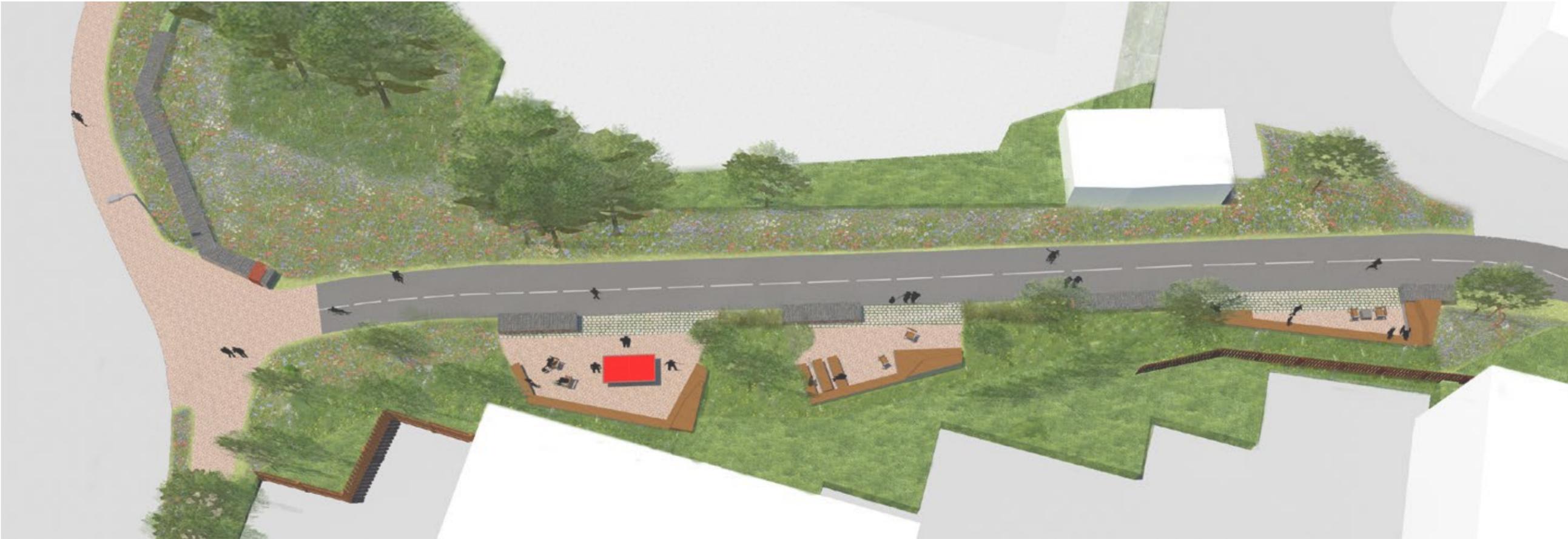
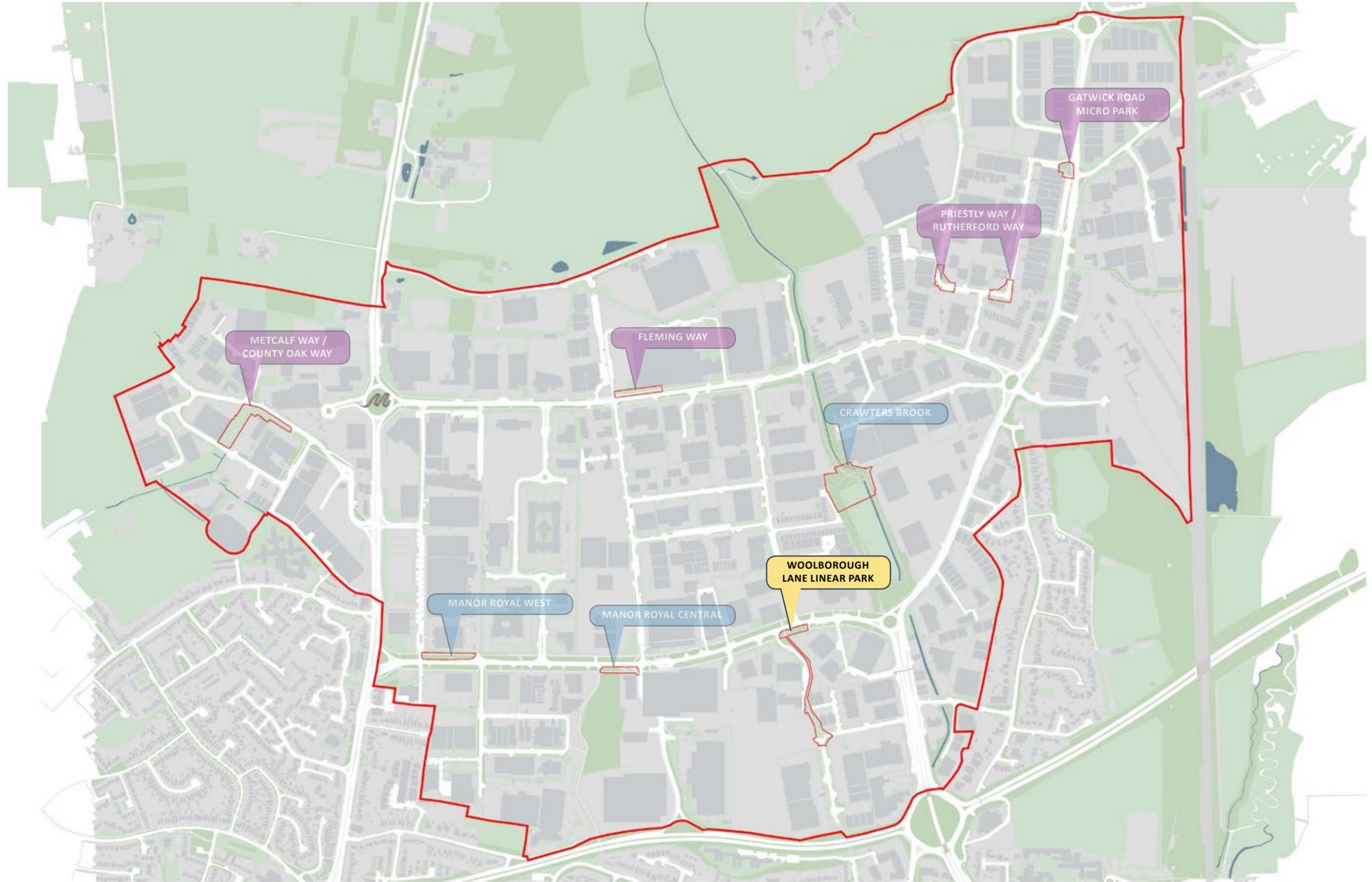


