

Option A - Maximum demolition to form larger North High Street Square

- 1A Redevelopment to North High Street (larger square)
- 2 Redeveloped Station to North
- 3 Redeveloped Station and Network Rail buildings to South
- 4 Redevelopment of Network Rail buildings - south facing
- 5 Redevelopment of Station House site and surrounding area
- 6 New mixed-use accommodation overlooking square and church
- 7 Mulberry Square proposed development plot - north
- 8 Mulberry Square proposed development plot - south
- 9 Redeveloped private ownership plot - splayed to proposed college
- 10 New development in car park - north
- 11 New development in car park - south
- 12 Reorientated new station square
- 13 New town square
- 14 Relocated taxi rank
- 15 Shared surface
- 16 Enhanced streetscape
- 17 New link garden squares
- 18 Underpass with ramps, steps and lifts for access
- 19 Footbridge and area reserved for underpass



Project	GRAYS TOWN CENTRE	Scale	1:1000 @ A3
Sketch No	178-MOD3-SK-006_01	Date	30.05.2013
		Drawn	JdB/JC



Title: **General Arrangement Plan - Option A**



Beach Studio
5A St Thomas Street, Weymouth
Dorset, DT4 5EW
T: (+44) 01305 770666
F: (+44) 01305 780022
E: design@coe-design.co.uk

Option B - Alternative with minimum demolition to form smaller North High Street Square

- 1B** Redevelopment to North High Street (smaller square)
- 2** Redeveloped Station to North
- 3** Redeveloped Station and Network Rail buildings to South
- 4** Redevelopment of Network Rail buildings - south facing
- 5** Redevelopment of Station House site and surrounding area
- 6** New mixed-use accommodation overlooking square and church
- 7** Mulberry Square proposed development plot - north
- 8** Mulberry Square proposed development plot - south
- 9** Redeveloped private ownership plot - splayed to proposed college
- 10** New development in car park - north
- 11** New development in car park - south
- 12** Reorientated new station square
- 13** New town square
- 14** Relocated taxi rank
- 15** Shared surface
- 16** Enhanced streetscape
- 17** New link garden squares
- 18** Underpass with ramps, steps and lifts for access
- 19** Footbridge and area reserved for underpass



Project	GRAYS TOWN CENTRE	Scale	1:1000 @ A3
Sketch No	178-MOD3-SK-007_01	Date	30.05.2013
		Drawn	JdB/JC

