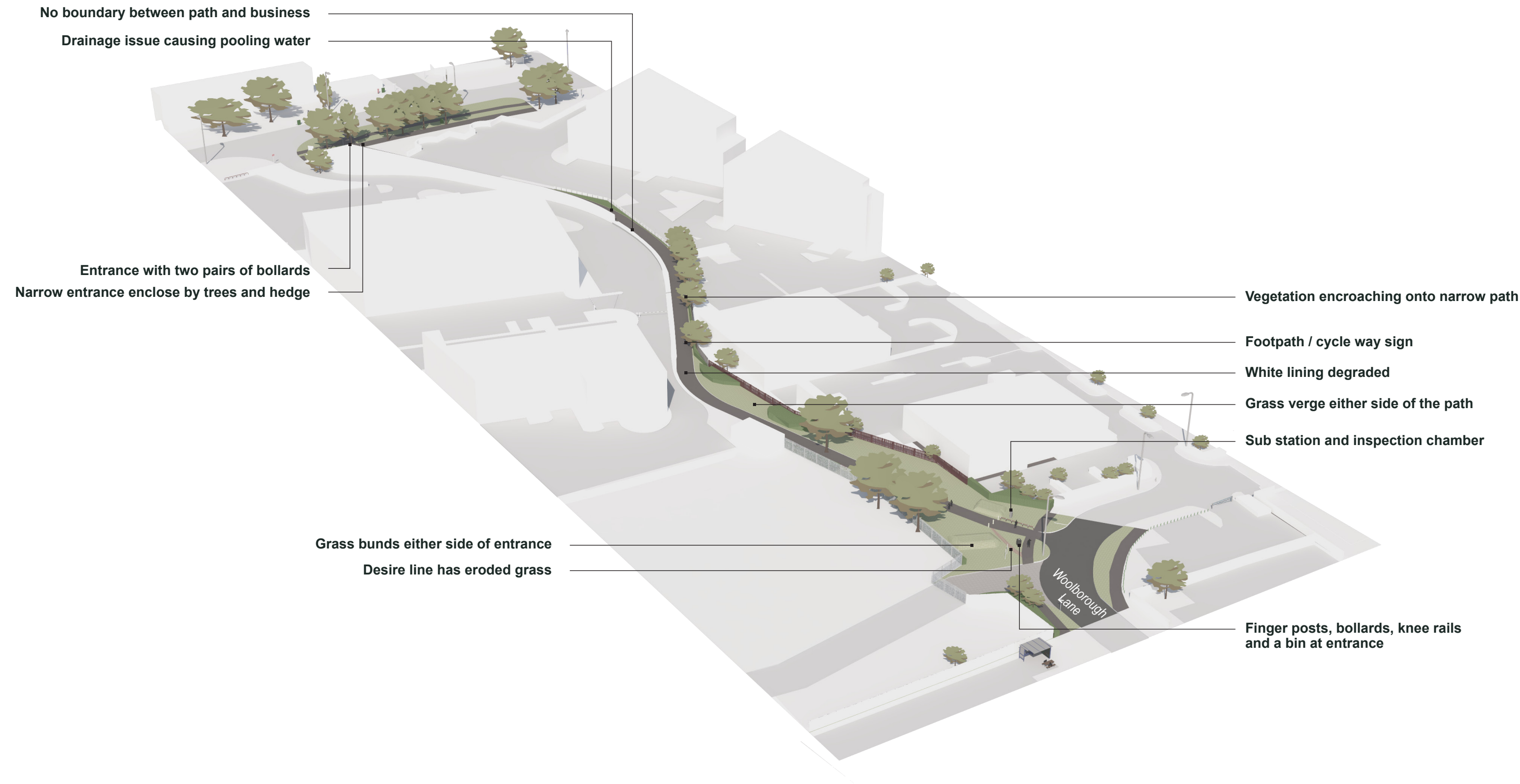


Drainage issue causing ponding in the middle of the path



Woolborough Lane entrance includes a 550m² open space surrounded by tall buildings and mature trees

Woolborough Lane cycle / walk way - existing site



Woolborough Lane cycle / walk way

Design Intent:

‘A corridor of activity, interest and ecology’.

Woolborough Lane is an important corridor for both cycling and walking. However, the current physical environment is not inviting and has little amenity value other than its connection between Woolborough Lane and Manor Royal.