Manor Royal Arts and Heritage Trail: Design report

Woolborough Lane Linear Park

August 2024





Plan showing the proposed site for the Woolborough Lane Linear Park in relation to the other locations of Micro Parks as part of the Arts and Heritage Trail.

Purpose of this report

This report is intended to provide more information about the background, design and proposed materials for the proposed improvements to the area of public realm along national cycleway route 21, between Woolborough Lane / Napier Way and Manor Royal Road, Manor Royal Business District, Crawley. The project forms part of a wider Arts and Heritage trail across the Manor Royal Business District.

This report is to accompany the planning application to Crawley Borough Council. It provides information about the existing site, the overarching design principles, the proposed general arrangement plans, proposed materials and furniture. It also makes references to the proposed public art by Andrew Mckeown.

The structure of this report is:

- Site Location, existing features and considerations
- Existing Site plan
- Linear Park Design Principles
- Linear Park proposed layout and furniture
- Proposed Public Artwork

Drawings (to scale) are provided as part of the planning application.

Background

In summer 2019 an application was made to Arts Council England to initiate an Arts and Heritage Trail programme to enhance the Manor Royal Business District.

The successful application enabled the BID to engage Richard Wolfstrome to draw out and capture the stories and history of the Manor Royal Business District from the perspective of the businesses and people that have helped to make it. This work was supported by the BID and landscape architects Allen Scott.

The research and narrative harvested and inspired a proposed district-wide trail of 'Micro Parks' to form a network of improved facilities, seating, outdoor meeting spaces, public realm and wayfaring which will bring a stronger sense of place through interventions that are creative, educational, surprising, informative and artistic. Ultimately bringing a sense of local ownership and pride.

The outcome from this process is articulated in the Manor Royal Arts and Heritage Trail Strategy Phase One report which can be read in conjunction with this report to provide further context and background.

Following further Site assessment and community engagement, Allen Scott prepared initial concept designs for micro park locations.

This informed a competitive selection process seeking experienced Public Artists to prepare designs and implement (subject to funding and permissions) Public Artwork interventions at each of the locations.

The initial concept designs for all Micro Parks can be found on the BID website and can be viewed in conjunction with this report providing further context and background.

The BID, together with Crawley Museum, Allen Scott and Richard Wolfstrome undertook a comprehensive Public Artist expression of interest (EOI) and selection process during March and April 2020.

Five separate Public Artist companies have been identified to work across the eight locations for Micro Parks.

The first round of Micro Park locations to be designed and implemented were:

- Gatwick Road
- Rutherford Way
- Priestley Way
- Metcalf Way
- Fleming Way

Note: Rutherford Way and Priestley Way were identified as one location in the Trail Strategy and Concept Designs.

These Micro Parks were completed in 2022 and have been a very much welcomed by the Manor Royal community and its visitors. The success has stimulated support and enthusiasm to continue to deliver the Arts and Heritage Trail.

The cycle / walk way from Woolborough Lane through to Manor Royal was identified as one of the next locations to be transformed.

National Cycleway Route 21 improvements

The location for Woolborough Lane Linear Park forms part of Route 21 on the National Cycle Network.

Crawley Borough Council and West Sussex County Council have identified opportunities for future enhancements along this route.

A requirement of this project is to future proof the design so to allow enhancements / upgrades to be delivered at a later date.

The proposed enhancements within this planning application focuses on the northern end and southern end of the Site utilising the alignment of the existing cycleway / walkway path.

The designs have been prepared with extensive consultation and involvement of both Crawley Borough Council and West Sussex County Council.

Public Artists

Andrew Mckeown was appointed in 2022 to prepare concept designs for public artwork within the proposed linear park.

