

The council has developed a palette of materials that reflects the prestige of the town centres.

# TOWN CENTRES

## Introduction to Town Centres

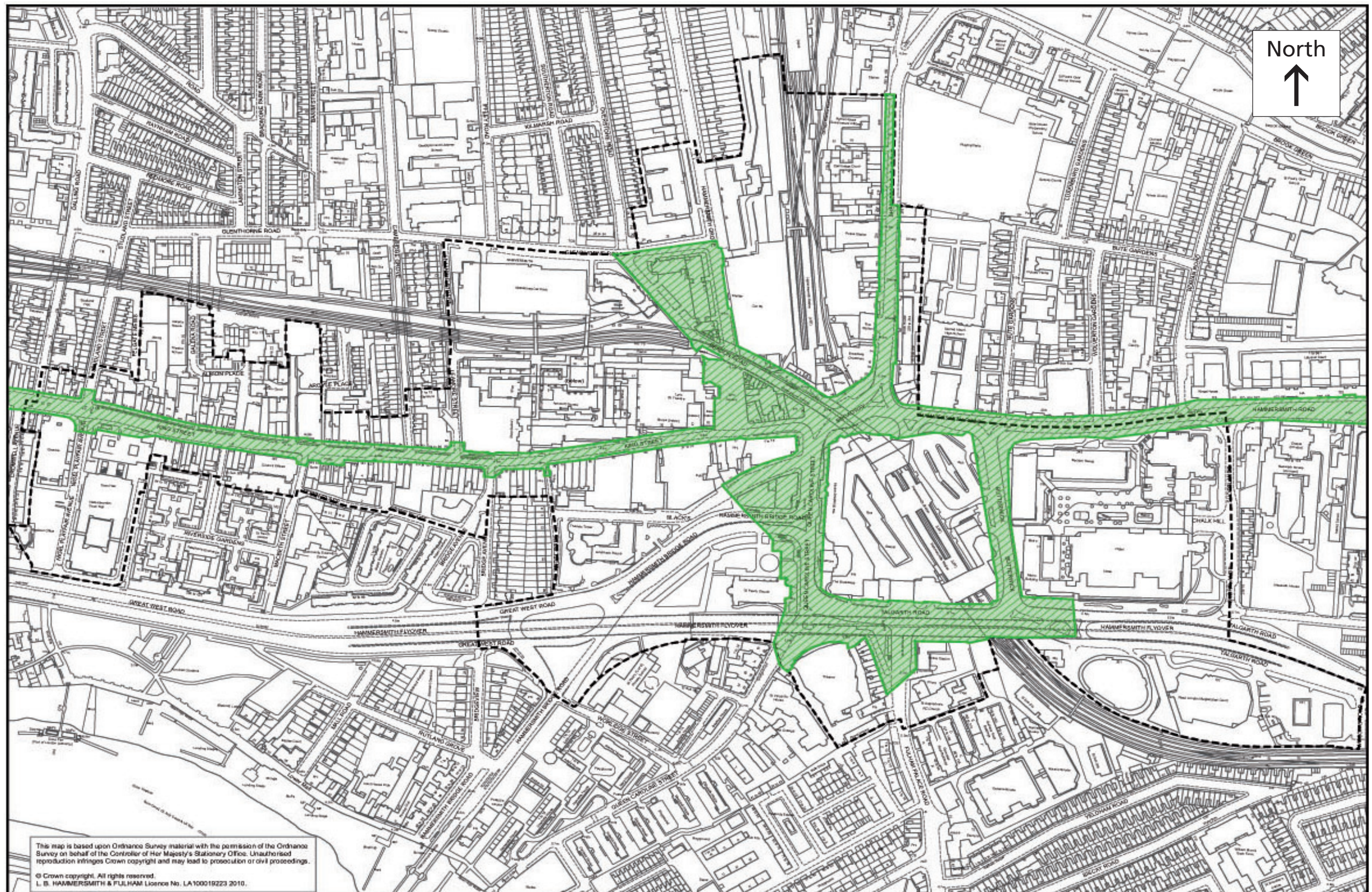
In this chapter, specifications of the footways, street furniture, engineering schemes, carriageways and suppliers, as they relate to the standard of construction in the borough’s town centres will be specified. Each standard detail drawing in this first chapter will serve to equip you with the necessary information to ensure consistent outcomes that coincide with the town centre design .

The palette of materials designated for every street within the borough is specific to the level of activity and use. In the streets that fall within the UDP boundary of town centres, where pedestrian and vehicular movements are at their highest, more robust materials such as Yorkstone and stainless steel street furniture are used. What is detailed in the drawings found in this chapter are therefore specific to the streets highlighted in green on the following maps and nowhere else in the borough unless noted in the other chapters of the guide.

The maps that follow include green boundaries demarcating the location of the town centre palette of materials as maintained by the Highways and Engineering Department.

|   |
|---|
| <b>Fulham Town Centre Boundaries</b>  |
| Fulham Town Centre includes: Vanston Place, Jerdan Place, Fulham Broadway up to number 29 and 9 Harwood Road. Effie Road including up to Number 25 and up to Effie Place, including Erin Close.   |
| North End Road between 354 and 406. This includes the properties on the opposite side of the road, Fulham Road between (Including Fulham Broadway) from Hackfield Road to Waterford Road and the footway on the periphery of the Fulham Broadway Station Including Wandsdown Place. |
| <b>Shepherd’s Bush Town Centre Boundaries</b>   |
| Shepherd’s Bush Green from number 13 to 74  |
| Goldhawk Road including 2-6 and up to Bamborough Gardens  |
| Uxbridge Road from 174 up to the Shepherd’s Bush Station  |
| Wood Lane from 1 to Shinfield Street  |
| Ariel Lane up to Relay Road   |
| <b>Hammersmith Town Centre Boundaries</b>   |
| King Street: from Nigel Playfair Avenue in the west to Hammersmith Road (up to nos. 245 and 200 inclusive) on the north side of the road  |
| Beadon Road: up to no.18 and St Martins House (inclusive)   |
| Shepherd’s Bush Road: nos. 14b – 229  |
| Queen Caroline Street, eastern side, including Blacks Road up to12 and including 1 Hammersmith Broadway   |
| Talgarth Road: northern side  |
| Butterwick: western side up to Hammersmith Road   |





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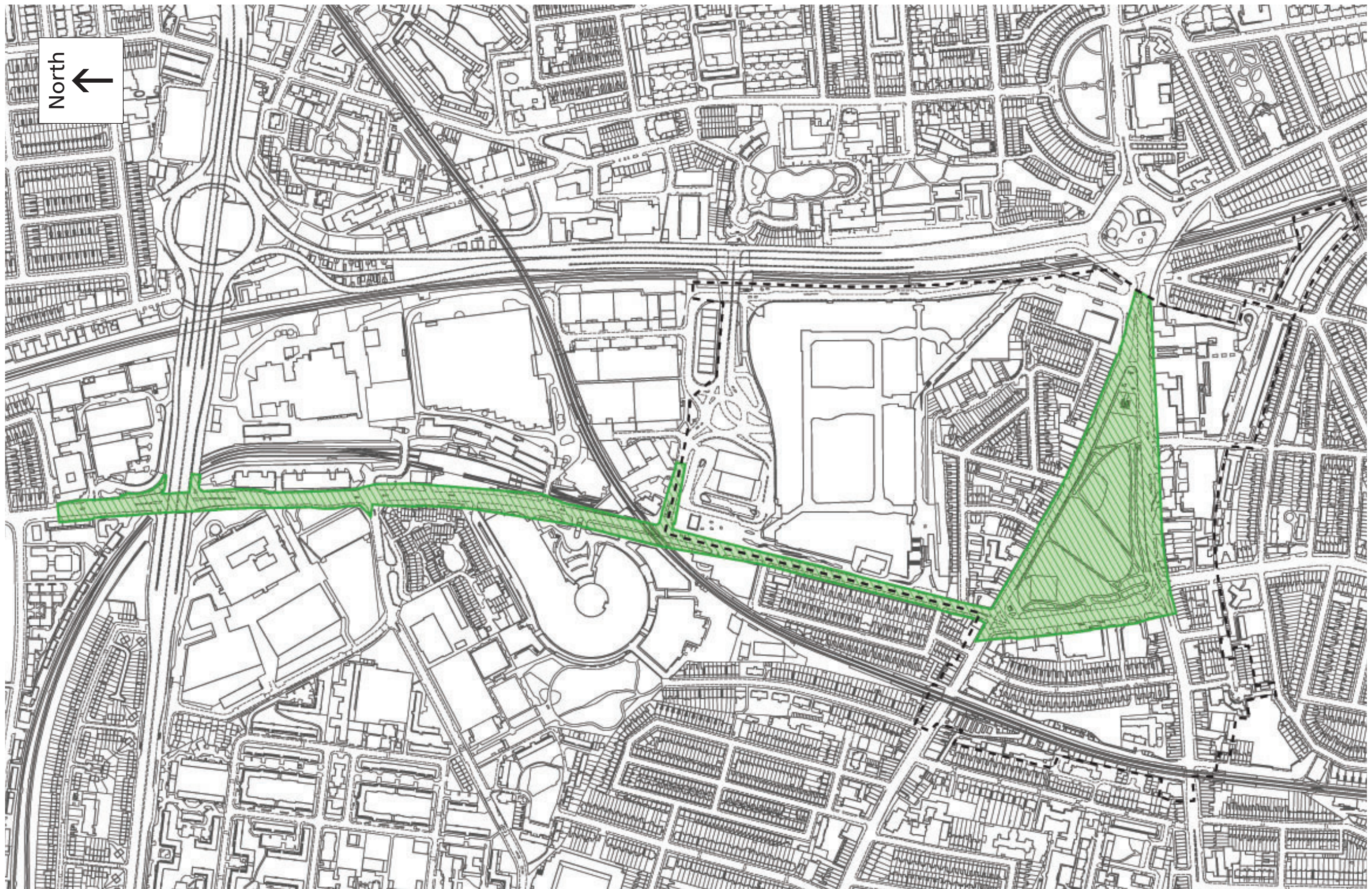


Town centre boundary



Highways & Engineering boundary of Town Centre palette of materials





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Town centre boundary



Highways & Engineering boundary of Town Centre palette of materials





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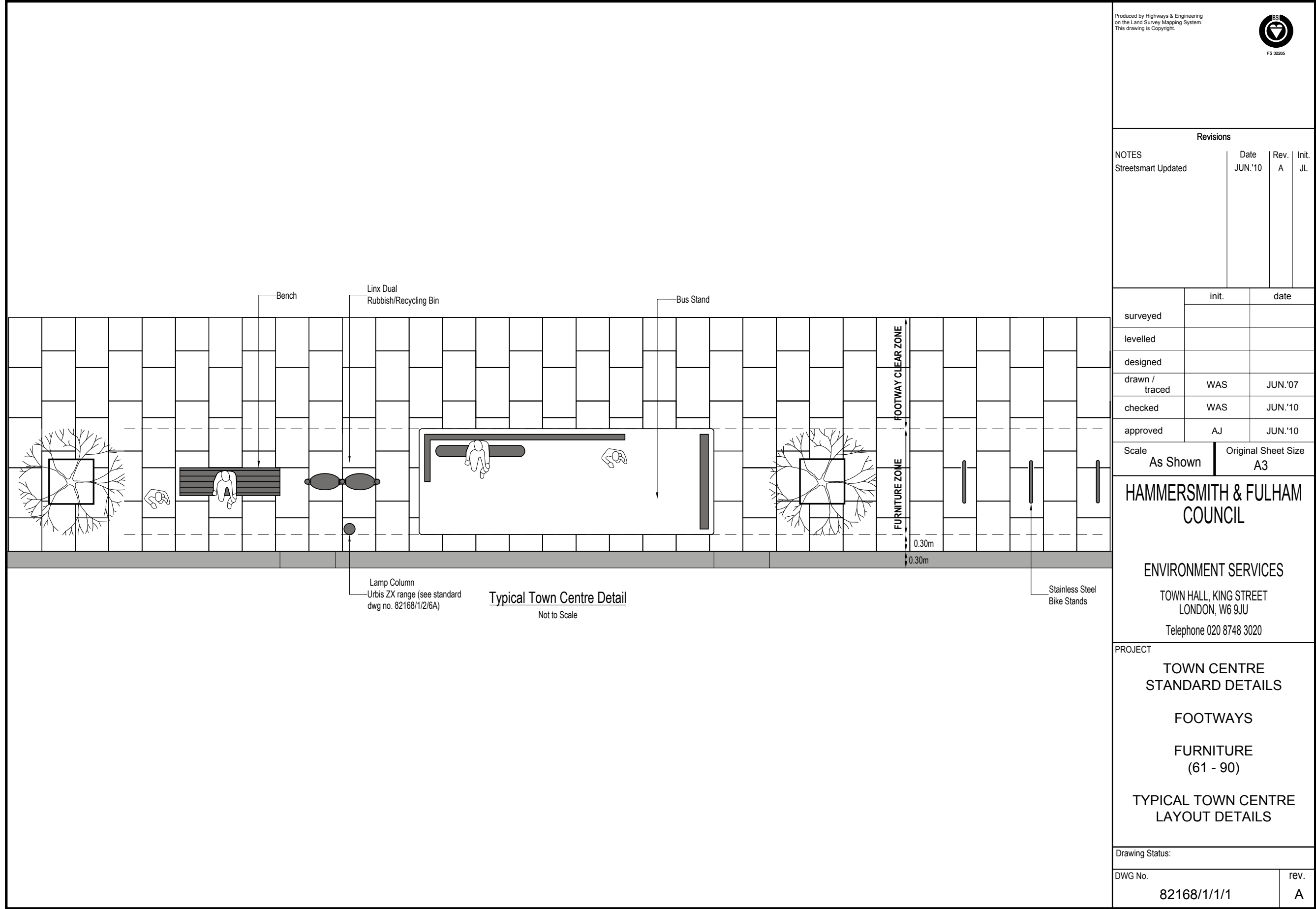


Town centre boundary



Highways & Engineering boundary of Town Centre palette of materials









## RECESS COVERS

Recessed covers are to bear the utility company's logo.