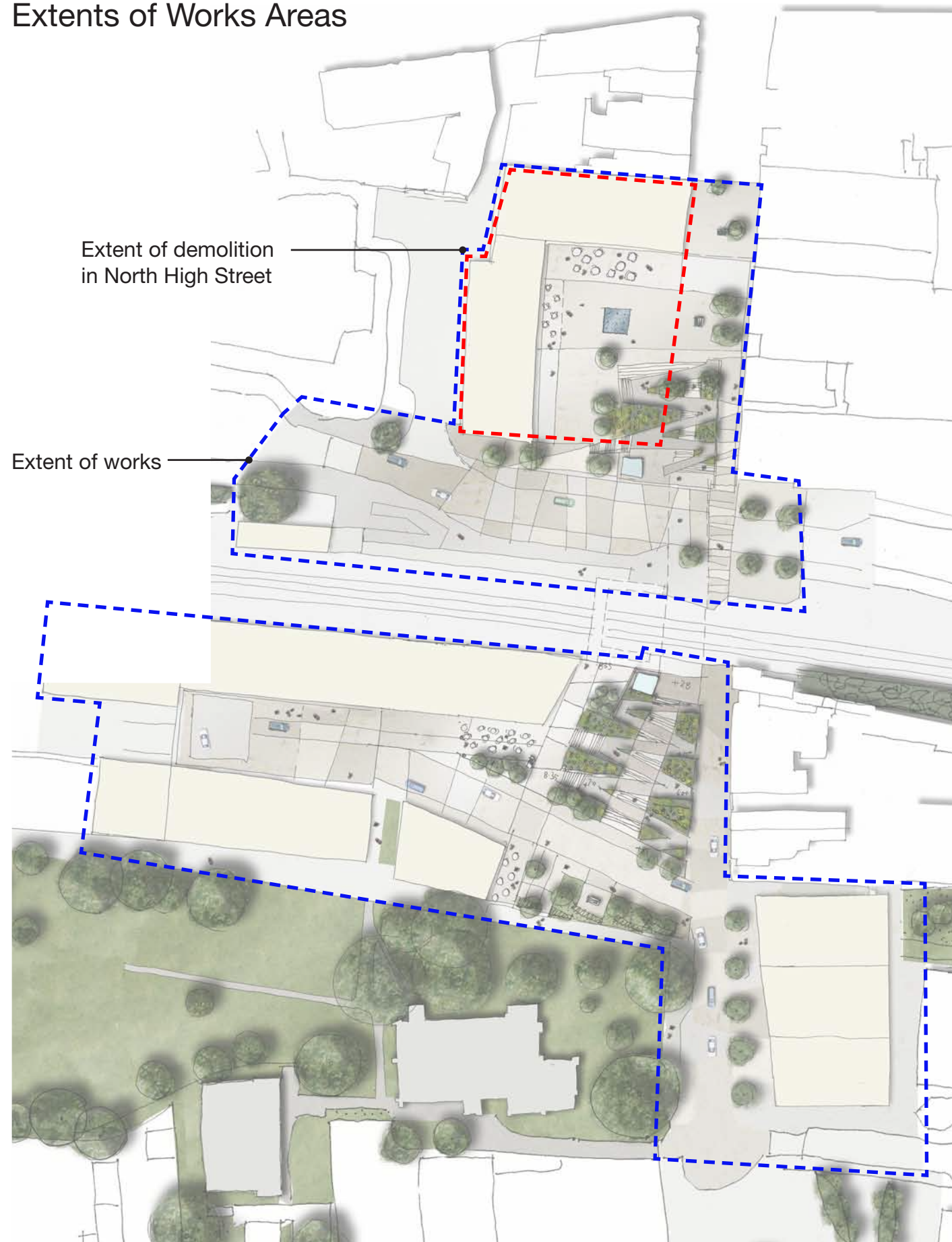


Title. **General Arrangement Plan - Option B (alternative)**

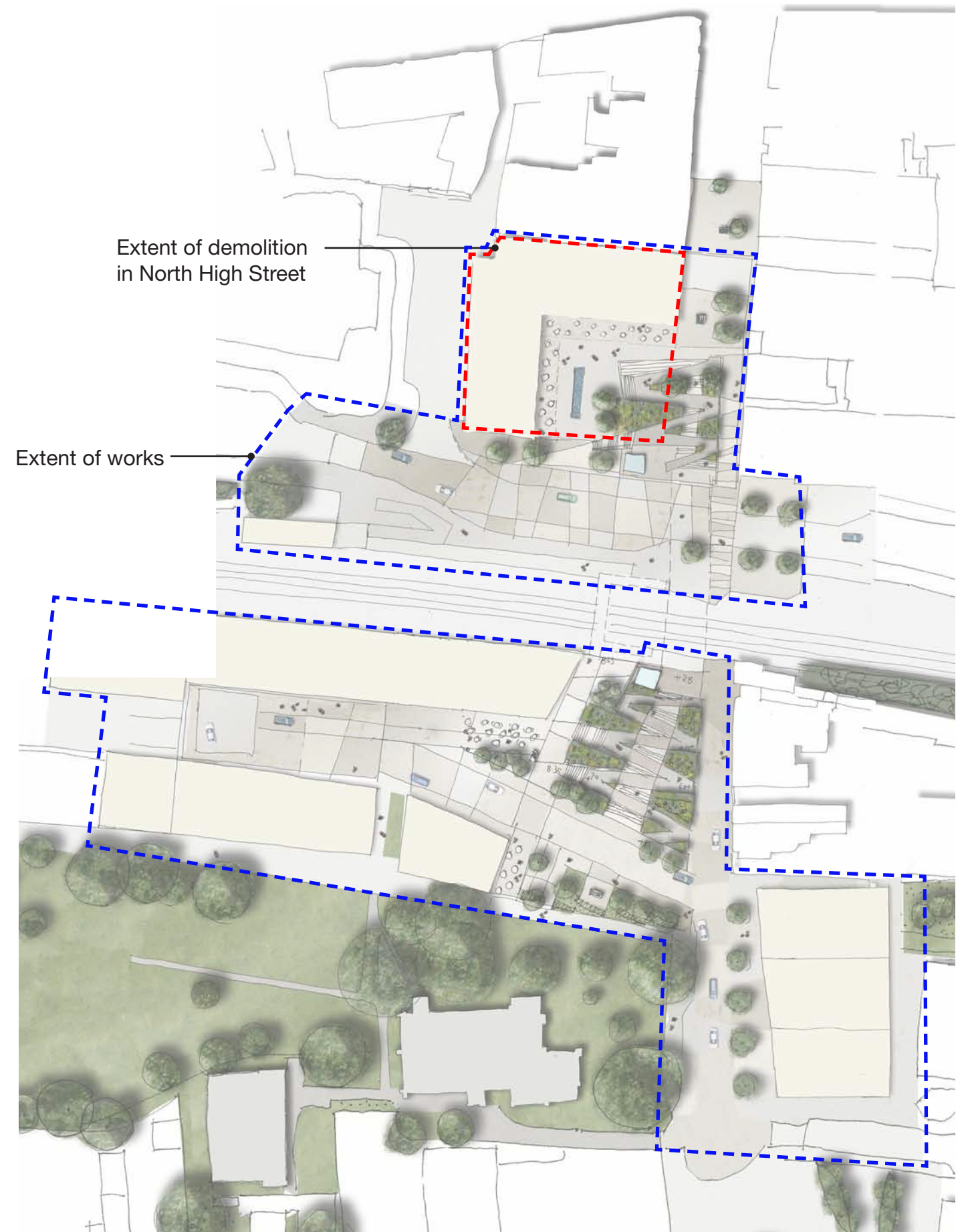


Beach Studio
5A St Thomas Street, Weymouth
Dorset, DT4 5EW
T. (+44) 01305 770666
F. (+44) 01305 780022
E. design@coe-design.co.uk