This iterative process included working closely with the BID team, Allen Scott, local businesses and others in preparing an art intervention that helps share the narrative of Manor Royal. This included research and development, site visits and community engagement.

The proposed public art interventions are included with this planning application.

Woolborough Lane



Location:

The proposed location for Woolborough Lane Linear Park is between Manor Royal road (to the north) and Woolborough Lane / Napier Road (to the south). The park forms part of the cycle / walk way connection that leads to the subway to Dalewood Gardens (outside of the Manor Royal BID area).

The route is part of a designated National Cycleway (Route 21) that links the South coast to London. This is also part of the Avenue Verte London to Paris cycle route.

The Site varies in width and is generally bounded by private properties.

The proposals focus on enhancements to the southern and northern end of the cycle /walk way. The middle part does not form part of this planning application.

Observations:



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 buildings and mature trees

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 footpath;
- There is a large area of grass set back from Woolborough Lane along the share footpath and cycleway;
- 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; and
- The Manor Royal entrance adjoins a planted area that is under private ownership, there are two pairs of bollards leading to the shared cycle / walkway.

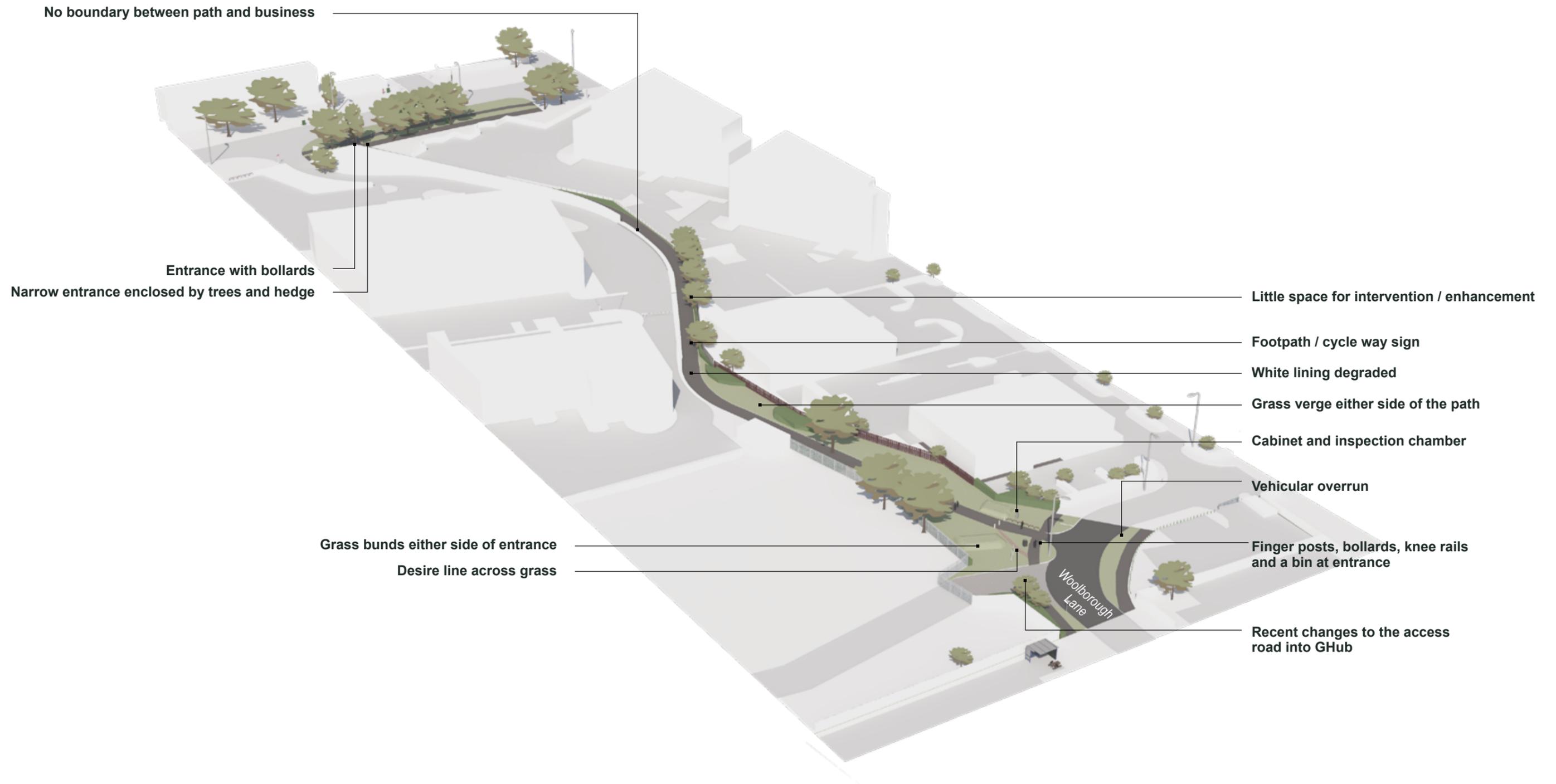
Considerations:

- Biodiversity Net Gain opportunities;
- Creating areas for public seating and informal gatherings;
- Proximity to recent and future development;
- Spaces for seating;
- Minimising clutter;
- Help wayfinding;
- Travellers and vehicle defence;
- Accessibility to adjoining properties / businesses;
- Landscape ownership;
- Improving entrances to encourage people to use linear park;
- Existing vegetation; and
- Future proofing for potential cycle footway widening.