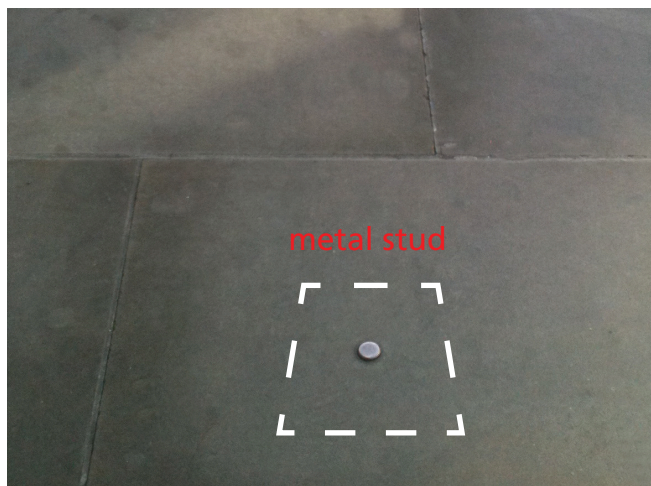
Align with bonding pattern and materials of surrounding footway. Where the cover requires more than one paving slab, the slabs are to be cut in equal sections.

**Standard Detail Drawing: page 9**



## FORECOURTS

Where possible forecourts should be incorporated in schemes from the beginning. Paying particular attention to details such as extending the paving to continue the bonding pattern to prevent jagged lines on footways. Where this is not technically feasible, use grey mastic. Where paving is seamless, demarcation should be created with the application of metal studs.



## PAVING

Sawn Yorkstone (70% grey, 30% buff)  
Note: Paving slabs must be laid on a level base, to prevent slabs from cracking.

Supplier's details see page 29

**Standard Detail Drawing: page 10**



## DROPPED KERBS

600mm x 600mm Sawn Yorkstone  
Note: main kerb, curves around a right angle by means of a quadrant stone or a narrow 'curved' kerb.

Supplier's details see page 29

**Standard Detail Drawing: page 11**



## TACTILE PAVIOURS

Blue Blister Clay Note:  
Controlled crossings – L-shape layout is designed to accommodate a depth of 1.2 metres. Raised entry treatments – a constant depth of 1.2 metres with a varying width depending on the size of the raised table. Zebra crossing – a constant depth of 1.2 metres with varying width depending on the width of the zebra crossing.

Suppliers: BBS Natural Stone Specialists  
Supplier's details see page 29

**Standard Detail Drawing: pages 11, 12**



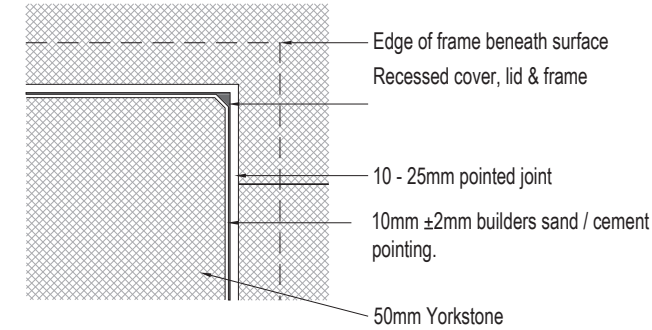
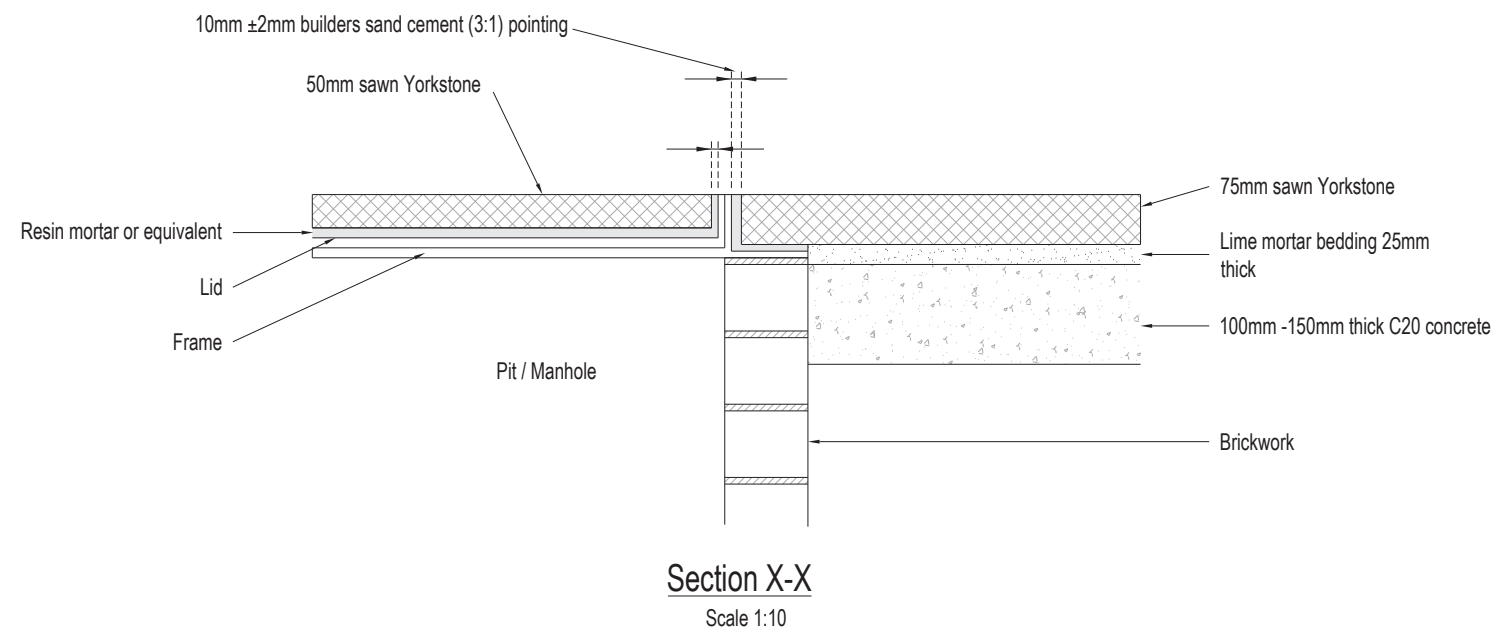
## TREE PITS

Addagrip fill  
Supplier's details see page 29

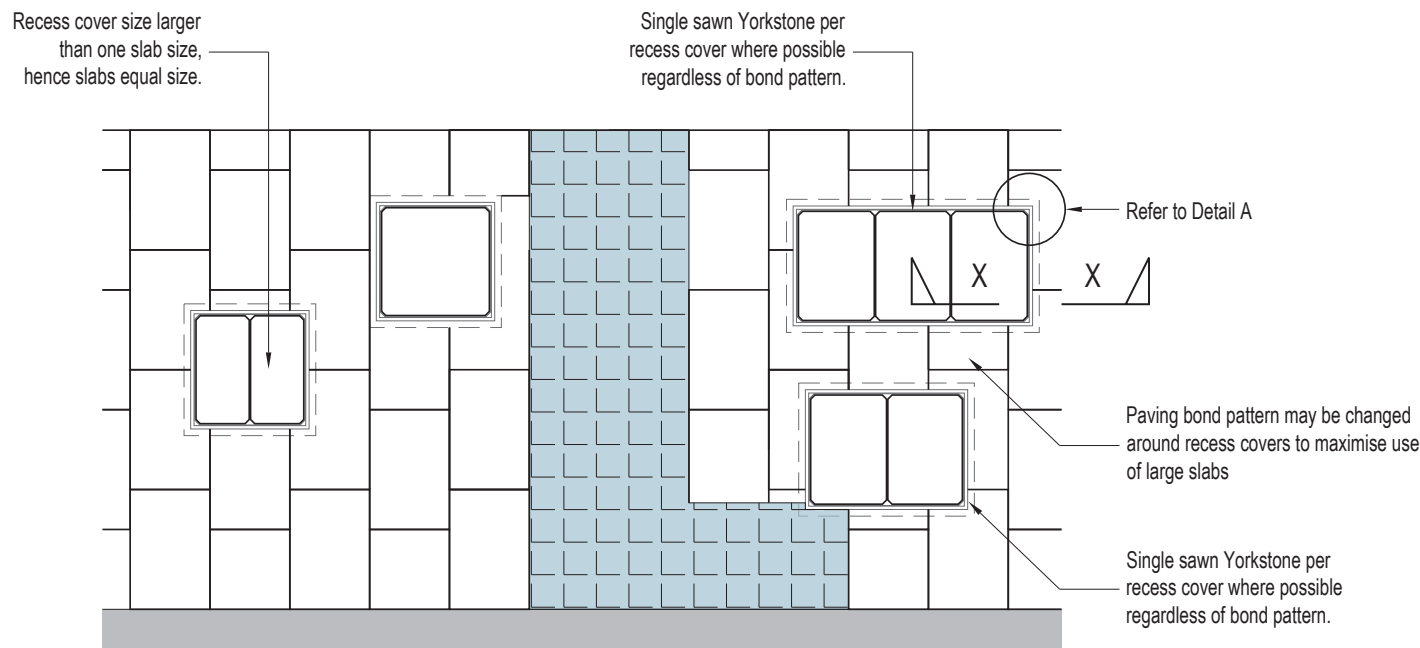
**Standard Detail Drawing: page 13**







- Notes:
- 1. Recess cover frame to be installed prior to paving.
  - 2. Ensure recess cover logo matches the correct utility company pit owner.
  - 3. Single slab to be laid in the recess cover where possible.



- Notes:
- 1. Single slab pavior at recessed cover.
  - 2. Where recess cover larger than size of one slab, divide equally to fit, do not follow bond pattern.
  - 3. Tactile paving to carry through recess cover.
  - 4. Logo of correct utility company required on all recess covers


- Standard Loadings
- Class AA 5 tonne - light duty
  - Class AAA 10 tonne - medium duty footway
  - Class B 44 tonne - heavy duty carriageway or trafficked footway
  - Class FL Forklift loading

- Recess Cover Information
- Internal Depths
- Single Unit
    - Block depth 50mm deep
    - Lid recess 70mm deep
    - Frame depth 135mm deep

Note:

Designers, engineers and contractors shall be mindful of the various restrictions and duties with respect to lifting operations, manual handling, mitigation and minimisation of considerable risks. Consideration shall be given to design out risks so far as is practicable, and contractors shall install paving with aid of mechanical lifting devices wherever possible.