The intent is to improve the physical environment through better surfacing, new areas of planting, furniture and enhancing the lighting. The idea is to create a series of spaces along the lane for the community to use and enjoy. This will help activate the lane and also increase passive surveillance.

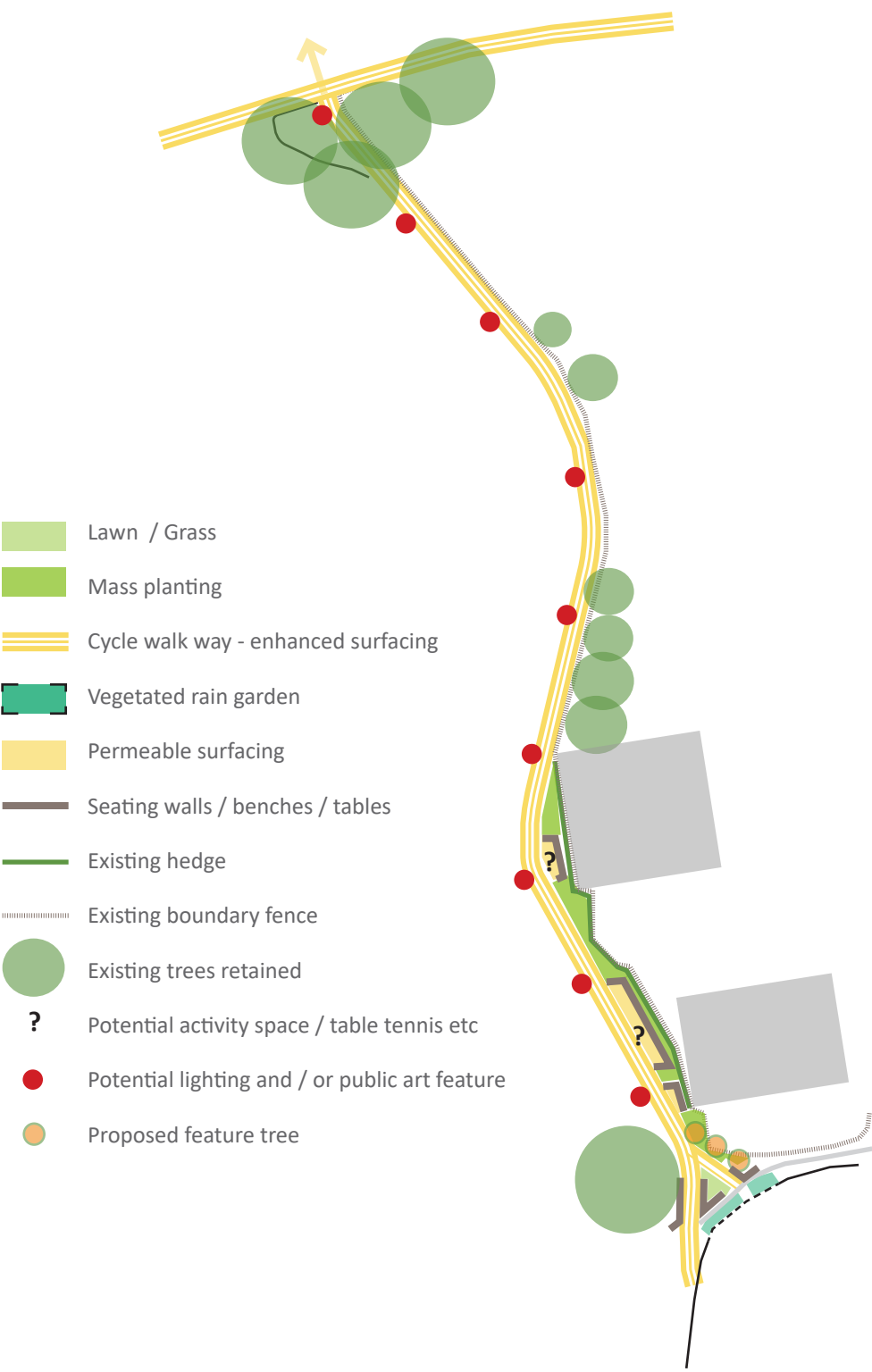
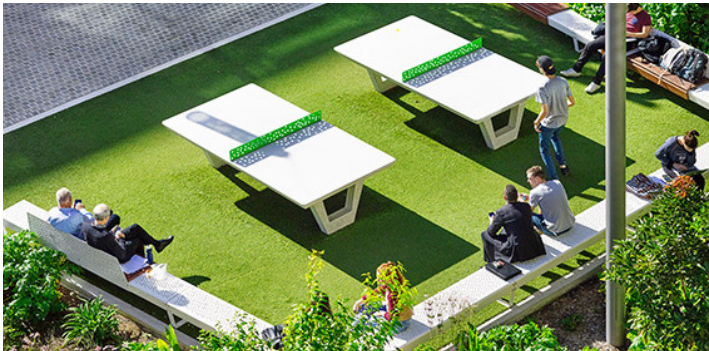
New incidental seating walls and grass banks help define the entrance into the lane from Woolborough Lane. These replace the unsightly grass bunds and bollards but also provide the same function.