Extents of Works Areas



Option A - Maximum demolition to form larger North High Street Square



Option B - Alternative with minimum demolition to form smaller North High Street Square

Project	GRAYS TOWN CENTRE	Scale	1:1000 @ A3
Sketch No	178-MOD3-SK-009_01	Date	30.05.2013
		Drawn	JdB/JC



Title.
Extents of Works Plans



Beach Studio
5A St Thomas Street, Weymouth
Dorset, DT4 4EW

T. (+44) 01305 770666
F. (+44) 01305 780022
E. design@coe-design.co.uk

North High Street Development Area

Option A - Maximum demolition to form larger North High Street Square

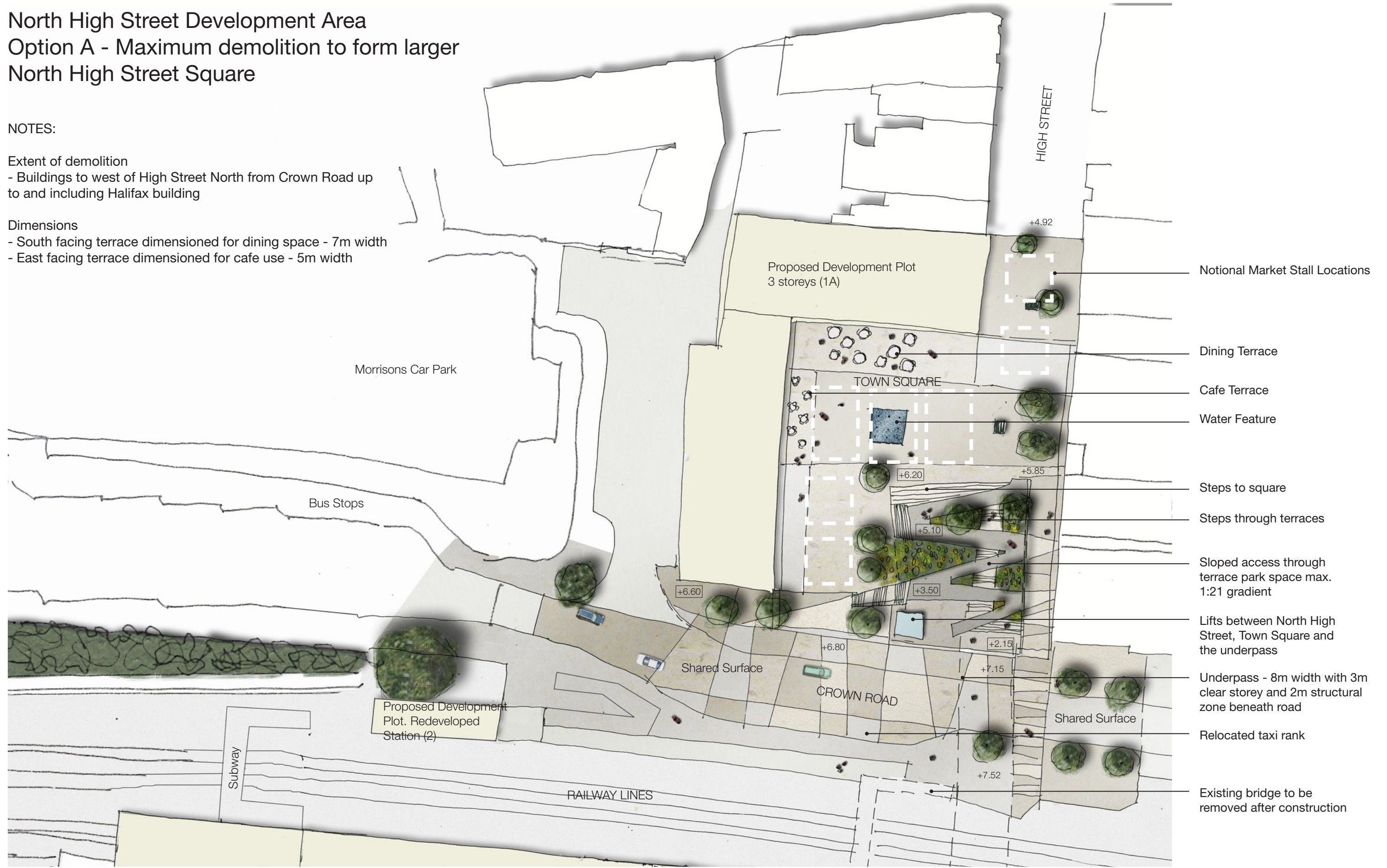
NOTES:

Extent of demolition

- Buildings to west of High Street North from Crown Road up to and including Halifax building

Dimensions

- South facing terrace dimensioned for dining space - 7m width
- East facing terrace dimensioned for cafe use - 5m width



Notional Market Stall Locations

Dining Terrace

Cafe Terrace

Water Feature

Steps to square

Steps through terraces

Sloped access through terrace park space max. 1:21 gradient

Lifts between North High Street, Town Square and the underpass

Underpass - 8m width with 3m clear storey and 2m structural zone beneath road

Relocated taxi rank

Existing bridge to be removed after construction

Project

GRAYS TOWN CENTRE

Sketch No

178-MOD3-SK-010_01

Scale

1:500 @ A3

Date

30.05.2013

Drawn

JdB/JC



Title.

Detailed Area Plan - North High Street



Beach Studio
5A St Thomas Street, Weymouth
Dorset, DT4 5EW

T. (+44) 01305 770666
F. (+44) 01305 780022
E. design@coe-design.co.uk

South High Street Development Area



Project	GRAYS TOWN CENTRE	Scale	1:500 @ A3
Sketch No	178-MOD3-SK-011_01	Date	30.05.2013
		Drawn	JdB/JC



Title.

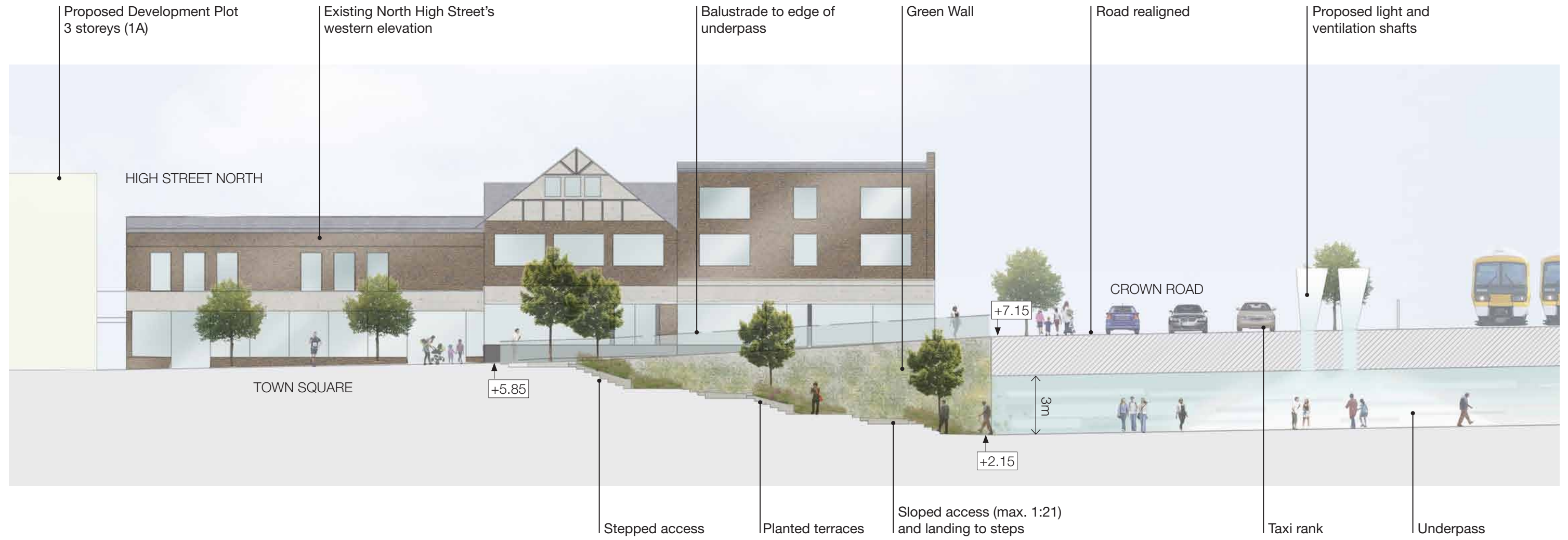
Detail Area Plan - South High Street



Beach Studio
5A St Thomas Street, Weymouth
Dorset, DT4 4EW

T. (+44) 01305 770666
F. (+44) 01305 780022
E. design@coe-design.co.uk

Section A-A'
North-South Section facing East (North Underpass)



Project	GRAYS TOWN CENTRE	Scale	1:200 @ A3
Sketch No	178-MOD3-SK-012_01	Date	30.05.2013
		Drawn	JdB/JC



Title.
Section A-A' - North



Beach Studio
5A St Thomas Street, Weymouth
Dorset, DT4 4EW

T. (+44) 01305 770666
F. (+44) 01305 780022
E. design@coe-design.co.uk

Section A-A'