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|---------------------|---------|------|-------|
| NOTES               | Date    | Rev. | Init. |
| Streetsmart Updated | MAR.'11 | A    | CEP   |

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| surveyed       |       |         |
| levelled       |       |         |
| designed       |       |         |
| drawn / traced | WAS   | JUN.'07 |
| checked        | WAS   | MAR.'11 |
| approved       | AA    | MAR.'11 |

Scale  
As Shown

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ENVIRONMENT SERVICES

TOWN HALL, KING STREET  
LONDON, W6 9JU

Telephone 020 8748 3020

PROJECT

**TOWN CENTRE  
STANDARD DETAILS**

**FOOTWAYS**

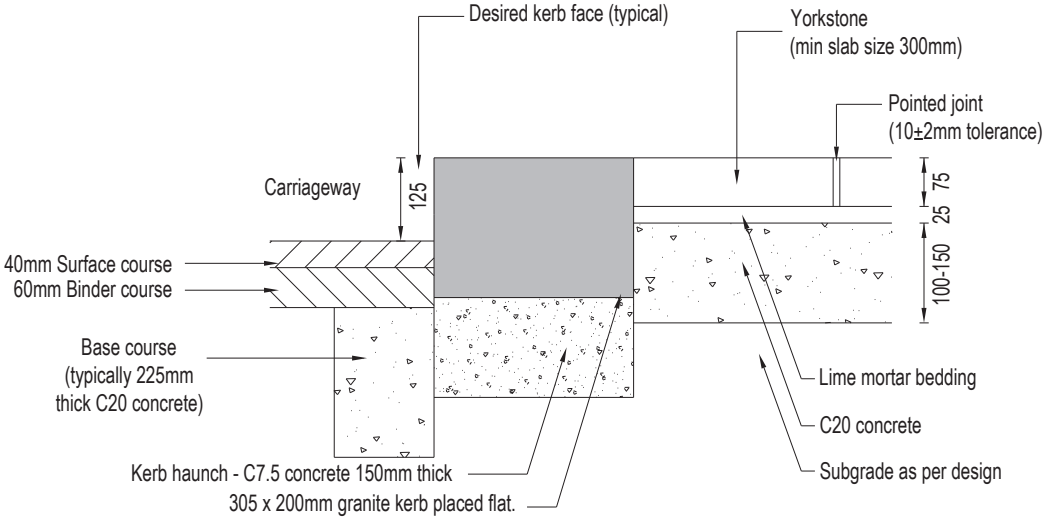
**PAVING  
(31 - 60)**

**RECESS COVER DETAILS**

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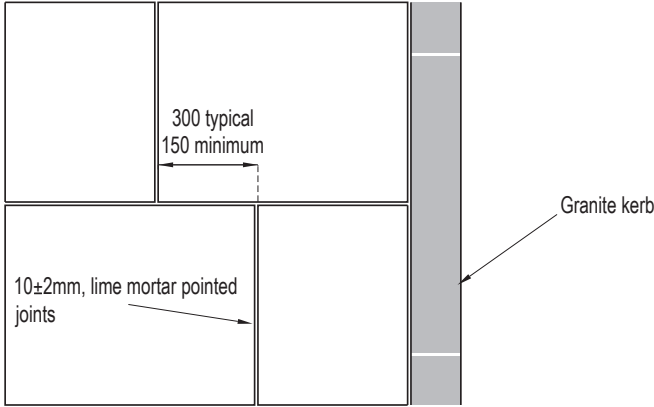
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Typical Yorkstone construction

Scale 1:10



Minimum bond required for Yorkstone

Scale 1:20

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**TOWN CENTRE  
STANDARD DETAILS**

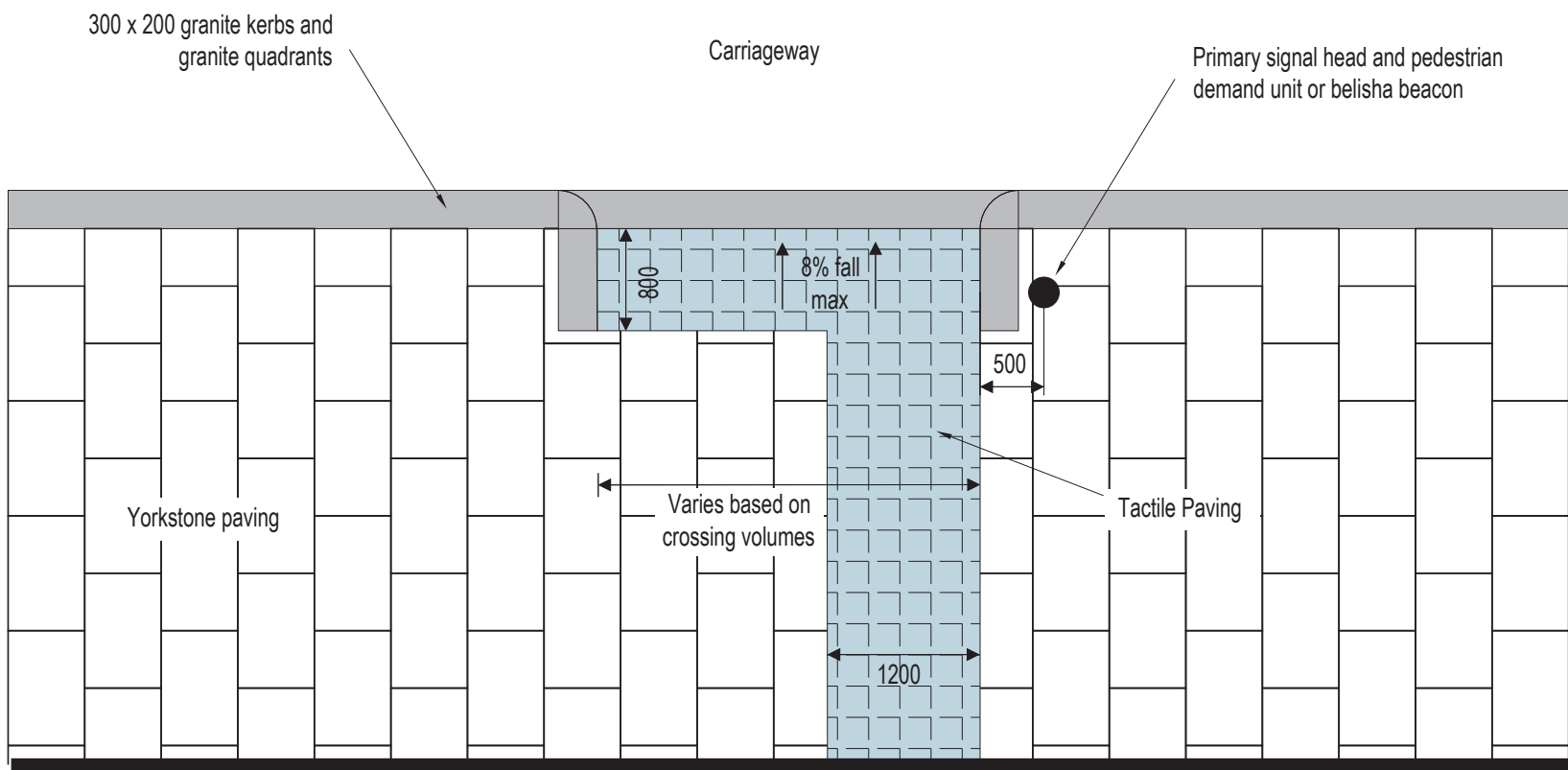
**FOOTWAYS**

**PAVING  
(31 - 60)**

**YORKSTONE BOND  
PATTERNS AND DETAILS**

|                 |      |
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Note: For uncontrolled crossing no tactile paving is installed

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| designed       | LJR   | OCT.'07 |
| drawn / traced | RMP   | AUG.'07 |
| checked        | WAS   | MAR.'11 |
| approved       | PH    | MAR.'11 |

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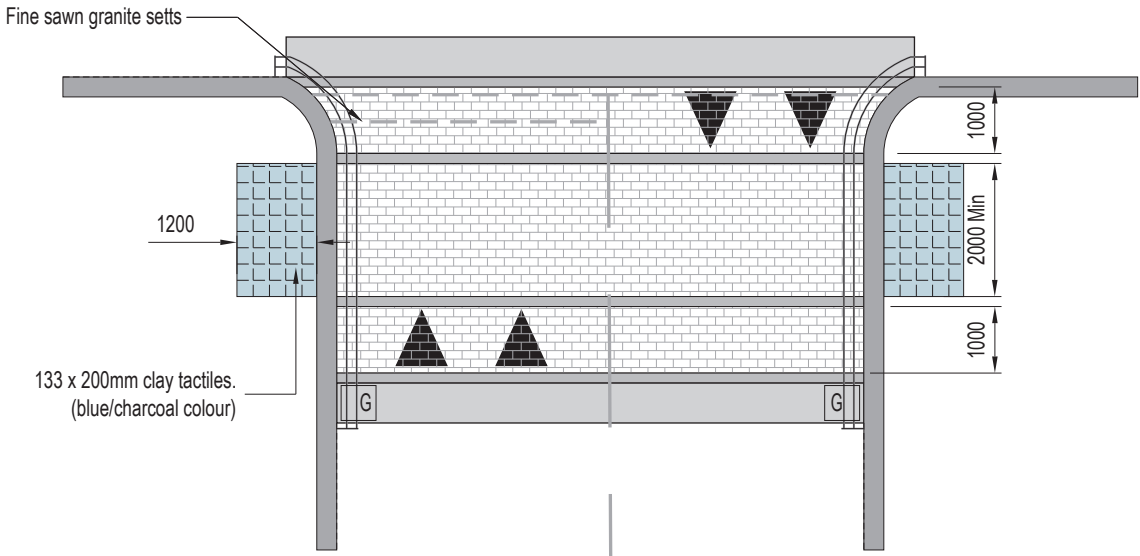
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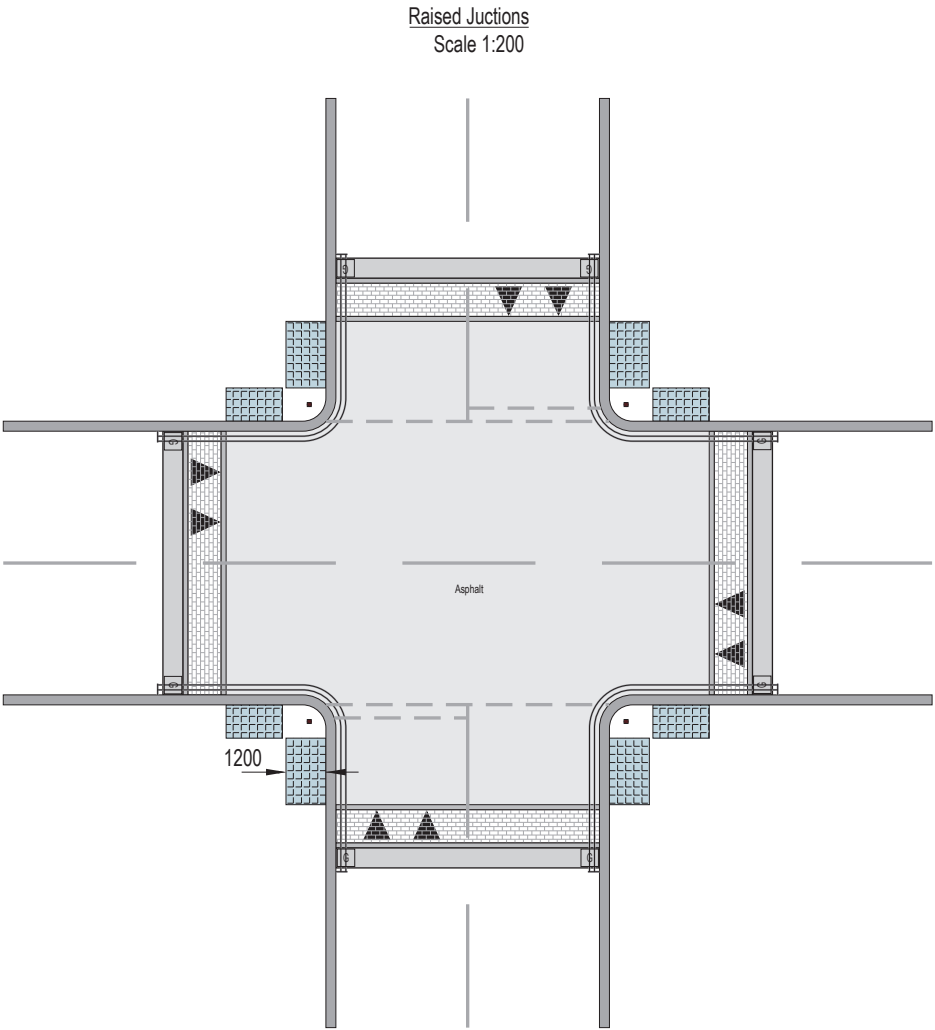
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| PROJECT  |
| TOWN CENTRE<br>STANDARD DETAILS                                  |
| FOOTWAYS   |
| CONTROLLED CROSSING<br>DROPPED KERB DETAIL<br>(diagramatic only) |

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Raised Entry treatment  
Scale 1:100




Raised Junctions  
Scale 1:200

NOTE:  
Exceptions are as follows

- 1. Informal crossings with dropped kerbs  
**No tactiles required**
- 2. Refuge Islands  
Tactiles required when part of a formal crossing
- 3. Drop kerbs on side roads  
**No tactiles required**
- 4. Drop kerbs for rubbish bin collections  
**No tactiles required**

Note: Refer to DETR guidance on the use of tactile paving surfaces.