Associated business areas:

- Churchill Court
- Manor Court
- Link 10
- GHub (recently constructed)

Existing Site: Observations

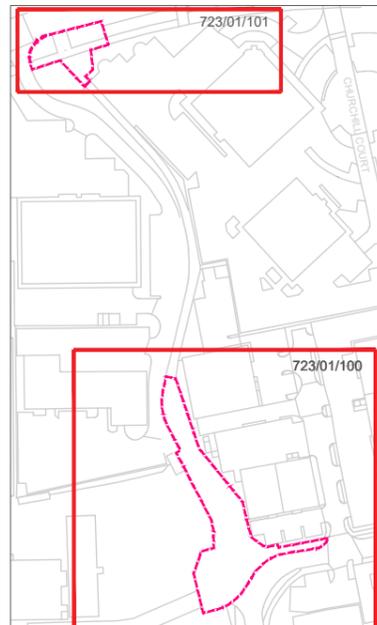


Locations of proposed enhancements

The proposed enhancements are focused on the northern connection to Manor Royal road and on the southern connection to Woolborough Lane / Napier Way. It also considers the potential future widening of the cycle footway under a separate initiative.

The project area includes land in both public and private ownership accessible to the public from the existing cycle / walk way and footpaths along Manor Royal road, Woolborough Lane and Napier Way.

The middle section of the cycle / walk way is excluded from the proposals within the planning application. No development is planned within this middle section.



- LEGEND**
- Site Boundary
 - Highway Boundary
 - Existing Trees (to be retained)
 - Root Protection Areas
 - Existing Vegetation
 - Existing Grass
 - Cycle Footway
 - Macadam Surface
 - Existing Covers
 - Existing Cabinets

Location plan

Existing arrangement North

Northern end: Site photos



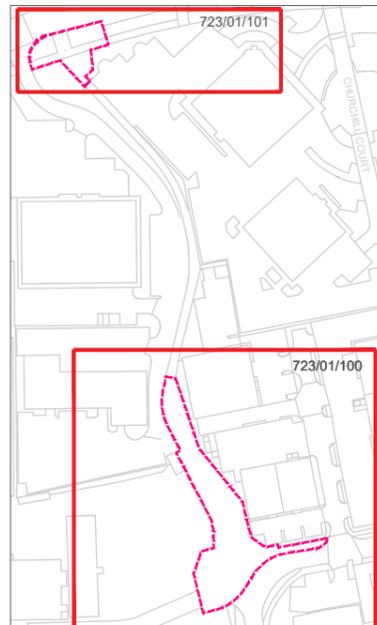
1



2



3



Location plan

LEGEND

- Site Boundary
- Highway Boundary
- Existing Trees (to be retained)
- Root Protection Areas
- Existing Vegetation
- Existing Grass
- Cycle Footway
- Macadam Surface
- Existing Covers
- Existing Cabinets



Existing arrangement South

Southern end: Site photos



1



2



3

Woolborough Lane Linear Park - a green corridor of activity, interest & ecology

Design Intent:

Woolborough Lane cycle / walkway is an important cycling and walking movement corridor that cuts through between private properties and links Woolborough Lane / Napier Way with Manor Royal road.

The intent to enhance both ends (north and south) of this corridor for people and for nature, creating a green 'linear park' with seating, vegetation and public art.

CBC and WSCC have plans to upgrade the Route 21 so to conform to standards. The Site area, including the middle section, has been identified as having the potential to be widened in the future. No timeframe or budget has been assigned to do this. However the design intent is to future proof the layout so widening can be implemented without compromising the idea of creating a linear park in this location.

Widening the cycle footway has been considered by the inclusion of a sacrificial strip along the edge of the existing 3m wide path within the southern end of the linear park.

At this southern end the intent is to create a series of attractive "outdoor rooms" and social meeting spaces with high quality street furniture, surfacing, new planting and facilities including outdoor chess tables, table tennis tables, and picnic benches. The creation and use of these spaces will improve passive surveillance.

The sacrificial strip provides a dual purpose buffer between the existing cycleway and the rooms. It will comprise habitat 'biowalls', planting and grasscrete paving.