Surface water drainage from the hard surfaces falls towards a vegetated rain garden helping reduce the impact on the drainage system and providing a ‘green’ feature to the entrance into the lane.

Three new areas for seating, socialising and fun activities such as table tennis are created on the existing grass areas towards the southern end of the lane.

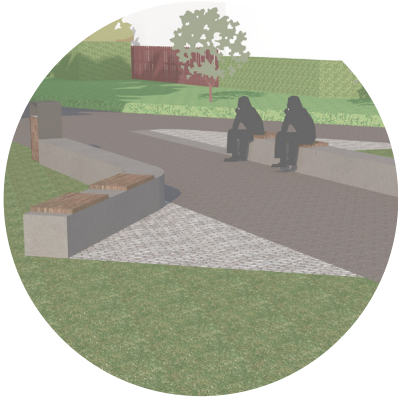
These are framed by a new corridor of planting that provides a buffer between the lane and the adjoining businesses. Native species will be selected to help improve this potential ecological corridor. Bug hotels could be integrated into infrastructure along the lane where feasible.

The remainder of the lane is enhanced through resurfacing of the cycle / walk way and the integration of public art along the corridor. The public art could form part of the lighting or the surfacing along the lane.

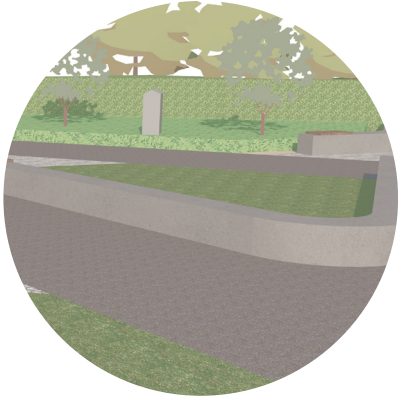


Woolborough Lane cycle / walk way- emerging concept

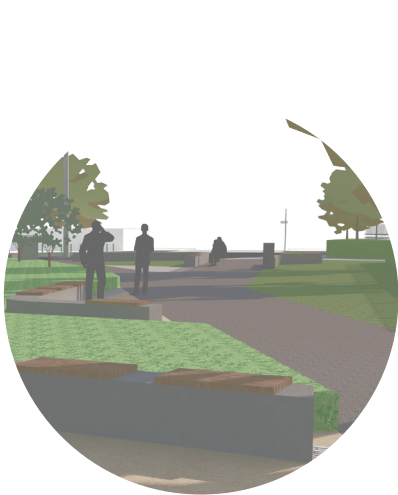
Unsightly grass bunds and bollards are replaced with Manor Royal style distinctive incidental seating walls, paving and new specimen tree planting



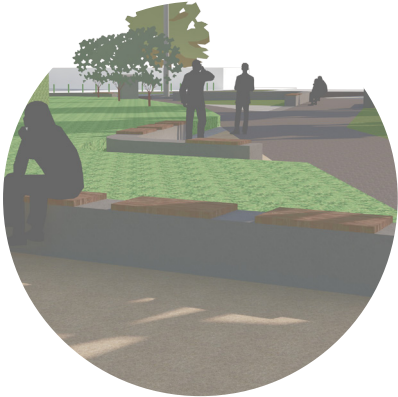
The desire line by cyclist and pedestrians is formalised with new paving



Areas for seating and activities defined by incidental seating walls and permeable paving



Mass native planting to provide buffer from adjoining properties and to enhance biodiversity and wildlife.



Potential rain garden to replace unsightly grass verge