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PROJECT

TOWN CENTRE  
STANDARD DETAILS

FOOTWAYS

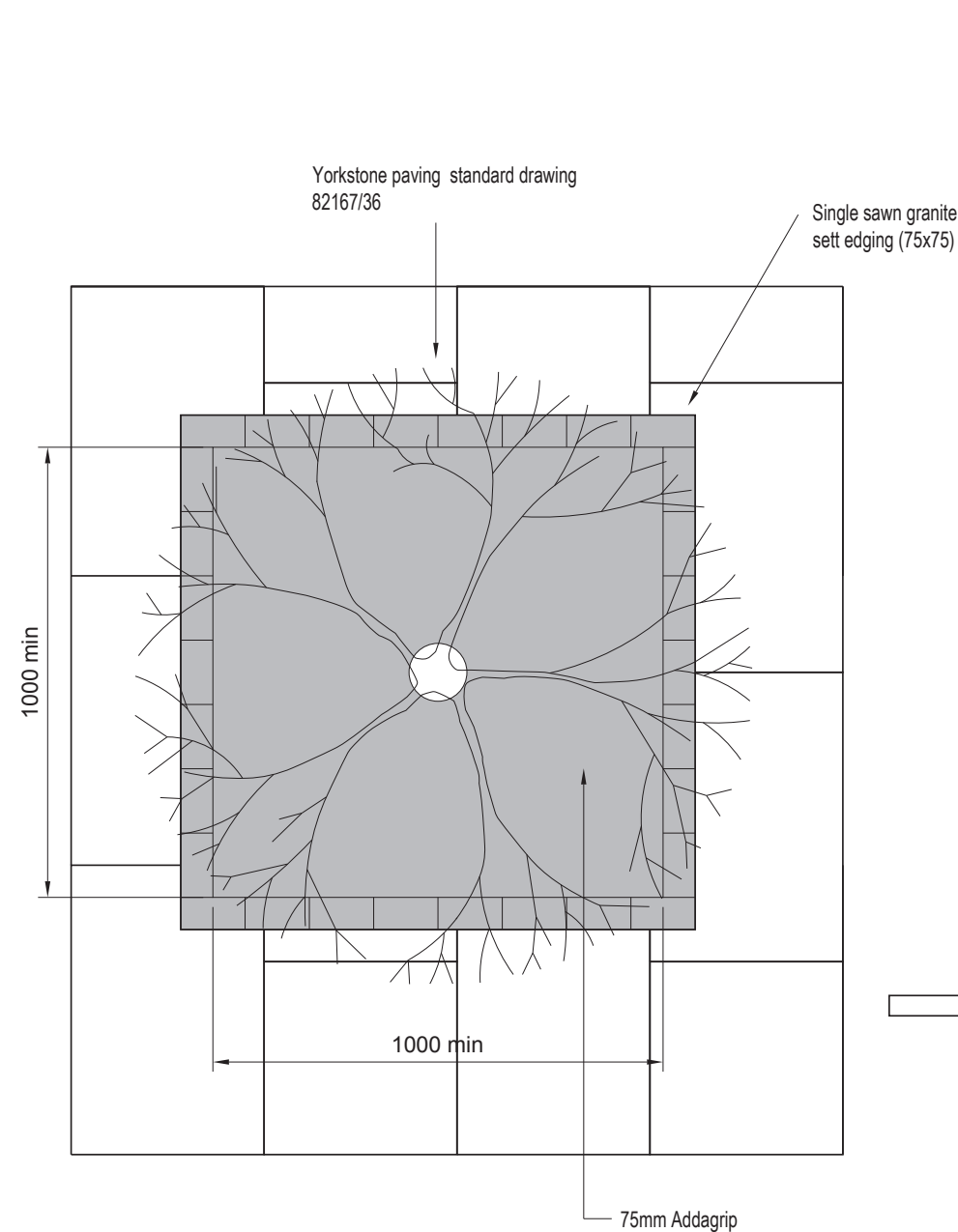
TYPICAL TACTILE PAVING  
LOCATIONS

Drawing Status:

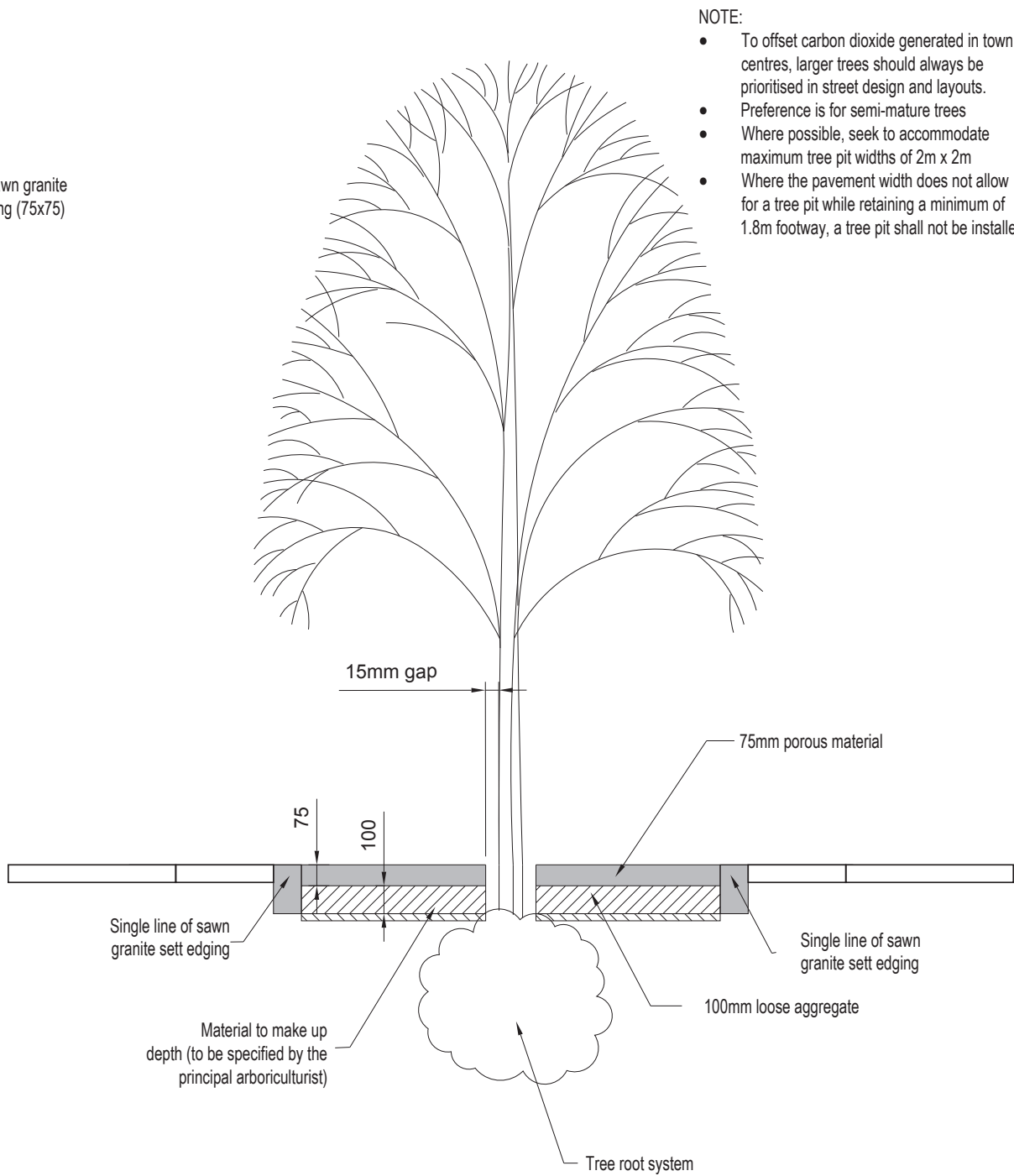
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Plan View  
Scale 1:20



Tree Pit detail  
Scale 1:20

- NOTE:
- To offset carbon dioxide generated in town centres, larger trees should always be prioritised in street design and layouts.
  - Preference is for semi-mature trees
  - Where possible, seek to accommodate maximum tree pit widths of 2m x 2m
  - Where the pavement width does not allow for a tree pit while retaining a minimum of 1.8m footway, a tree pit shall not be installed.

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| checked        | WAS   | MAR.'11 |
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|                                 |
|---------------------------------|
| PROJECT                         |
| TOWN CENTRE<br>STANDARD DETAILS |
| STREET FURNITURE                |
| FURNITURE<br>(61 - 90)          |
| TYPICAL TREE PIT<br>DETAILS     |

|                        |           |
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| Drawing Status:        |           |
| DWG No.<br>82168/1/2/5 | rev.<br>A |





## STREET TREE PLANTING POLICY STATEMENT

### Planting Location

Trees should be located:

- Where they do not obstruct the footpath or pavement
- Where they do not obstruct gates or view from windows
- Where they do not obstruct streetlights or other equipment such as pay and display ticket machines,
- Where they do not obstruct underground services or structures.
- With a spacing of no less than 8 metres apart.

To off set carbon dioxide levels in town centres larger trees should be accommodated in street design; maximum tree pits width of 2m x 2m.

Where a standard residential footway width of 1500mm exists a tree pit of 500mm from trunk to kerb is required.

### Planting Priorities

Apart from the exceptions where funding for planting has been allocated through specific projects, it will normally be allocated according to the criteria set out in order of priority below:

- Replacement of dead trees and existing tree stocks
- Requests from residents - individual requests will be prioritised according to the number of trees already on the street

- Streets without trees – new planting schemes will be prioritised according to the guidelines above and the relative amenity importance of each.

### Policy on Species

In general, trees should be the size and species appropriate to the street scene and site conditions. Due to the varied nature of the streets and planting sites in the borough it is not practical to give a list of 'suitable' species. The following factors should be taken into consideration, which may limit the choice of species on any given site.

- Trees should be of such a size that they do not cause undue light restriction, encroachment or subsidence problems.
- Trees with excessively large, sticky or prolific fruits should be avoided wherever possible; they are likely to be a nuisance.
- Trees with poisonous fruits, bark or wood should be avoided
- Hazardous trees, such as those with large spines on the trunk, or which are known to shed branches easily should be avoided.







## BOLLARDS

Sheffield Range BX47 0129 00 (129 diameter)  
Supplier: BROXAP  
Supplier's details see page 29

**Standard Detail Drawing: page 16**



## SIGNAGE

Supplier's details see page 29;

**Standard Detail Drawing page 21**

Note: Legible London queries should be directed to Truform, a TfL contractor on 020 8561 4951.



## PEDESTRIAN GUARD RAILING

Woodhouse GEO Railing System  
Supplier: Woodhouse  
Supplier's details see page 29  
Parapet railings:  
Three Quarter Panel

**Standard Detail Drawing: page 19**



## STREET LIGHTING

Urbis ZX range, Urbis Hestia II,  
Note: ensure colour of column matches other street furniture  
For 10m columns White Cosmopolis 140W bulbs are recommended  
For 6m columns White Cosmopolis 60W bulbs are recommended

Note: the wattage depends on road width

Supplier: Urbis Lighting Ltd  
Supplier's details see page 29

**Standard Detail Drawing: page 20**



## CYCLE STANDS

Zenith Satin polished Stainless Steel cycle stand, Zen 650  
660mm above ground  
300mm below ground  
750mm width  
Supplier: Furnitubes  
Supplier's details see page 29

**Standard Detail Drawing: page 17**



## LITTER BINS

Double Barrel Lynx range (Furnitubes)  
Supplier: Furnitubes  
Supplier's details see page 29  
Please note: Recycling bin requires recycling logo(s)

**Standard Detail Drawing page 18**



## PARKING MACHINE/UTILITY BOXES/CCTV/POSTS

MIO finish  
Stainless brushed Steel finish.