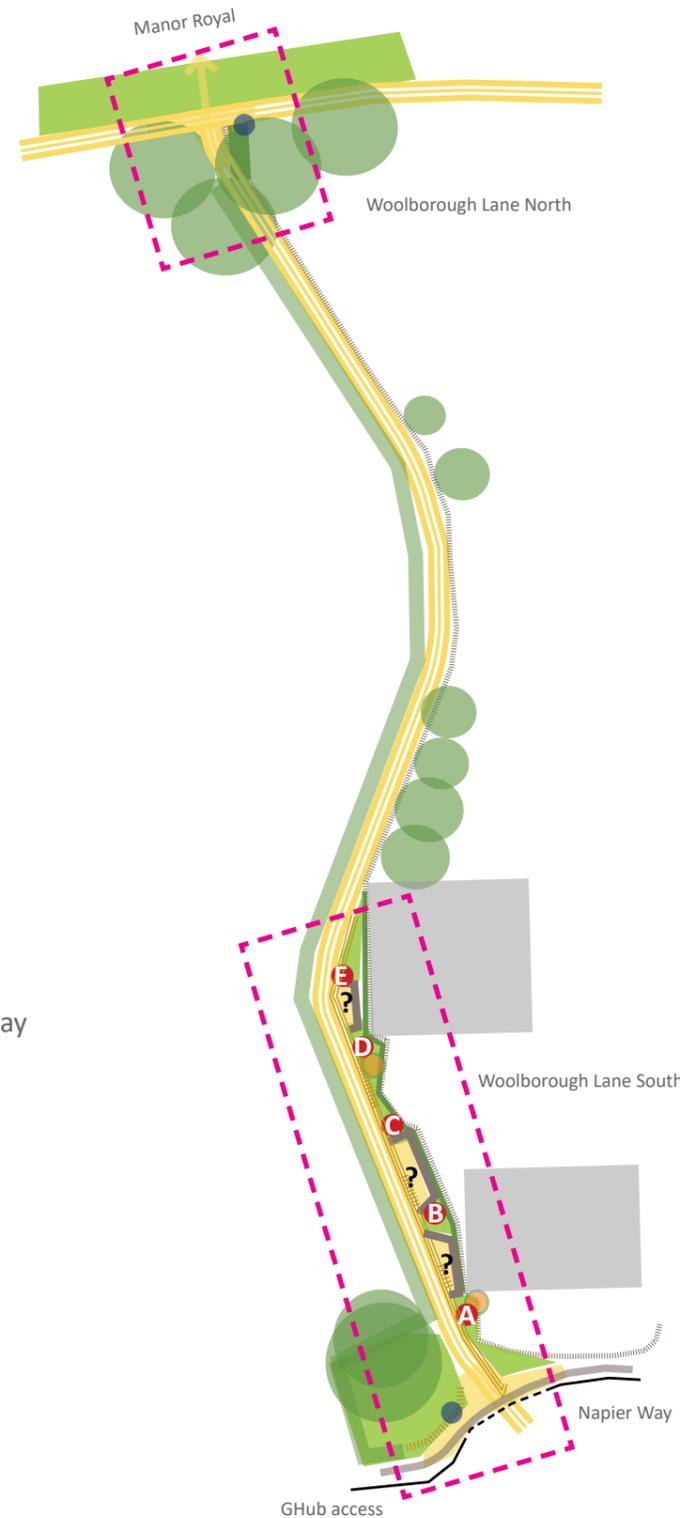
Public artwork will be integrated into the scheme and used to help share the narrative about Manor Royal and its community. It will be arranged within the planting between the 'outdoor rooms', linking the spaces together. In combination with tree and specimen shrub planting it will provide vertical structure between and around the outdoor rooms.

As part of the planning and design process, a biodiversity net gain (BNG) assessment has been carried out using Natural England's Small Site Metric (SSM). This iterative exercise has influenced the proposals by identifying areas of habitat to be retained and influence the choice of proposed planting and habitat creation.

Although not identified within the BNG SSM, the proposed biowalls are intended to add additional biodiversity benefits, characters and interest.

The proposals seek to better connect people to nature by creating a green corridor of activity, interest and ecology.

- ? Potential activity space / outdoor room
- A Potential public art feature (A to E)
- Potential feature trees
- Potential entrance signage
- ≡≡≡ Cycleway / walkway retained
- ⋯ Bio wall / bug habitats
- Enhanced paving
- - - Area of focus for enhancements



Materials and design layouts can reflect other public realm improvements recently completed elsewhere in Manor Royal.



Spaces for activities such as outdoor table tennis will help the linear park feel more like a park than a cycle/way. It can also help with passive surveillance.



Typical bio wall example located within the sacrificial strip to provide containment to the rooms and add biodiversity value.

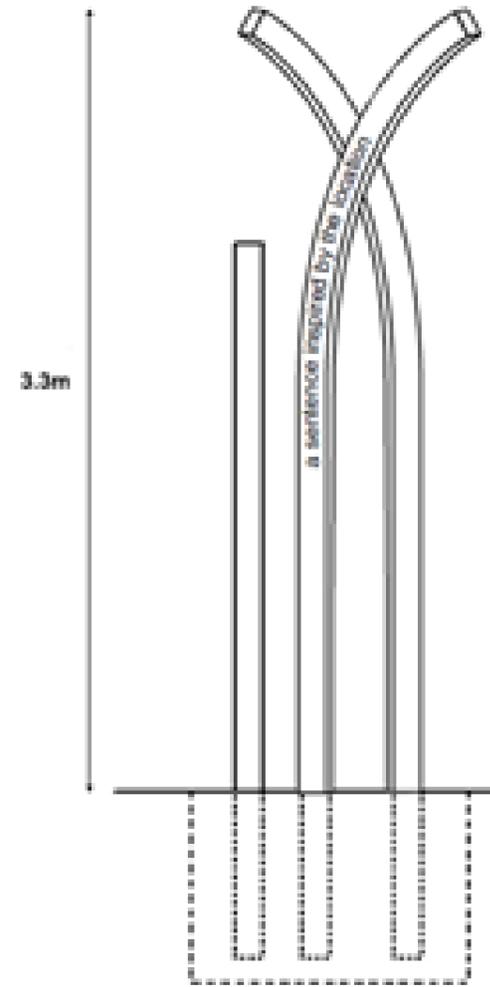
Public Art - 'Connections' by Andrew Mckeown

The idea for this sculpture has been inspired by the physical shape and context of Woolborough Lane and the history of Manor Royal. The design is deliberately abstract, it is intended to be industrial and organic in appearance a strong reference to the manufacturing and engineering past of Manor Royal which was built on farmland after World War Two. The interlocking steel sections could look like giant grasses, oversized cables or sections from an engineering structure.