North-South Section facing East (South Underpass)



Project	GRAYS TOWN CENTRE
Scale	1:200 @ A3
Date	30.05.2013
Sketch No	178-MOD3-SK-013_01
Drawn	JdB/JC

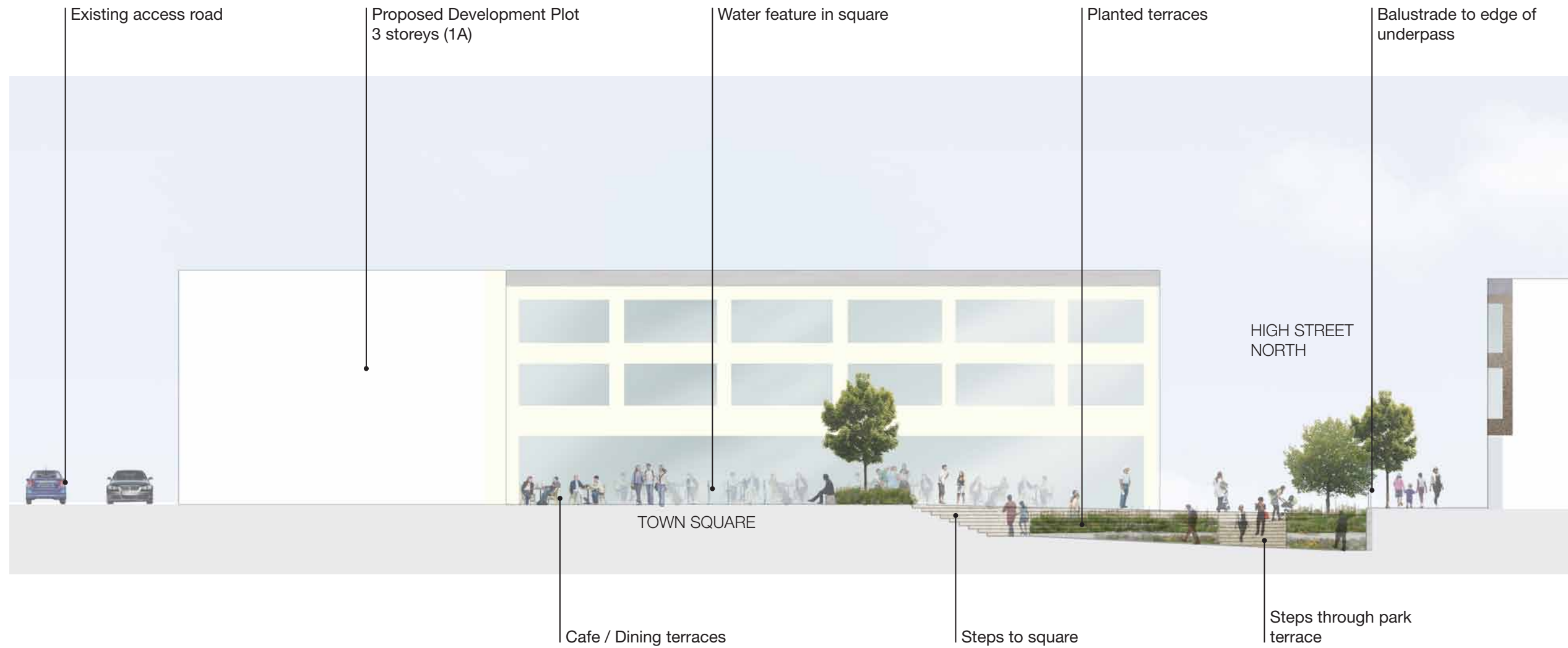
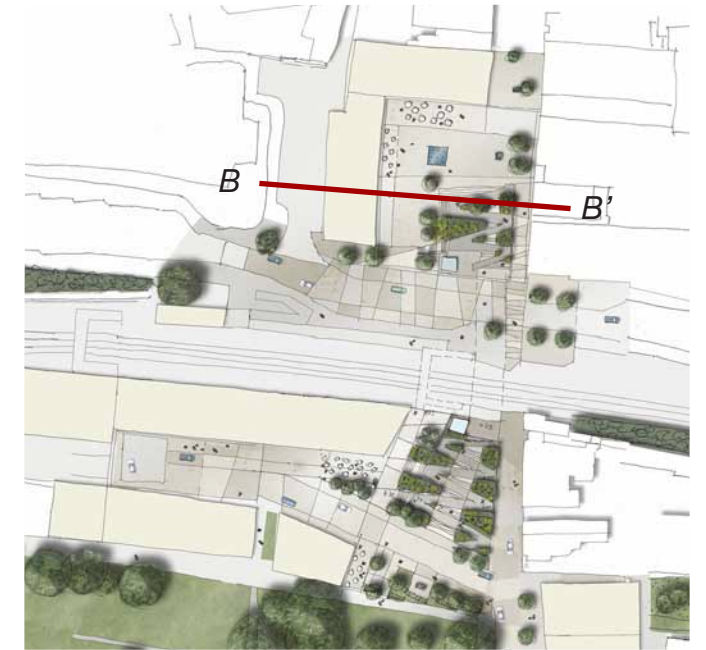