## SEATS

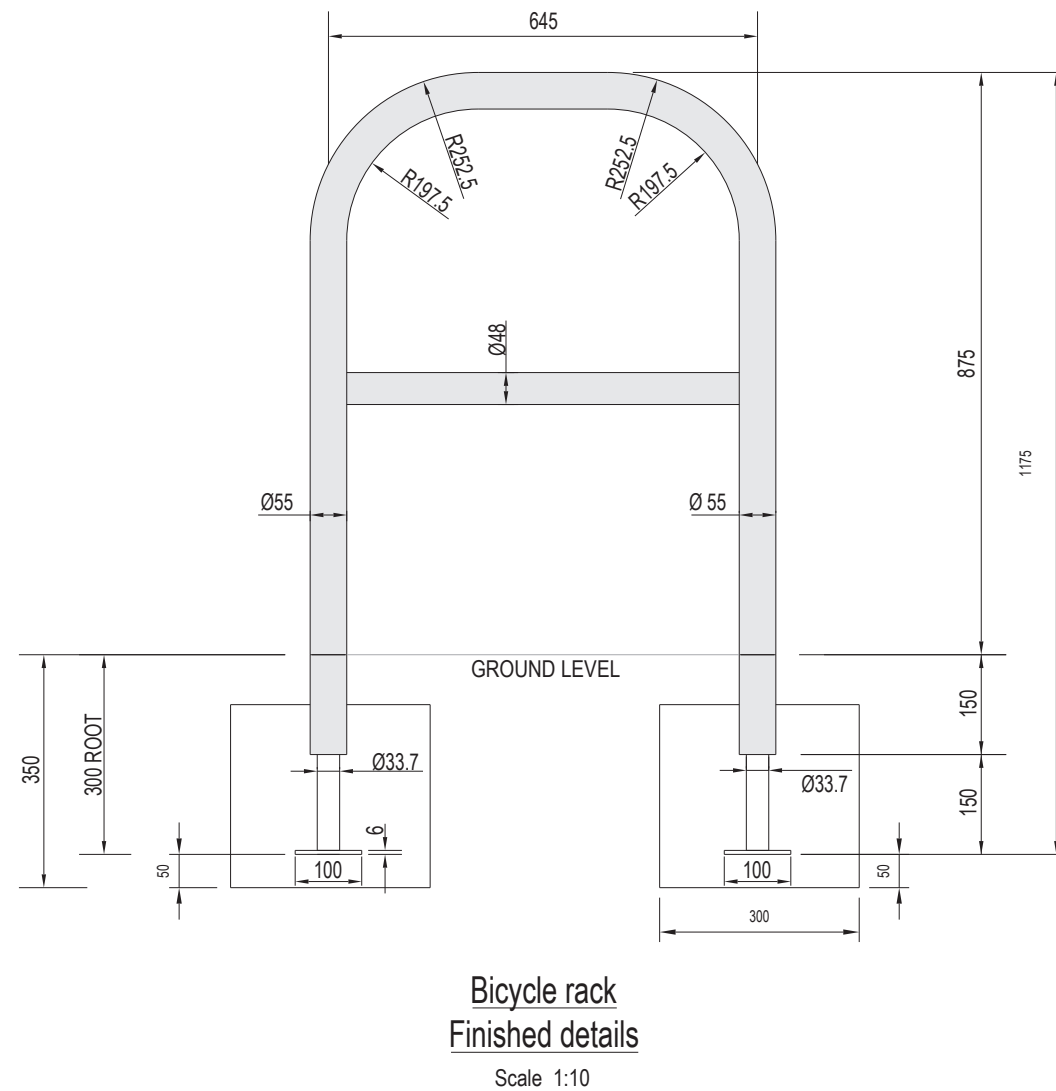
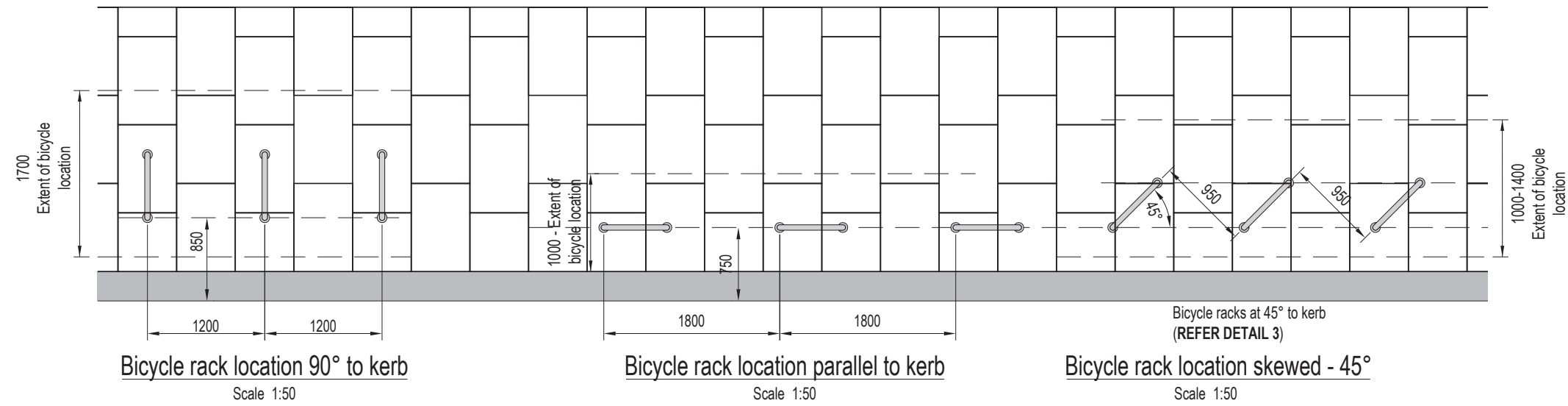
Woodhouse Campus Bench (varnished, single arm rest)  
Supplier: Woodhouse  
Supplier's details see page 29











**Notes:**

- 1. Cycle rack for Town Centres - stainless steel matt finish.
- 2. All other areas including conservation areas - matt black ferracast material.
- 3. Position of cycle racks to suit footway width where possible.

**Footing detail 1 - Pre slab**  
200 mm x 200mm  
400mm deep  
C20 Concrete

**Footing detail 2 - Post slab laying**  
Ø100mm core  
400mm deep  
C20 Concrete

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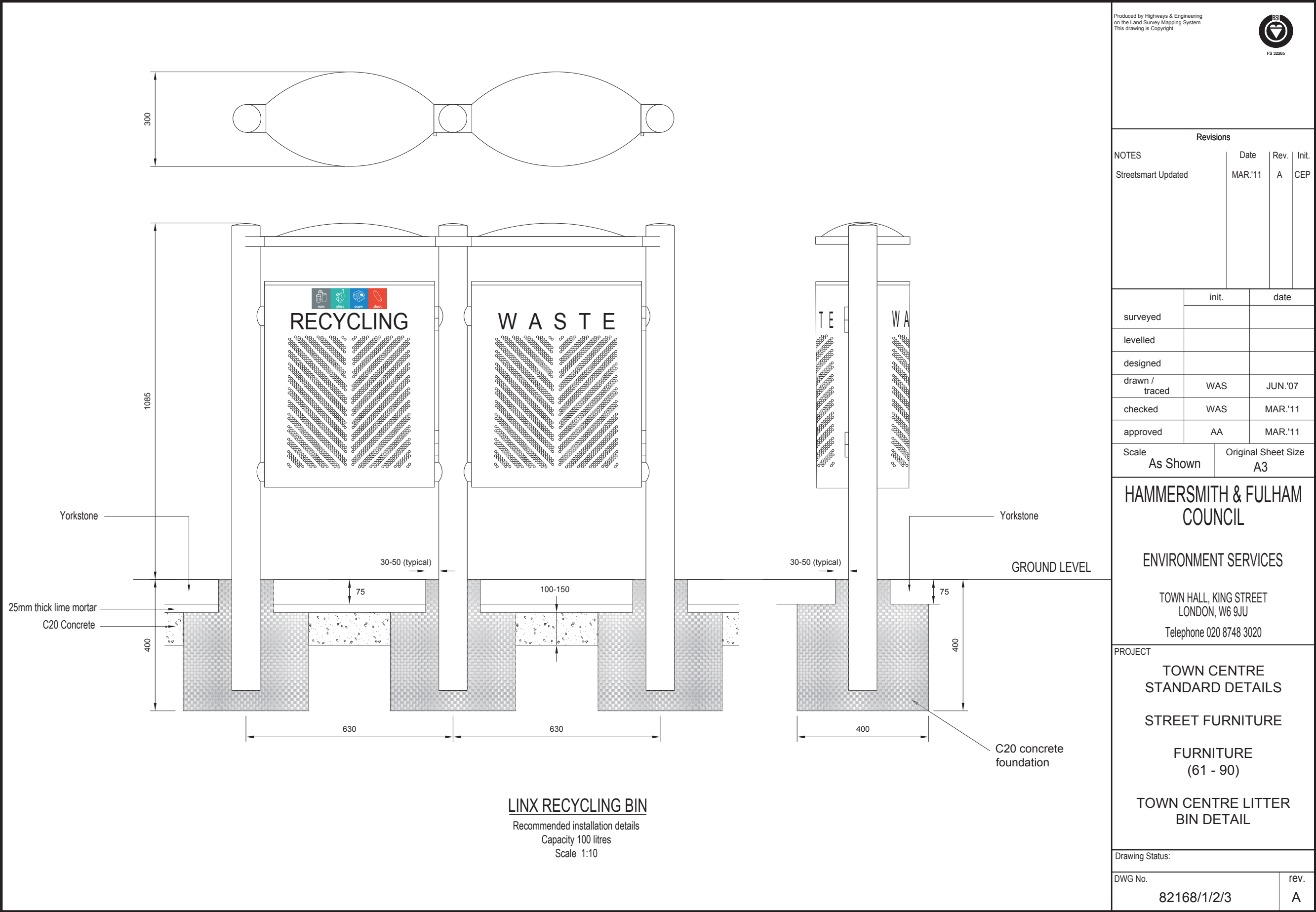
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| NOTES               | Date    | Rev. | Init. |
| Streetsmart Updated | MAR.'11 | A    | CEP   |

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| designed       |       |         |
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| checked        | WAS   | MAR.'11 |
| approved       | AA    | MAR.'11 |

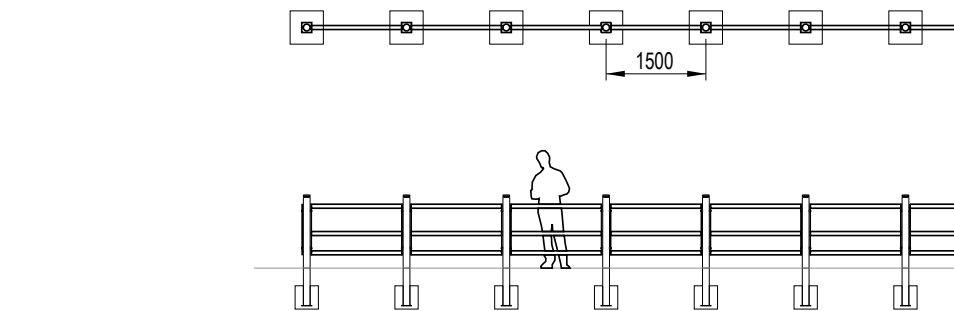
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| <b>PROJECT</b>  |           |
| <b>TOWN CENTRE<br/>STANDARD DETAILS</b>                             |           |
| <b>STREET FURNITURE</b>   |           |
| <b>FURNITURE<br/>(61 - 90)</b>                                      |           |
| <b>BICYCLE RACK DETAILS</b>   |           |
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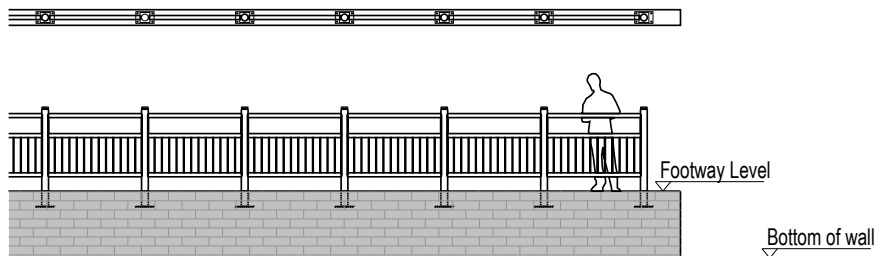




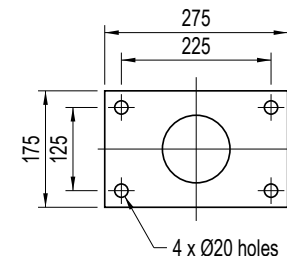




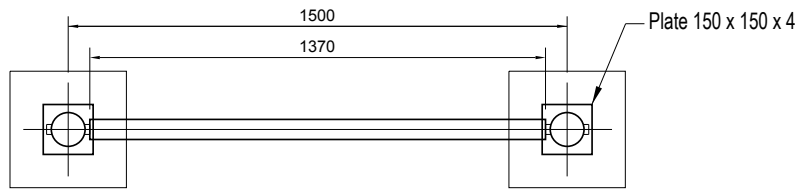
Elevation - Rail with footings  
Scale 1:50



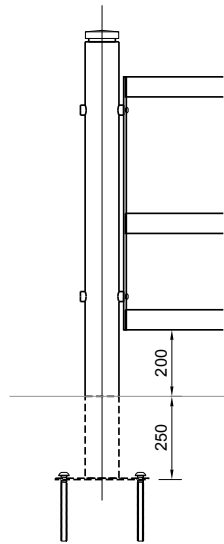
Elevation - Parapet Rail with base plates  
Scale 1:50