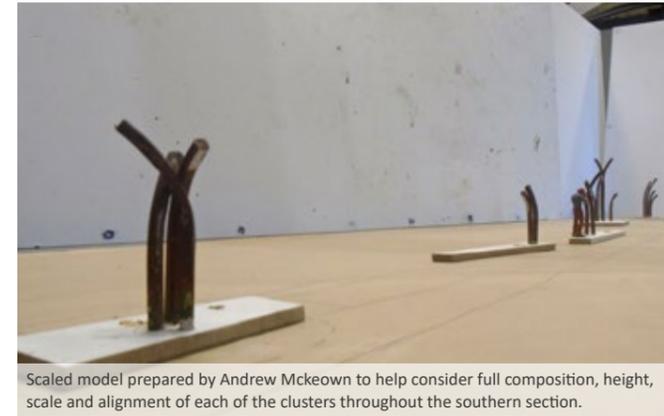
The artwork will appear to grow out of the ground. Industrial steel sections emerging, evolving, connecting and coming together; as people and businesses do in Manor Royal, as workers and visitors will do as they walk, run or cycle through Woolborough Lane. The proposed name for the artwork 'Connections' will also highlight how well connected Manor Royal is internally, nationally and internationally. How Manor Royal BID helps to connect the community to make Manor Royal a better place to work and trade.

Through the new linear park, Woolborough Lane will become a valuable green space for people and nature. It will become a memorable part of the Route 21 national cycling network, a place to rest, meet others, eat and drink and reflect. In reference to this it is proposed that sections of the Poem 'In Praise of New Town Pioneers' by Mike Lewis will be cut out of steel and be welded to some of the taller upright sections to add interest and tell part of the story of Manor Royal and its history and connection to cycling.

For more information refer to Proposed Artwork by Andrew Mckeown.



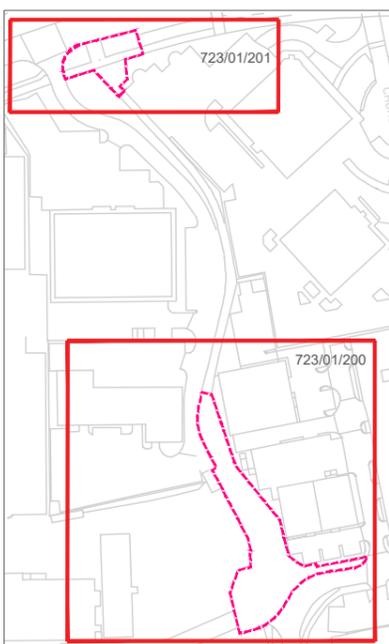
Indicative drawing showing a typical cluster.



Northern end enhancements

Proposals include:

- Improved entrance and 'presence' from Manor Royal road
- Improved surfacing and tactile paving
- New biowall with welcome signage
- Future proofing for widening of the cycleway
- Improved planting



Location plan

LEGEND

- Site Boundary
- Highway Boundary
- Existing Trees (to be retained)
- Root Protection Areas
- Proposed Zone of Future Cycle Footway Expansion
- Existing Vegetation to be Retained
- Proposed Forbs / Perennials
- Proposed Meadow / Wildflowers
- Proposed Mown Margin
- Proposed Bio Walls
- Existing Hot Rolled Asphalt to be Retained
- Proposed Porous Resin Bound Gravel
- Proposed Hazard Warning Paving
- Existing Covers
- Existing Lampposts
- Existing Levels



- 1 Biowall / Bug habitat
- 2 Signage integrated into biowall
- 3 Improvement surfacing to help signage entrance
- 4 Improved planting
- 5 Improved verges

Proposed arrangement North (NTS)

Northern entrance proposals

Bio-wall with new corten signage to help signal entrance to Linear Park and to discourage desire line cutting the corner

Removable bollards and tactile paving



Resin bound aggregate surfacing to help signal entrance to Linear Park

Meadow grasses along Manor Royal road

Northern entrance from Manor Royal Road provides an improved entrance and better connection to the wider pedestrian and cycle network.

