



GUILDHALL CAR PARK: OPTION 2 (FLEXIBLE HARD SPACE - NO PARKING)



GUILDHALL CAR PARK: OPTION 2 (FLEXIBLE HARD SPACE - NO PARKING)

GUILDHALL CAR PARK - OPTION 3

DESIGN RESPONSE OPTION 3 (FLEXIBLE GREEN SPACE - NO PARKING)

- Car parking removed entirely from the space to improve the setting to historic buildings and allow space for pedestrians to gather, move freely, and appreciate the surroundings.
- The space will be available for hosting large and small scale events at anytime
- Provide a large area of lawn with key desire lines delineated in granite to create a high quality, elegant public square which is capable of complementing the surrounding buildings.
- Removal of parking and all highways oriented signage and lining will improve the visual setting of the surrounding buildings, statue and the war memorial by minimising visual detractors.
- Replace areas of tarmac with an area of lawn, granite and bonded aggregate surface using colours and textures which complement historic building materials providing a unified surface which forms a neutral platform to complement and focus attention on Guildhall
- More space will be available to key building entrances to allow flexibility in future use of the buildings
- Remove the incongruous trees adjacent to the war memorial to improve the visibility of the river corridor, surrounding buildings and the war memorial itself.
- Consider the inclusion of additional ground cover planting to the boundary of the space to improve the visual association with the river corridor and provide a unified edge to the space.
- Existing seating removed from inappropriate locations and reconfigured and positioned adjacent to Guildhall providing a sheltered place to sit and look into the space without obstructing pedestrian movement or limiting the flexibility

of the space.

- Unnecessary street furniture removed from the edge of space to provide unobstructed views of historical buildings and more flexible space for the operation of markets and events.
- Provision of feature lighting provided to key buildings focal points and within the public realm (e.g. uplighting to trees) to reinforce the historic identity of Tavistock and the importance of Guildhall on the approach to the town centre.



GUILDHALL CAR PARK: OPTION 3 (FLEXIBLE GREEN SPACE - NO PARKING)



GUILDHALL CAR PARK: OPTION 3 (FLEXIBLE GREEN SPACE - NO PARKING)

6.3 BANK SQUARE

GENERAL PRINCIPLES

Consider how environmental improvements to Bank Square can improve the perception of one of the most historically significant parts of the town centre and help draw people up Market Street and King Street to support the vitality of this area of town.

The following issues and opportunities were raised during consultation events specific to Bank Square:

- The character and quality of the public realm in Bank Square compromises the impression of this area of the town centre and does not do justice to the historic significance of surrounding buildings
- Parking is short stay and is considered important to surroundings shops and restaurants
- The space is underused and its current role as a car park disguises the importance of the space as the original market square and heart of the town centre
- The under utilisation of the space and poor quality of the public realm does not encourage people into this part of the town centre
- Poor quality seating opportunities and mismatched street furniture further detract from the quality of the public realm and discourage people from spending time here
- The space contains one significant tree and a small area of amenity planting which is of limited value to the space.
- The square provides an important link between Market Street and King Street
- The north west building facade detracts from the space



BANK SQUARE: EXISTING

BANK SQUARE - OPTION 1

DESIGN RESPONSE OPTION 1: (RAINWATER GARDEN)

- Creation of small green space in the heart of the town centre incorporating plant species, water sculptures and paved surfaces which celebrate the character and climate of West Devon
- This option would result in the loss of all parking spaces currently located in Bank Square
- Provides a type of space which is otherwise lacking directly in the town centre area; a small, quiet green space filled with planting and seating where people can retreat.
- Use of hard materials such as granite and slate will reference materials found in surrounding buildings and areas of public realm



BANK SQUARE: OPTION 1 (RAINWATER GARDEN)

BANK SQUARE - OPTION 2

DESIGN RESPONSE OPTION 2A: RETAIN PARKING (LOSS OF ONE PARKING SPACE)

- Retain short stay parking in the square with the loss of one parking space to implement environmental improvements to the area
- Replace areas of tarmac with bonded aggregate surface using colours and textures which complement historic building materials providing a unified surface which forms a neutral platform to complement and focus attention on surrounding buildings
- Remove the highways oriented white and yellow lining as far as possible and consider using granite setts to delineate edges to parking bays instead
- Provide a raised planted edge to the north western edge of the site which incorporates seating, seasonal planting and small trees
- Provide well integrated, unified and high quality street furniture.
- Incorporate lighting into the public realm by uplighting trees and benches

DESIGN RESPONSE OPTION 2B: FLEXIBLE HARD SPACE

- Bank Square becomes a more flexible space capable of hosting alternative small scale events and markets
- On days where no events are planned retain short stay parking role of the square with the loss of one parking space to implement environmental improvements to the area
- Replace areas of tarmac with bonded aggregate surface using colours and textures which complement historic building materials providing a unified surface which forms a neutral platform to complement and focus attention on surrounding buildings and provides a single, level