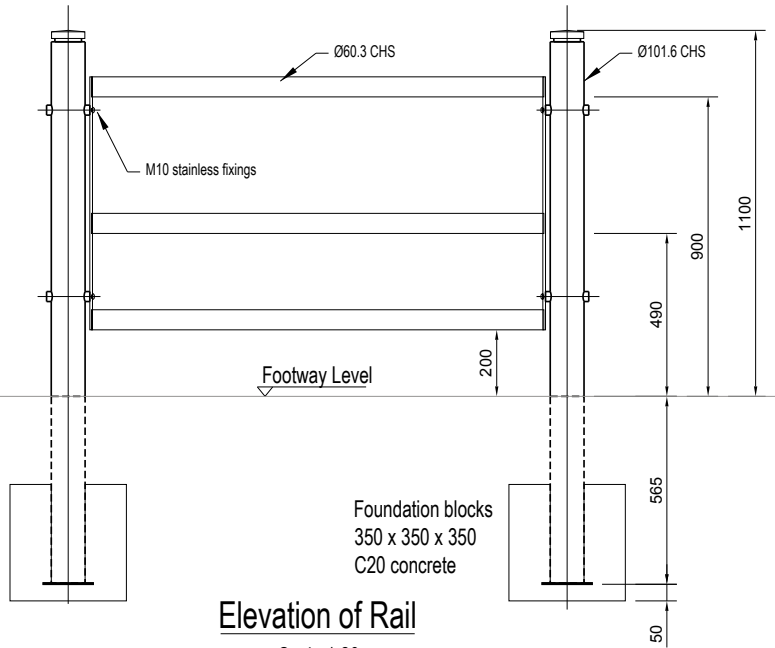
Plan of base plate  
Scale 1:10



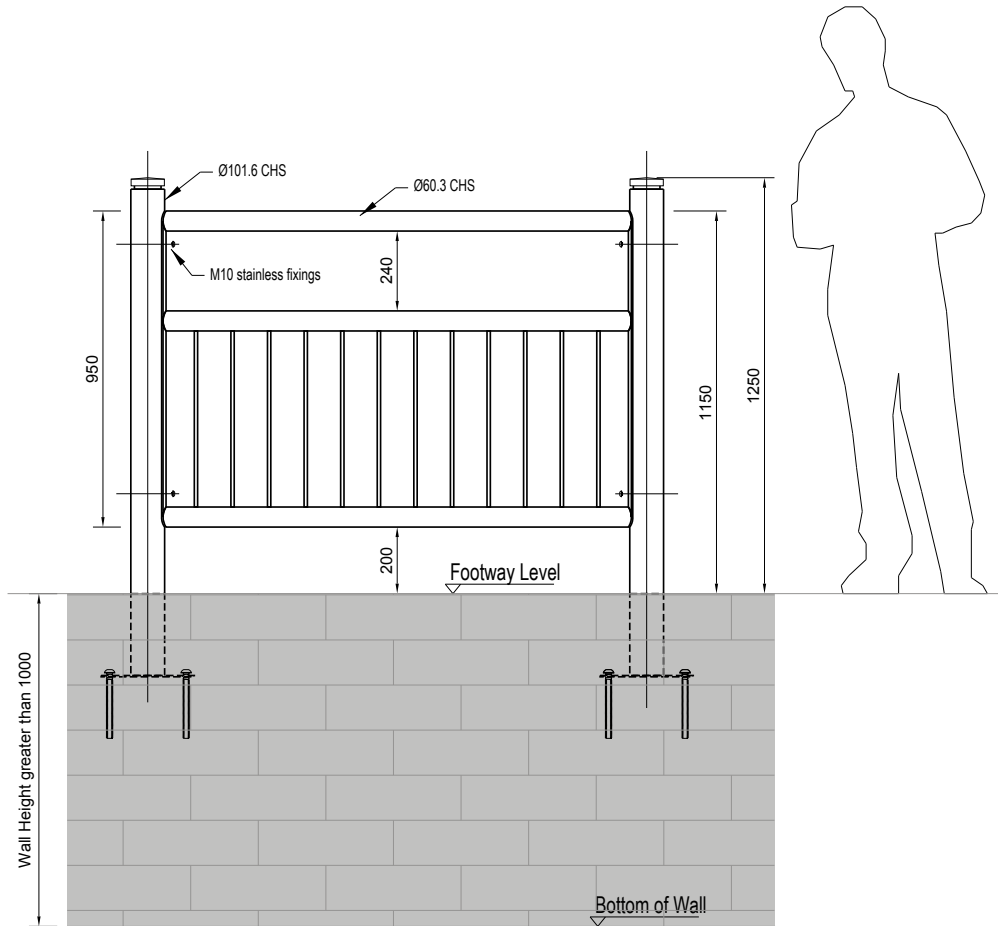
Plan of Rail  
Scale 1:20



Elevation of Base Plate Detail  
Scale 1:20



Elevation of Rail  
Scale 1:20



Elevation of Parapet Rail  
Scale 1:20

Note:  
Material - Stainless steel 316

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| checked        | WAS   | OCT.'10 |
| approved       | AJ    | OCT.'10 |

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PROJECT

TOWN CENTRE  
STANDARD DETAILS

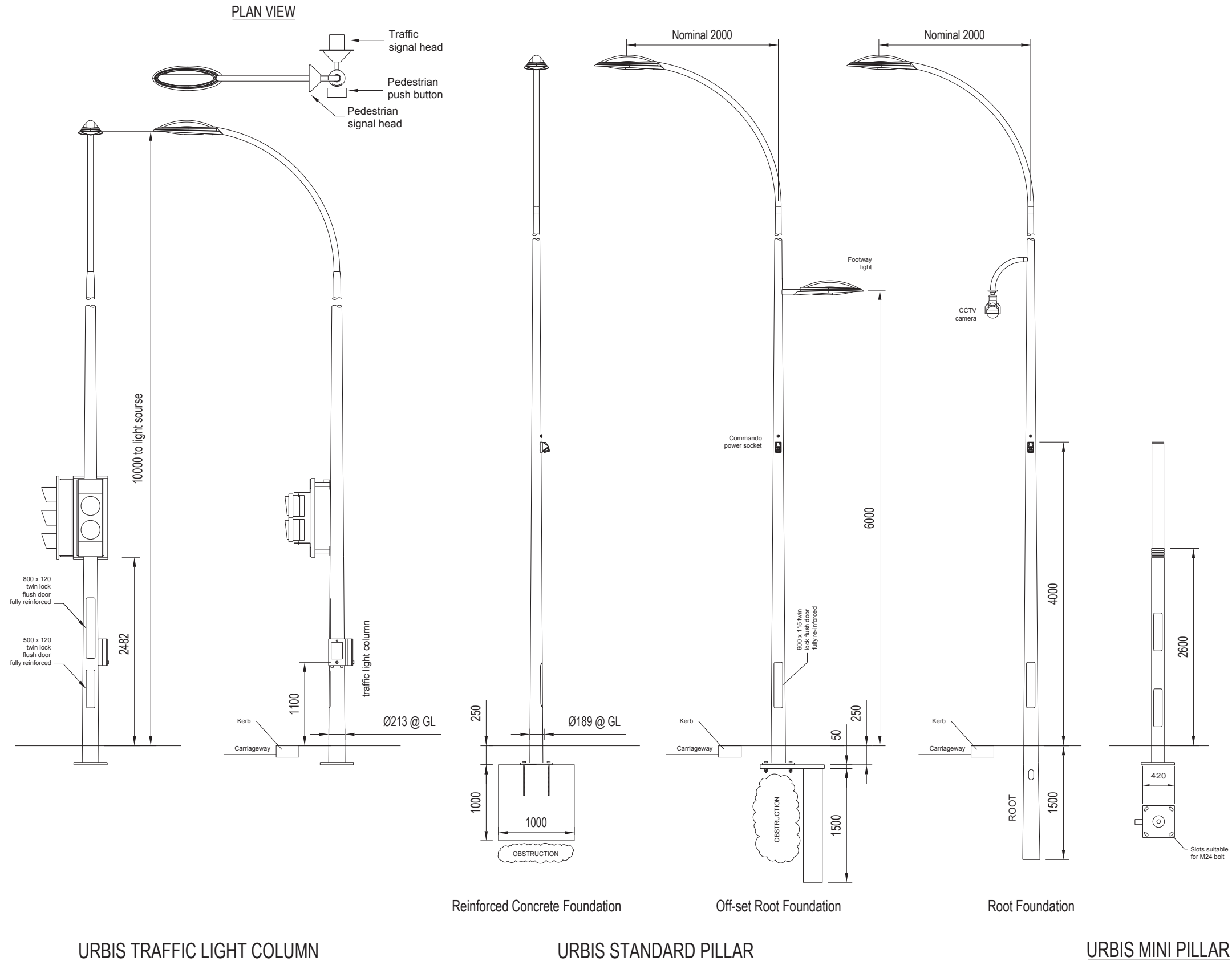
STREET FURNITURE


FURNITURE  
(61 - 90)

TYPICAL HORIZONTAL  
RAILING DETAIL

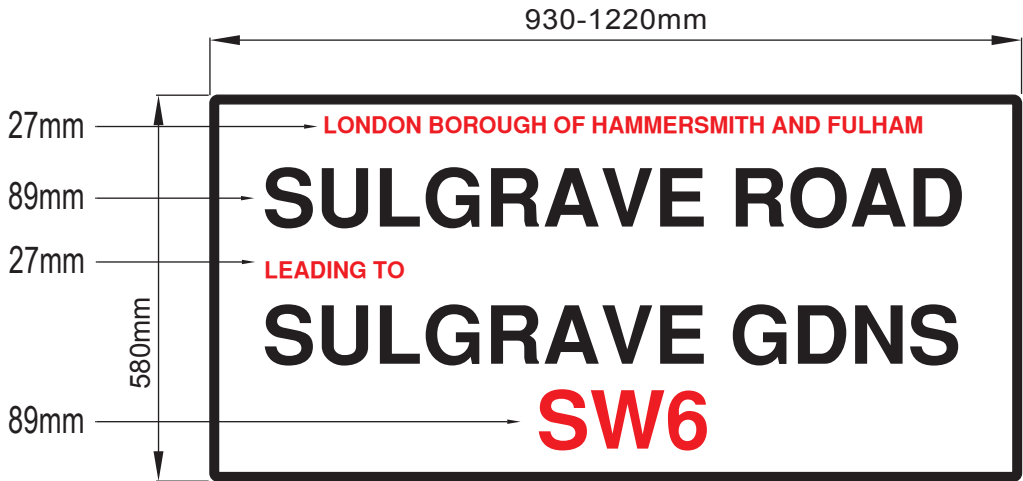
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| NOTES<br>Streetsmart Updated   |  | Date<br>MAR.'11 | Rev.<br>A | Init.<br>CEP  |  |
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| Revisions           |        |      |       |
|---------------------|--------|------|-------|
| NOTES               | Date   | Rev. | Init. |
| Streetsmart updated | MAY'11 | A    | CEP   |

|                | init. | date    |
|----------------|-------|---------|
| surveyed       |       |         |
| levelled       |       |         |
| designed       |       |         |
| drawn / traced | CEP   | APR.'11 |
| checked        | WAS   | MAY.'11 |
| approved       | AJ    | MAY.'11 |

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| scale 1 : 10 | Original Sheet Size A3 |
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ENVIRONMENT SERVICES

TOWN HALL, KING STREET  
LONDON, W6 9JU

Telephone 020 8748 3020

PROJECT

STANDARD DETAILS

STREET FURNITURE

STREET NAME PLATES

|                 |      |
|-----------------|------|
| Drawing Status: |      |
| DWG No.         | rev. |
| 82168/1/2/10    | A    |





## BUS LANES

To be the same colour as the rest of the carriageway.  
Standard Detail Drawing: refer to TFL's *Accessible bus stop design guidance*



## CYCLE LANES

Lane markings must be 100mm in width.  
Where a lane width of 1.2m is not possible use cycle symbols only.



## WAITING RESTRICTIONS

Primrose yellow markings, 50mm width  
Standard Detail Drawing: refer to *The Traffic Signs Regulations & General Directions*



## CARRIAGEWAY CONSTRUCTION

Standard Detail Drawing: page 24

Note: use FLAT Drainage Channels only



## CROSSOVERS

Granite Setts "Fine sawn" (all sides sawn)  
200 x 100, 150mm thick C30 concrete  
Note: Industrial granite crossovers use a standard width of 4800mm, this can vary but material standard is non-negotiable. (Residential crossovers should not exceed the standard of 3000mm).  
Suppliers details see page 29

Standard Detail Drawings: page 23

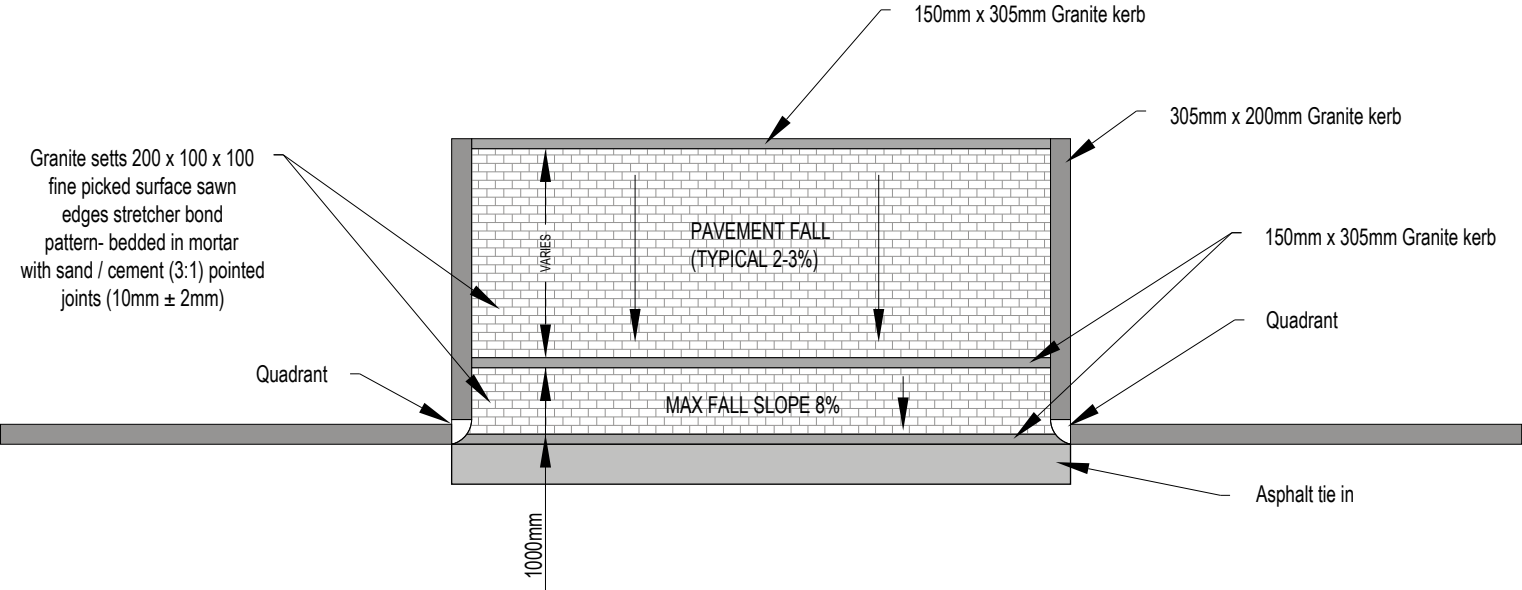


## PARKING & LOADING

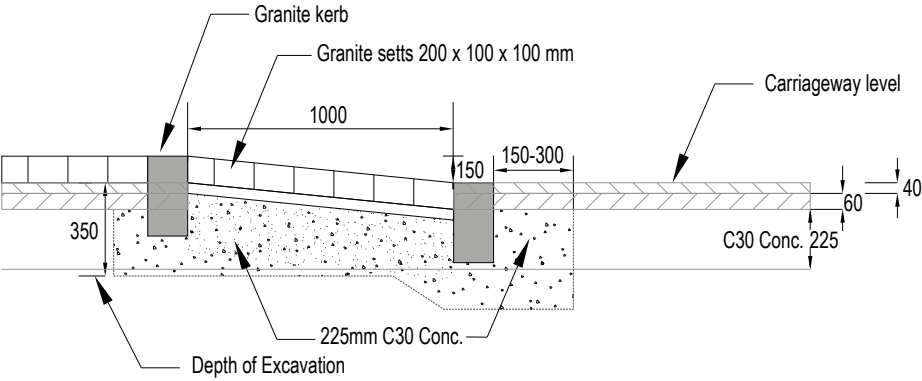
Minimum width: 2700mm  
Note: Set-back loading bays should be avoided: the footway at either side will otherwise prove useless to pedestrians