Southern end enhancements

Proposals include:

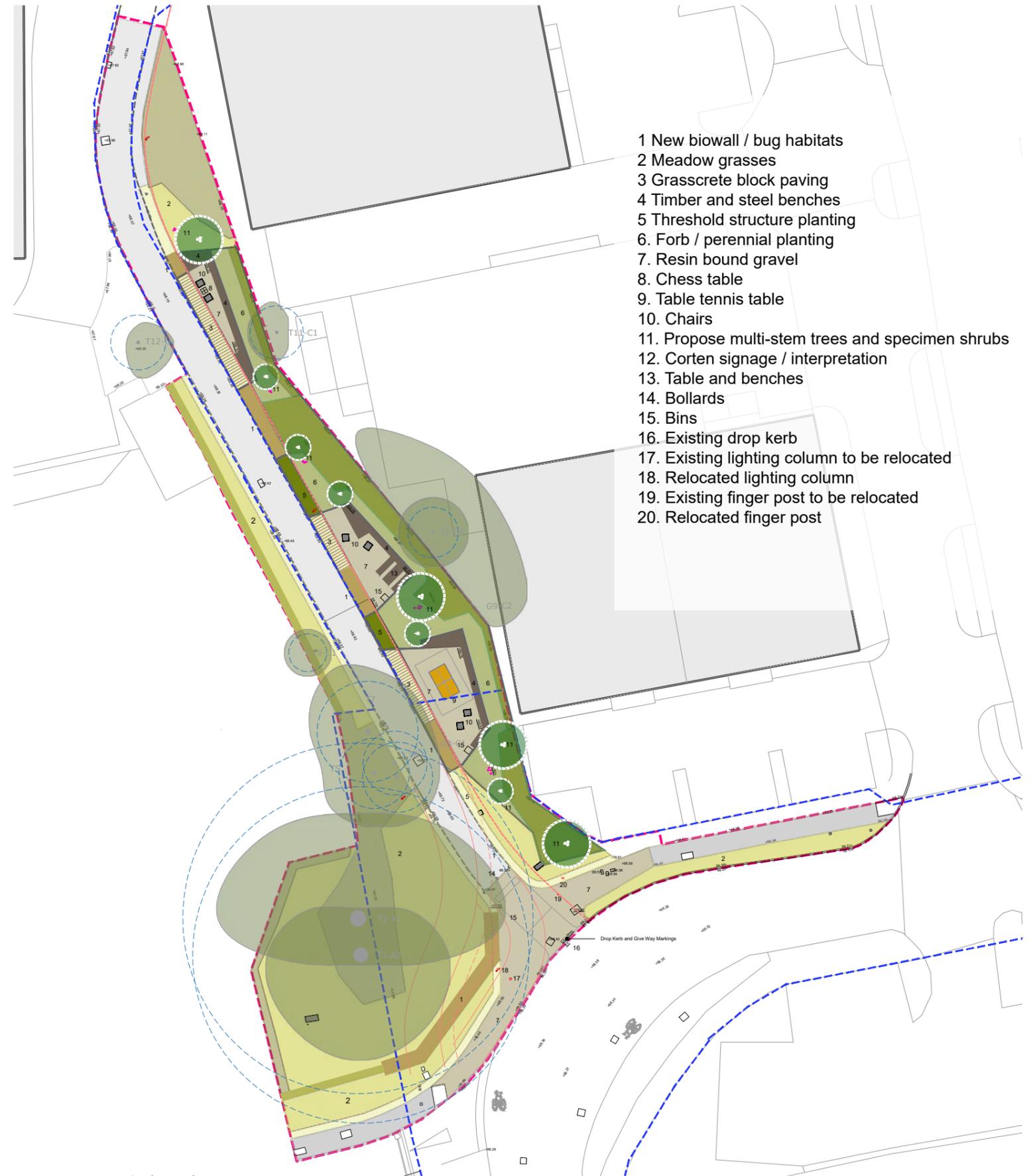
- Keeping the alignment of the cycle / footway at the southern end
- Creating outdoor rooms with new seating / furniture / features
- Inclusion of a sacrificial strip to future proof for potential cycleway widening
- New tree and mass semi ornamental planting
- Inclusion of Biowalls
- Introduction of meadow planting
- Inclusion of public artwork between the outdoor rooms
- Placement of a new entrance signage
- New surfacing.



Location plan

LEGEND

	Site Boundary
	Highway Boundary
	Existing Trees (to be retained)
	Root Protection Areas
	Proposed Zones of future cycle footway expansion
	Existing Vegetation to be Retained
	Proposed Trees
	Proposed Specimen Shrubs
	Proposed Native Hedge
	Proposed Native Shrubs
	Proposed Forbs / Perennials
	Proposed Meadow / Wildflowers
	Proposed Mown Margin
	Proposed Bio Walls
	Proposed Hot Rolled Asphalt Resurfacing
	Existing Asphalt
	Proposed Porous Resin Bound Gravel
	Proposed Porous Grasscrete
	Proposed Hazard Warning Paving
	Proposed Artwork. Refer to drawings and details by Andrew McKeown
	Proposed Timber Benches
	Proposed Table and Benches
	Proposed Chess Table
	Proposed Ping Pong Table
	Proposed Mesh Screen to Existing Fence (for climber support)
	Proposed Signage Totem
	Existing Covers
	Existing Furniture
	Existing Lamposts
	Existing Levels
	Proposed Levels (Preliminary)



- 1 New biowall / bug habitats
- 2 Meadow grasses
- 3 Grasscrete block paving
- 4 Timber and steel benches
- 5 Threshold structure planting
- 6 Forb / perennial planting
- 7 Resin bound gravel
- 8 Chess table
9. Table tennis table
10. Chairs
11. Propose multi-stem trees and specimen shrubs
12. Corten signage / interpretation
13. Table and benches
14. Bollards
15. Bins
16. Existing drop kerb
17. Existing lighting column to be relocated
18. Relocated lighting column
19. Existing finger post to be relocated
20. Relocated finger post

