

COMBER PUBLIC REALM CONSULTATION

Ards Borough Council has received major funding support from the Department for Social Development for a Public Realm scheme in Comber Town Centre which is planned for construction between Summer 2014 and completion by Summer 2015.

- The Public Realm scheme extends include Castle Street, Bridge Street Link, Bridge Street, The Square and Killinchy Street.
- The Proposals reflect the views of the Steering Group, Local Traders, Ards Borough Council and Technical Stakeholders.
- Following the public consultation there will be a review of all comments received from the public and interested groups.
- Amendments to the proposals will be made before a Planning Application is submitted in January 2013.

PROJECT AIMS AND GUIDING PRINCIPLES

The design proposals seek to complement Comber's townscape character, rich history and listed features with a high quality public realm scheme which will include:

- New natural stone paving to footpaths to provide a more appropriate setting for the town's historic buildings;
- Providing a complementary setting for the Square;
- Street furniture;
- Street lighting;
- Improving accessibility by removing channels in the footway where possible; and
- Semi-Mature tree planting.

The following guiding principles have informed the design of the public realm scheme:

- Help raise the town's profile as a retail destination through improved streetscape;
- Make improvements to the town, sensitively reflecting history and heritage;
- Provide a flexible space in the Square, sensitive to heritage and users' needs;
- Support revitalisation of the town as a retail destination;
- Encourage further investment;
- Be accessible to all;
- Be easy and cost effective to maintain;
- Minimise disruption during works.



LIGHTING

The choice of lighting column has been selected to match the existing street lights that are located within The Square. The traditional style lighting reflects the historic character of the town and complements the suite of street furniture proposed within the scheme.

STREET TREE PLANTING

Street tree planting is proposed as *Pinus caryoniana* Chanticleer (Cathay Pear). This is a medium sized tree with a conical crown and a good tolerance of pollution making it a suitable species for urban planting. It is a low maintenance species with very attractive foliage throughout the summer months turning bright shades of yellow, orange and crimson in the autumn. Early in spring it covers itself in an abundance of white flowers.

STREET FURNITURE

Street furniture has been specified to match existing furniture and complement the historical town setting. Cast iron and timber materials will be utilised throughout the suite of furniture to include, seating, litter bins, bollards, signage and SS cycle stands.



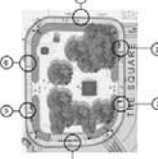
YORKSTONE PAVING, GRANITE KERBS AND ROAD SURFACE TO THE SQUARE

All footpaths within the scheme area will be paved with natural stone. Existing granite kerbs will be dressed and retaid, and existing concrete kerbs will be replaced with new granite kerbs. The footpath paving is proposed as Yorkstone and is chosen for its rich colour to compliment the built heritage of Comber's town centre. Example images of the Yorkstone paving are shown below. The road surface within The Square will be dressed with buff coloured bonded aggregate to unify the space with the surrounding footpaths.

The paving to The Square island will incorporate several inlay details (denoted by asterisk) depicting important aspects of Comber's heritage.

The following topics are suggested:

- The Andrews Family / milling
- Sir Robert Rollo Gillespie
- The Ards TT Races
- Comber Whiskey
- Comber Potatoes
- The Belfast and County Down Railway



* PAVING DETAIL INLAY

Engraved paving and bronze inlays located within the island footpath will depict the historical themes noted above. The extent of engraved paving and bronze inlays are indicative only.



KEY

- STONE FLAG PAVING TO FOOTPATHS
- STONE SETT PAVING
- ENGRAVED PAVING FEATURE
- RESIN BONDED AGGREGATE ROAD SURFACE TO THE SQUARE
- EXISTING KERB LINE
- NEW STONE KERBS PROPOSED
- EXISTING STONE KERB RETAINED
- NEW STREET LIGHTING INCORPORATING HANGING BASKETS AND BANNERS LIGHTING POSITIONS INDICATIVE ONLY
- EXISTING STREET LIGHTING REFURNISHED
- OVERHEAD UTILITY SERVICES UNDERGROUND
- NEW CAST IRON AND TIMBER SEATING
- NEW CAST IRON BOLLARD AND LITTER BINS
- NEW STAINLESS STEEL CYCLE STANDS
- NEW TREE (FREE WITH BASE PLANTED)
- NEW TREE WITH RESIN BOND GRILLE
- EXISTING TREE PLANTING RETAINED