TOWN CENTRE CROSSOVER  
PLAN VIEW Scale 1:100



DETAIL 1 - SECTION VIEW  
Scale 1:25

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FS 32265

| Revisions           |         |      |       |
|---------------------|---------|------|-------|
| NOTES               | Date    | Rev. | Init. |
| Streetsmart Updated | OCT.'10 | A    | BJN   |

|                | init. | date    |
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| surveyed       |       |         |
| levelled       |       |         |
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| drawn / traced | WAS   | JUN.'07 |
| checked        | HOR   | OCT.'10 |
| approved       | WAS   | OCT.'10 |

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PROJECT

TOWN CENTRE  
STANDARD DETAILS

CARRIAGEWAYS

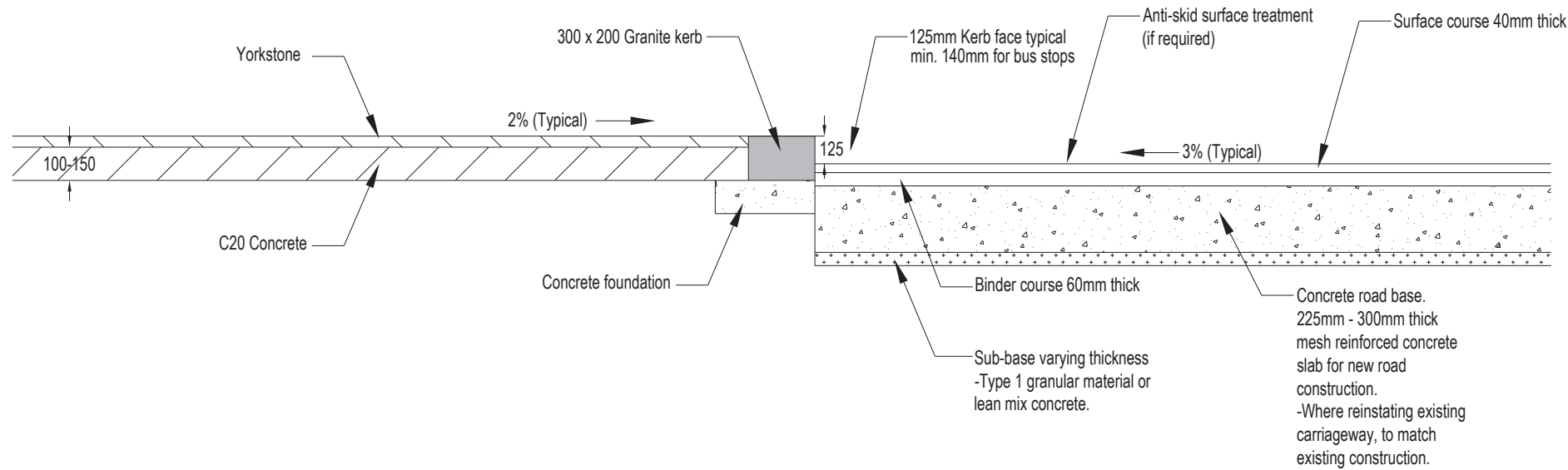
CONSTRUCTION ELEMENTS  
(1 - 30)

CROSSOVER

Drawing Status:

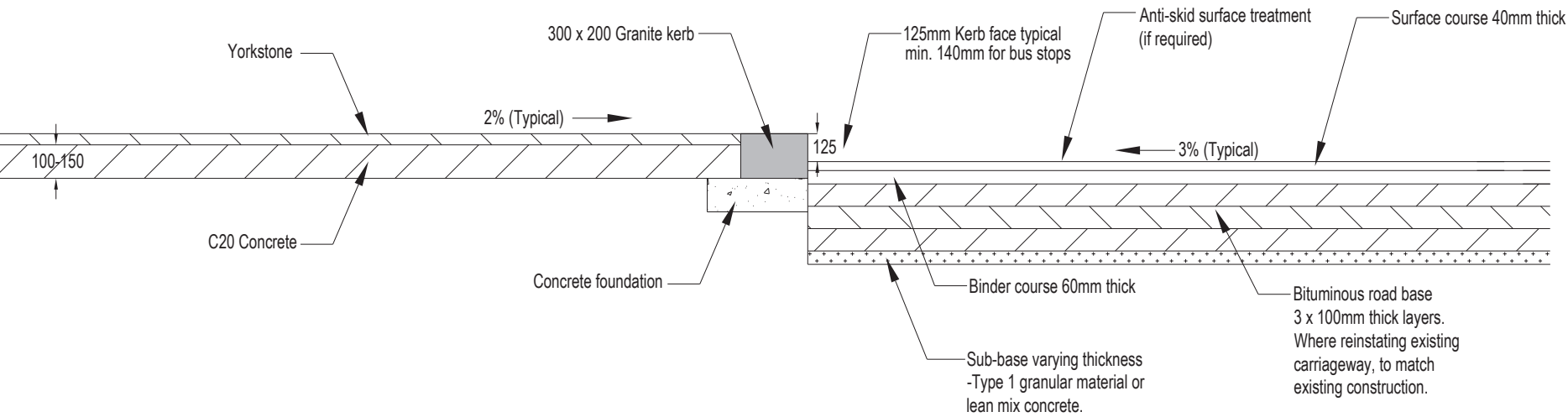
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| DWG No.     | rev. |
| 82168/1/3/4 | A    |





RIGID CARRIAGEWAY PAVEMENT DESIGN

Scale 1:25



FLEXIBLE CARRIAGEWAY PAVEMENT DESIGN

Scale 1:25

Note:  
Pavement materials and thickness shall be as designed and specified by the engineer

Note:  
Pavement materials and thickness shall be as designed and specified by the engineer

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| Revisions           |         |      |       |
|---------------------|---------|------|-------|
| NOTES               | Date    | Rev. | Init. |
| Streetsmart Updated | MAR.'11 | A    | CEP   |

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| surveyed       |       |         |
| levelled       |       |         |
| designed       |       |         |
| drawn / traced | WAS   | JUN.'07 |
| checked        | WAS   | MAR.'11 |
| approved       | AA    | MAR.'11 |

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| Scale    | Original Sheet Size |
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PROJECT  
TOWN CENTRE  
STANDARD DETAILS  
CARRIAGEWAYS  
CONSTRUCTION ELEMENTS  
(1 - 30)  
TYPICAL ROAD  
CONSTRUCTION SECTIONS

|                 |      |
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| Drawing Status: |      |
| DWG No.         | rev. |
| 82168/1/3/1     | A    |





## RAISED ENTRY TREATMENT

When using granite setts in the construction of a raised entry treatment a minimum of seven days is required to ensure the proper curing of the concrete and the long term stability of the raised entry treatment.

**Standard Detail Drawing: page 26**



## REFUGE ISLANDS

To be provided only if road-narrowing using kerb build-outs is not feasible. Use Traffic Management Products where possible.

**Standard Detail Drawing: page 27**

Length and width to be based on road width and pedestrian flow. Line markings to be minimised in accordance with Traffic Signs Regulation & General Directions. Tactile paving only to be provided at zebra crossings. Use Traffic Management Products bollards and refuge lamp only if visibility is poor.



## SPEED CUSHIONS

**Standard Detail Drawing: page 28**







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## Revisions

|                     | Date     | Rev. | Init. |
|---------------------|----------|------|-------|
| Streetsmart Updated | Mar. '11 | A    | CEP   |
| DYs added           | Nov. '12 | B    | CEP   |

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| approved       | AA    | JAN. '13 |

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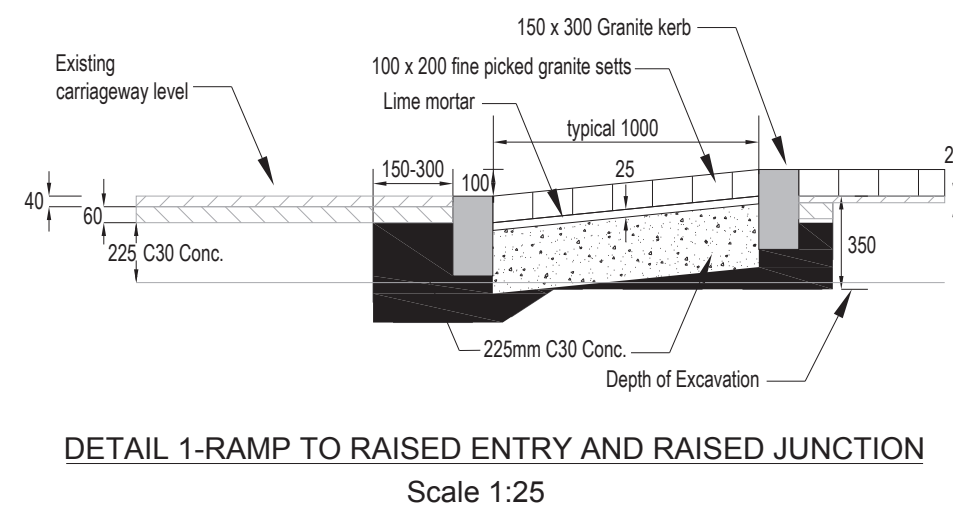
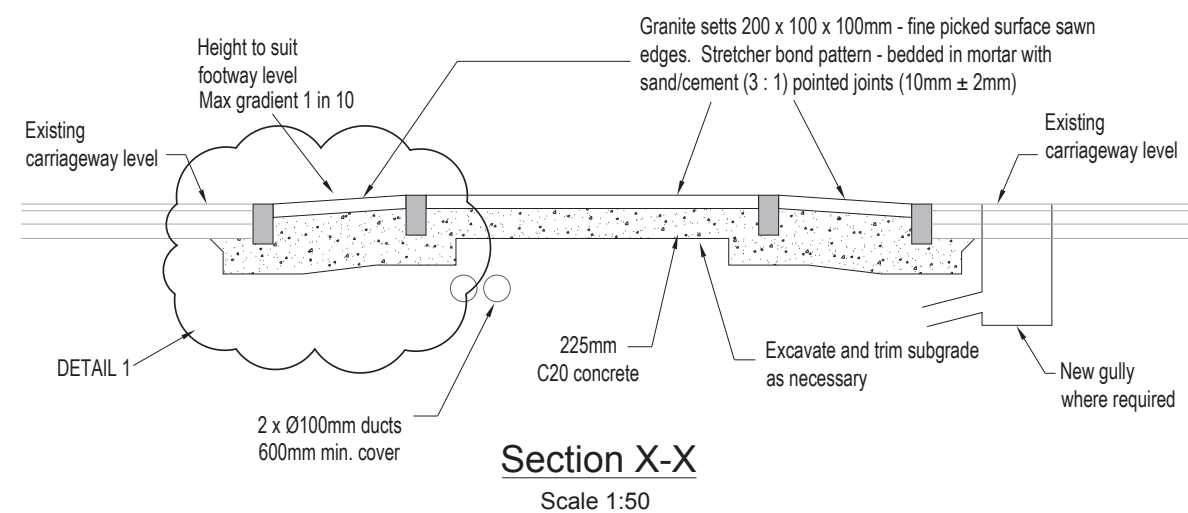
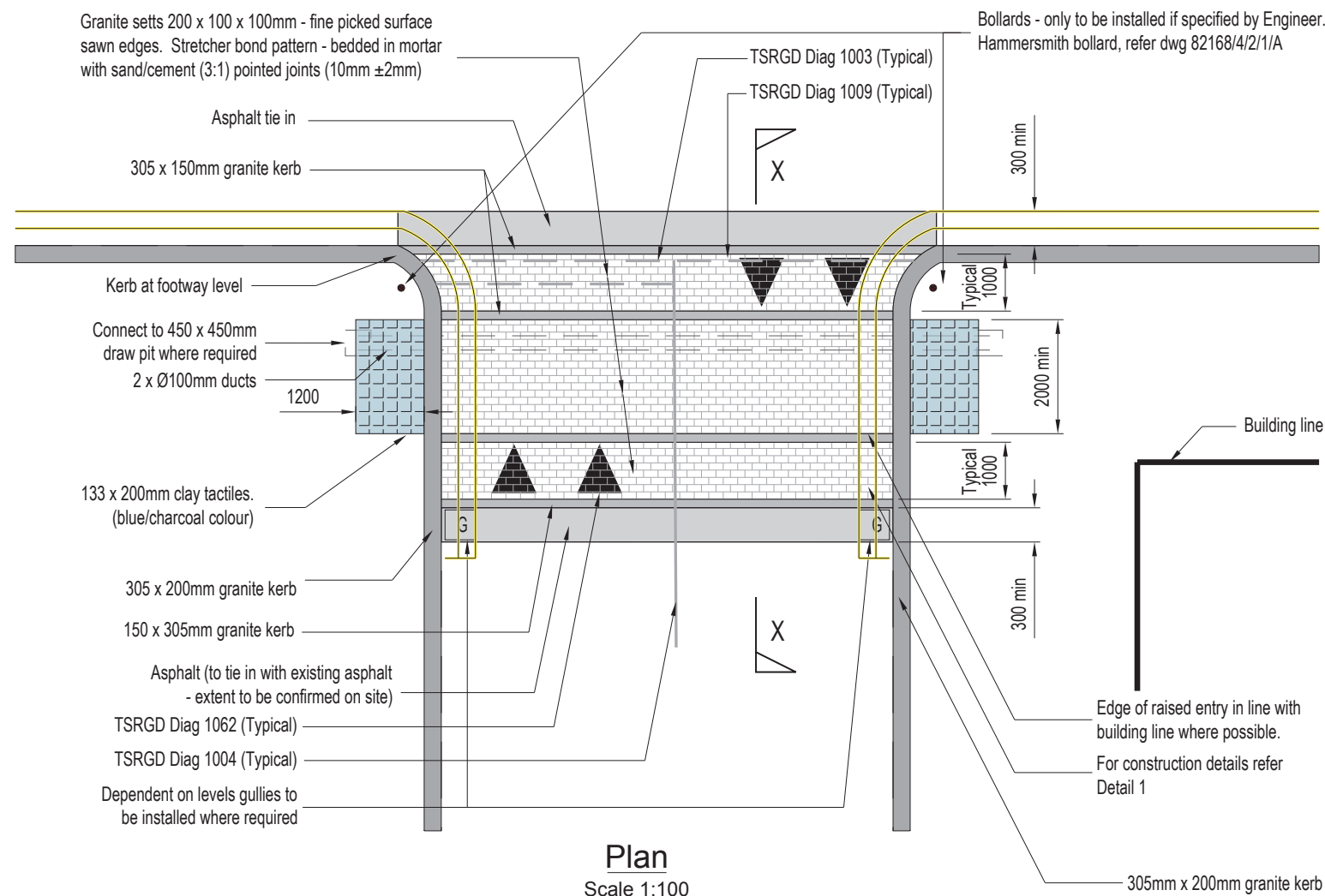
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TRANSPORT & TECHNICAL  
SERVICES