Title:
Section A-A' - South



Beach Studio
5A St Thomas Street, Weymouth
Dorset, DT4 4EW
T. (+44) 01305 770666
F. (+44) 01305 780022
E. design@coe-design.co.uk

Section B-B'
East-West Section facing North (North Underpass)



Project	GRAYS TOWN CENTRE
Scale	1:200 @ A3
Date	30.05.2013
Sketch No	178-MOD3-SK-014_01
Drawn	JdB/JC



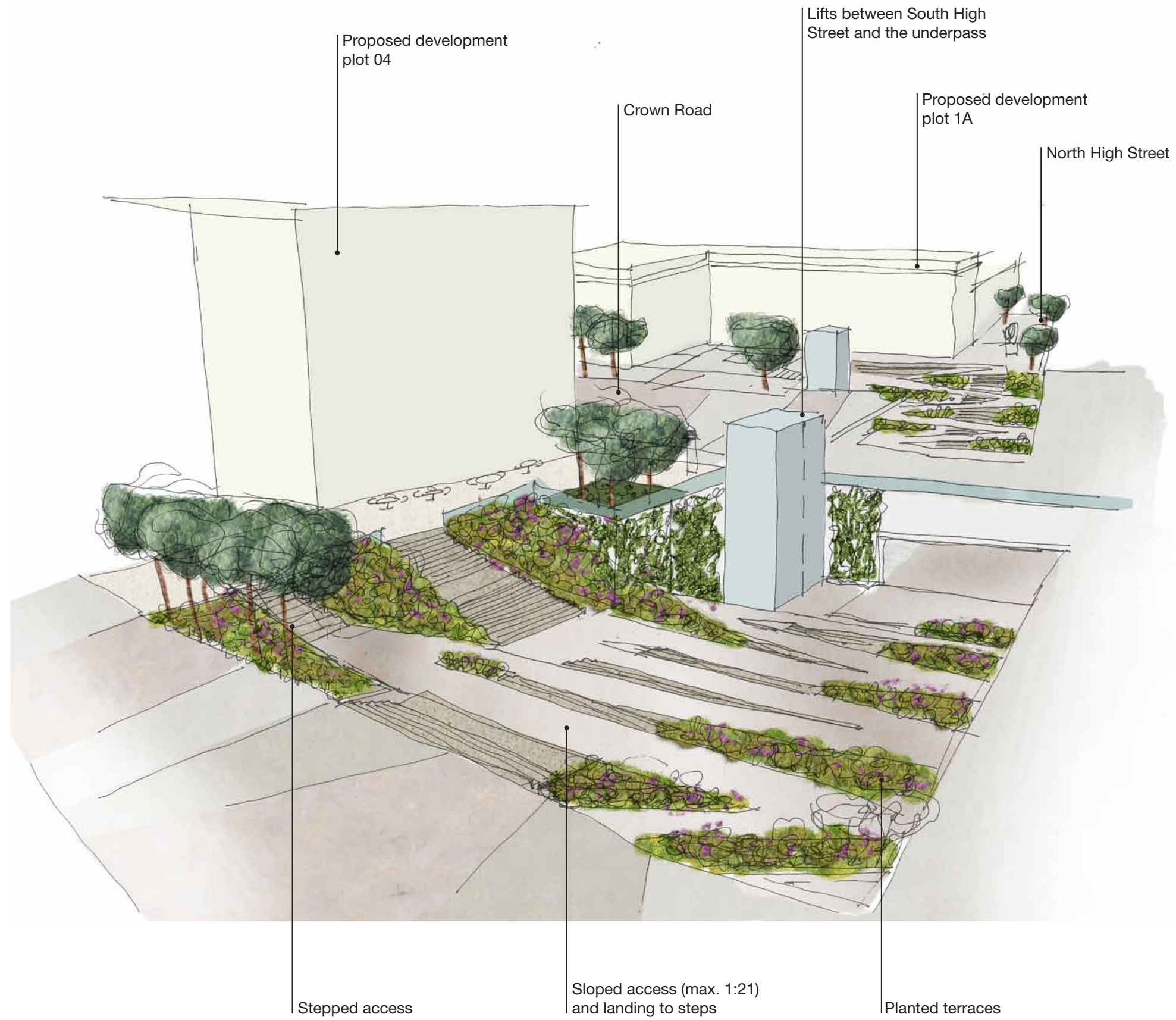
Title.
Section B-B'