Proposed arrangement South (NTS)

Southern end proposals

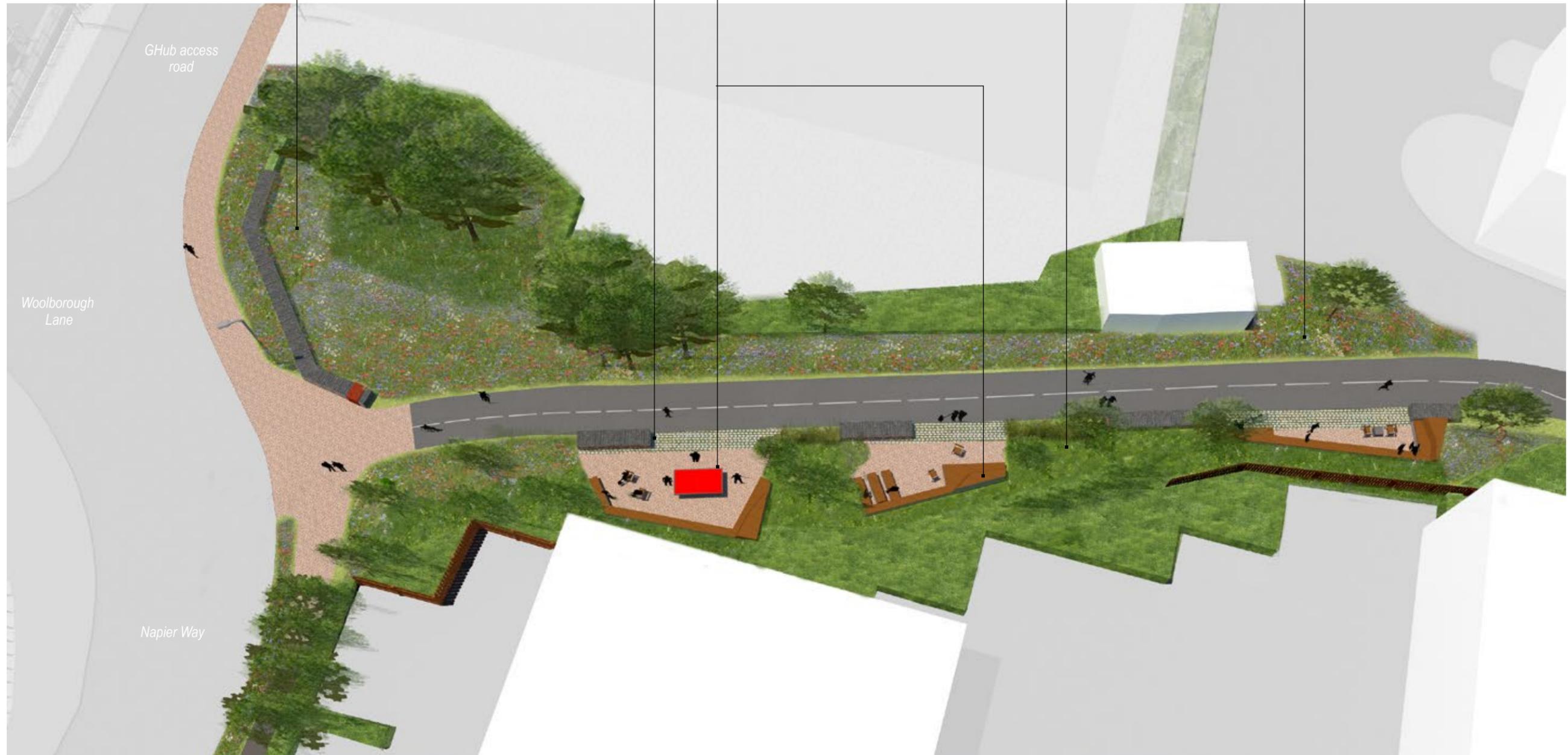
Unsightly grass bunds and bollards are removed and replaced with bio-walls, meadow grasses and improved surfacing

Future-proofed widening strip with removable bio walls, porous paving and planting

Outdoor rooms providing areas for seating and activities. Defined by low walls, permeable paving and surrounded by new planting

Public artwork 'connections' located inbetween outdoor rooms and set within new planting

Meadow grasses, trees and native planting improves opportunities for biodiversity enhancement, reduced maintenance and provides an attractive setting.



Southern end provides an improved entrance, enhanced habitats, outdoor seating, public artwork, table tennis and better connection to the wider pedestrian and cycle network.

Southern end proposals



Illustrative only

Proposed materials



Bio-wall / gabion



Corten steel signage



Grasscrete paving



Resin bound aggregate permeable paving



Meadow planting



Perennial planting

Southern end proposals

Proposed materials



Illustrative only



Bespoke timber seating



Street furniture fixed to surfacing



Table tennis table



Chess board table



Structure planting



Picnic benches



The Manor Royal BID would like to acknowledge the support of the following people and organisations without whom this project would not have been possible.



ALLEN SCOTT
LANDSCAPE
ARCHITECTURE