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LONDON, W6 9JU  
Telephone 020 8748 3020

PROJECT  
  
TOWN CENTRE  
STANDARD DETAILS  
  
ENGINEERING SCHEMES  
  
TRAFFIC CALMING  
  
RAISED ENTRY TREATMENT  
DETAILS

|                 |      |
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| Drawing Status: |      |
| DWG No.         | rev. |
| 82168/1/4/4     | B    |

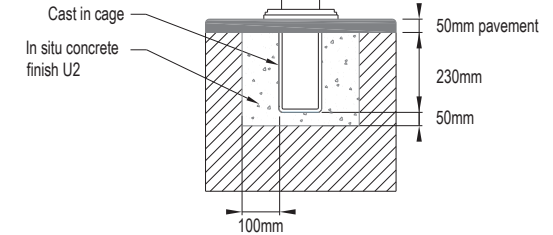
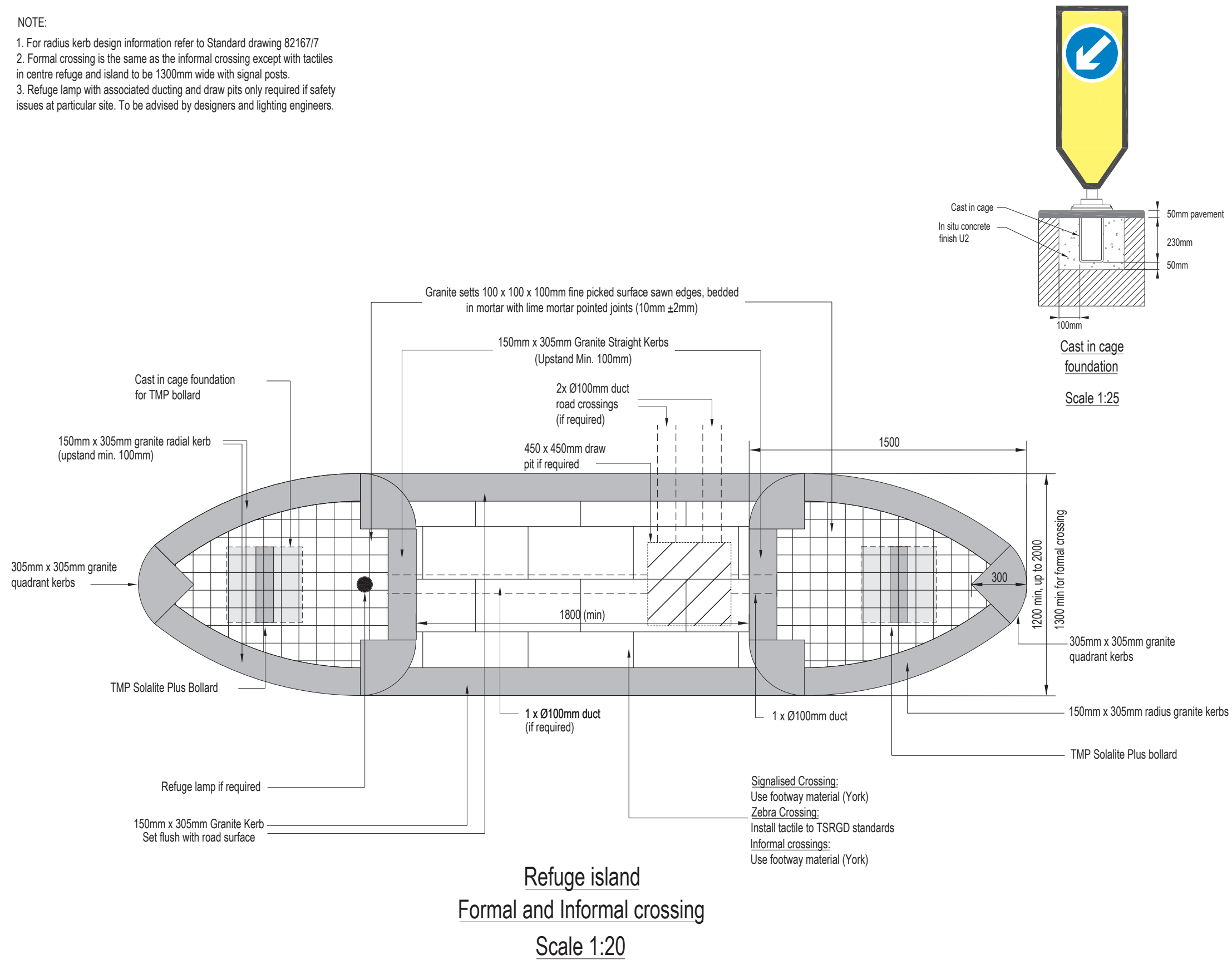






NOTE:

1. For radius kerb design information refer to Standard drawing 82167/7
2. Formal crossing is the same as the informal crossing except with tactiles in centre refuge and island to be 1300mm wide with signal posts.
3. Refuge lamp with associated ducting and draw pits only required if safety issues at particular site. To be advised by designers and lighting engineers.



Cast in cage  
foundation  
Scale 1:25

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Revisions

| NOTES               | Date    | Rev. | Init. |
|---------------------|---------|------|-------|
| Streetsmart Updated | MAR.'11 | A    | CEP   |

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| drawn / traced | WAS   | JUN.'07 |
| checked        | WAS   | MAR.'11 |
| approved       | AA    | MAR.'11 |

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| Scale<br>As Shown | Original Sheet Size<br>A3 |
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Telephone 020 8748 3020

PROJECT

TOWN CENTRE  
STANDARD DETAILS

ENGINEERING SCHEMES

FOOTWAY PAVING (31 - 60)

TYPICAL REFUGE ISLAND  
FORMAL / INFORMAL  
CROSSINGS

|                        |           |
|------------------------|-----------|
| Drawing Status:        |           |
| DWG No.<br>82168/1/4/1 | rev.<br>A |





| Town Centres Supplier Directory  |                                    |   |
|--|------------------------------------|---|
| Material   | Supplier                           | Contact Details   |
| Addastone tree surrounds   | Addagrip Surface Treatments UK Ltd | Addagrip House, Bell Lane Industrial Estate, Uckfield, East Sussex, TN22 1QL. Tel: 01825 761333         |
| Mid-grey sand-blasted granite tiles (205 x 300 x 20mm)                             | Charcon                            | Hulland Ward, Ashbourne, Derbyshire, DE6 3ET. Tel: 01335 372222   |
| Grey/buff Mouselow Yorkstone (610mm wide, random length, 25, 50, 75mm thicknesses) | BBS (Brick & Stone) Ltd            | Trident House, 106 Barnsley Rd, Sandal, Wakefield, West Yorkshire, WF1 5NX. Tel: 01924 241100           |
| Granite kerbs (pub kerbs)  | BBS (Brick & Stone) Ltd            | Trident House, 106 Barnsley Rd, Sandal, Wakefield, West Yorkshire, WF1 5NX. Tel: 01924 241100           |
| Granite setts (200 x 100mm) Fine sawn (all sides sawn)                             | BBS (Brick & Stone) Ltd            | Trident House, 106 Barnsley Rd, Sandal, Wakefield, West Yorkshire, WF1 5NX. Tel: 01924 241100           |
| Clay blue/charcoal colour tactile paving (200 x 133mm)                             | BBS (Brick & Stone) Ltd            | Trident House, 106 Barnsley Rd, Sandal, Wakefield, West Yorkshire, WF1 5NX. Tel: 01924 241100           |
| Granite wall (200 x 100mm)   | BBS (Brick & Stone) Ltd            | Trident House, 106 Barnsley Rd, Sandal, Wakefield, West Yorkshire, WF1 5NX. Tel: 01924 241100           |
| Stainless steel bollards BX47 012900 (129o)  | Broxap Ltd                         | Rowhurst Industrial Estate, Chesterton, Newcastle-under-Lyme, Staffordshire, ST5 6BD. Tel: 0870 8508683 |

| Material   | Supplier                        | Contact Details  |
|--|---------------------------------|--|
| Wayfinding   | Trueform                        | Unit 4, Pasadena Trading Estate, Pasadena Close, Hayes, Middlesex UB3 3NQ Tel: 020 8561 4959                                 |
| CCTV   | refer to Borough Lighting       |  |
| Stainless steel cycle racks  | Furnitubes                      | Meridian House, Royal Hill, Greenwich, London, SE10 8RD. Tel 020 8378 3200   |
| Lamp columns (Urbis Hestia 2 Lantern) Col-Special/Tapered 10m/M/PR/Flanged) special mounted tapered column of nominal height 10 metres. Suitable for mounting Hestia lantern. Finished T-washed and Blue-Grey (RAL 7031) | Urbis Lighting Ltd              | Telford Road, Houndmills, Basingstoke, Hampshire, RG21 6YW. Tel: 01256 354446  |
| Lyric mini pillars   | Urbis Lighting Ltd              | Telford Road, Houndmills, Basingstoke, Hampshire, RG21 6YW. Tel: 01256 354446  |
| Guardrail (Woodhouse Geo range)  | Woodhouse UK                    | Spa Park, Leamington Spa, CV31 3HL. Tel: 01926 314313  |
| Woodhouse Campus Bench   | Woodhouse UK                    | Spa Park, Leamington Spa, CV31 3HL. Tel: 01926 314313  |
| Parapet Railings Three Quarter Panel   | Furnitubes                      | Meridian House, Royal Hill, Greenwich, London, SE10 8RD. Tel 020 8378 3200   |
| Litter bins Double Barrel Lynx Range PRL 145 (Furnitubes) Stainless Brushed Steel  | Furnitubes                      | Meridian House, Royal Hill, Greenwich, London, SE10 8RD. Tel 020 8378 3200   |
| Illuminated Bollards TMP Solarite and Heritage Plus  | Traffic Management Products Ltd | Unit 7, Church Park, Church Road, Lowfield Heath, Crawley, West Sussex RH11 0PJ. Tel 08456 808066 www.traffic-products.co.uk |