Beach Studio
5A St Thomas Street, Weymouth
Dorset, DT4 4EW

T. (+44) 01305 770666
F. (+44) 01305 780022
E. design@coe-design.co.uk

View North from top of South Underpass



Project	GRAYS TOWN CENTRE	Scale	nts @ A3
Sketch No	178-MOD3-SK-015_01	Date	30.05.2013
		Drawn	JdB/JC



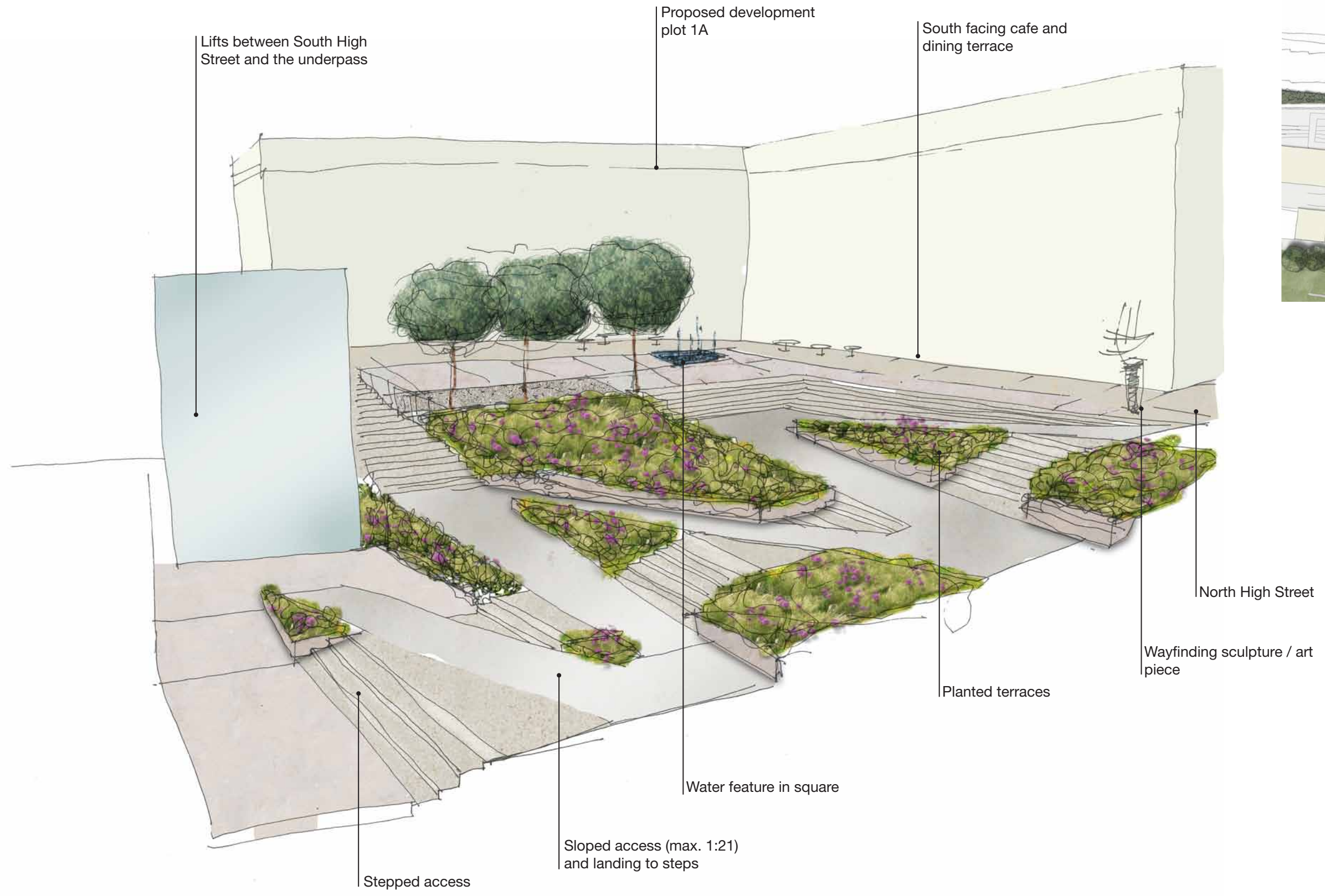
Title.
Sketch View 1



Beach Studio
5A St Thomas Street, Weymouth
Dorset, DT4 4EW

T. (+44) 01305 770666
F. (+44) 01305 780022
E. design@coe-design.co.uk

View of Town Square and North Underpass



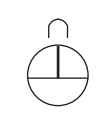
Project
GRAYS TOWN CENTRE

Sketch No
178-MOD3-SK-016_01

Scale
nts @ A3

Date
30.05.2013

Drawn
JdB/JC



Title.
Sketch View 2



Beach Studio
5A St Thomas Street, Weymouth
Dorset, DT4 5W

T. (+44) 01305 770666
F. (+44) 01305 780022
E. design@coe-design.co.uk