- surface capable of hosting a range of small scale events and markets
- Remove the highways oriented white and yellow lining as far as possible and consider using granite setts to delineate edges to parking bays instead
- Provide a raised planted edge to the north western edge of the site which incorporates seating, seasonal planting and small trees
- Provide well integrated, unified and high quality street furniture.
- Incorporate lighting into the public realm by uplighting trees and benches

These options have the same physical qualities capable of being managed in two different ways providing a flexible town centre space with improved paving materials and seating opportunities along with additional planting, which can continue to be used as a car park (with the loss of one parking space), or on certain days used to host a range of events.



BANK SQUARE: OPTION 2A (RETAIN PARKING)



BANK SQUARE: OPTION 2B (FLEXIBLE HARD SPACE)

6.4 MARKET STREET

GENERAL PRINCIPLES

Explore opportunities to improve pedestrian movement between key town centre areas, reduce visual clutter and improve footpath surfaces along this street to address the current mismatch of poor quality surfaces in such a historically significant part of town.

The following issues and opportunities were raised during consultation events specific to Market Street:

- Paving materials are poor quality, incongruent with surrounding historic materials and are showing considerable deterioration
- Poor quality public realm does not help encourage movement of people from the rest of the town centre area into the streets and spaces surrounding Bank Square
- Highways oriented signage and lining detract from the character of the street and the quality of the surrounding buildings
- The narrow footpaths and relatively wide but underused carriageway create obstructions to pedestrians and do not offer spill out space for adjacent shops and cafes



MARKET STREET: EXISTING

MARKET STREET

DESIGN RESPONSE: PROPOSED PEDESTRIANISATION

- Complete, or partial pedestrianisation of Market Street between West Street and Bank Square requiring the re-routing of traffic and the resurfacing of the street to create a level surface across Market Street. The intention of the scheme would be to create an attractive pedestrian environment which would encourage people to move more freely between key town centre areas. It would also allow the use of pavements for outdoor seating in association with surrounding uses (e.g. Cafes/Street Markets).
- Partial closure would be achieved by installing removable barriers allowing managed access at certain times of day and on specific days of the week, or during events for example to arrange deliveries and servicing.
- De-cluttering the public realm by removing redundant furniture and repositioning signage and litter bins away from key pedestrian desire and visibility lines.



MARKET STREET: PROPOSED PEDESTRIANISATION

7.0 SUMMARY

The Public Realm Strategy sets an aspirational level of change which should be seen as a long term vision for Tavistock. Part of the strategy communicates outline designs for a number of projects in order to convey the potential scale and nature of change in the town centre environment. The design options outlined in section 6 were subject to extensive consultation (as set out in section 2) and the following recommendations are based on the level of support received for each project, the Town, Borough and County Councils own priorities and the design teams technical and professional input on the deliverability, cost as well as potential social, environmental and economic benefits of each of the schemes. The following have been identified as preferred options for each of the spaces and recommended for progressing as priority projects:

- Pannier Market – Implementation of the full range of works
- Guildhall Car Park – Option 1B: retain car parking - 21 space variant. There was only a limited amount of support expressed for the proposed low hedge to the boundary of the space during consultation. The image on the opposite page shows how this scheme would look without the hedge. It is suggested that further consultation is undertaken at detailed design stages so that people are able to compare the scheme with and without this element of the design. Section 6.0 summarises the intended benefits of including the hedge.
- Bank Square Option 2A/B - Flexible hard space capable of retaining parking or hosting events
- Market Street – Proposed pedestrianisation. There was a degree of support for this project, at this stage it is suggested the potential benefits make the project worthy of further consideration.

While it is acknowledged that there are significant obstacles in delivering projects of the scale and complexity shown, they have been identified because they make the greatest contribution to achieving the public realm vision and provide the greatest benefit to the town centre. They aim to prioritise investment in the most intensively used and commercial streets and spaces as well as those which are of historical significance.



PANNIER MARKET



MARKET STREET: PROPOSED PEDESTRIANISATION



BANK SQUARE: OPTION 2A/B



GUILDHALL CAR PARK: OPTION 1B RETAIN PARKING - 21 SPACE VARIANT (HEDGE REMOVED FOR COMPARISON)

LDA DESIGN

^A Kings Wharf, The Quay
Exeter EX2 4AN
United Kingdom

^T +44 (0) 1392 260 430

^F +44 (0) 1392 260 431

^W www.lda-design.co.uk

LDA Design Consulting LLP
Registered No: OC307725
17 Minster Precincts, Peterborough PE1 1XX