Design Precedents

Exhibition Road, London, UK



Rope Walks, Liverpool, UK



Grounds of Hargreaves Mall, Australia



Ravensbourne College / 02, London, UK



shared space

square

shared space

use of water

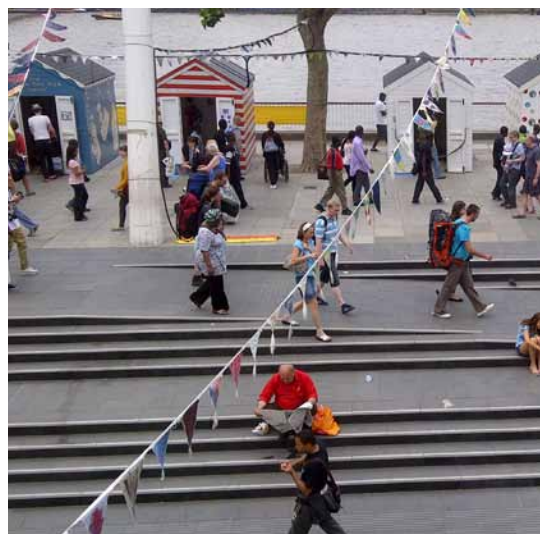
public realm on steps

square

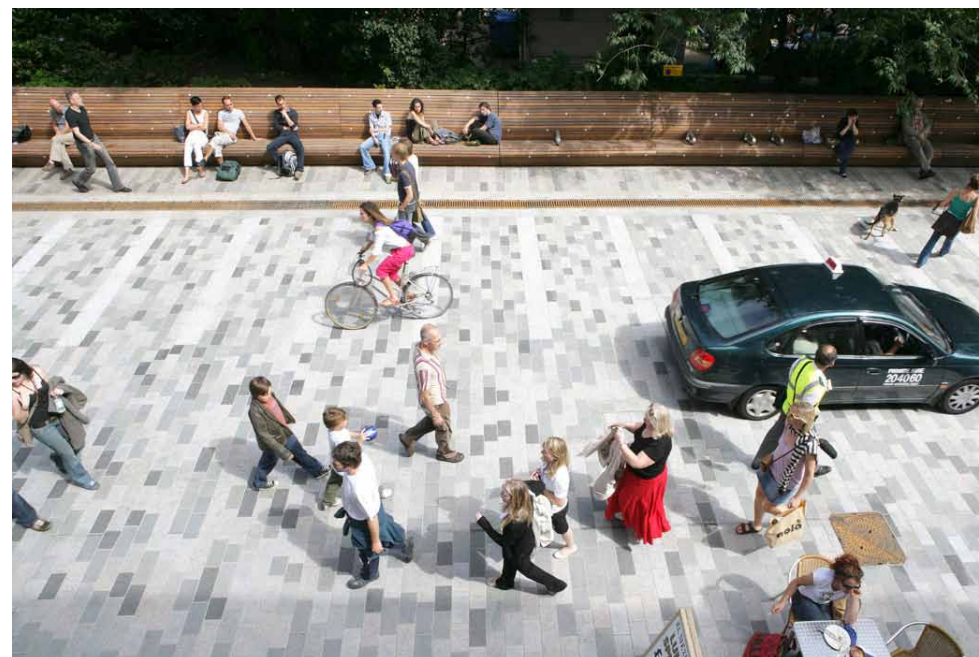
use of water

markets and events

green wall to underpass edge



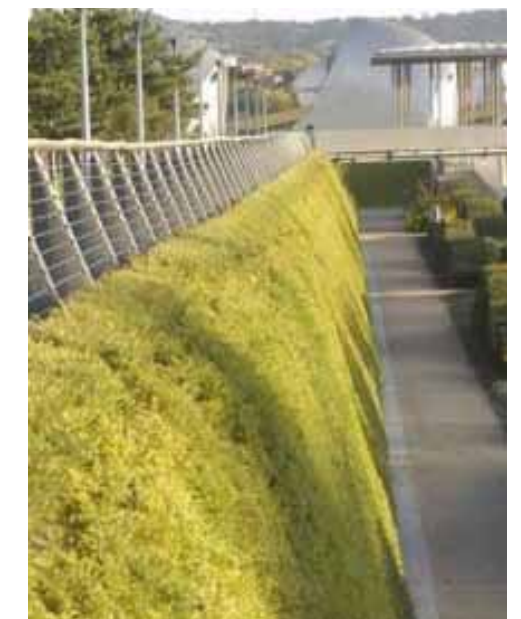
Southbank, London, UK



New Road, Brighton, UK



Brewery Square, Dorchester UK



Thames Barrier Park, London, UK

Project

GRAYS TOWN CENTRE

Sketch No

178-MOD3-SK-017_00

Scale

nts @ A3

Date

30.05.2013

Drawn

JdB/JC



Title.

Design Precedents



Beach Studio
5A St Thomas Street, Weymouth
Dorset, DT4 5EW

T. (+44) 01305 770666
F. (+44) 01305 780022
E. design@coe-design.co.uk