

Colne Market Hall Public Realm Works

Appendix One - Public Realm Options

1.0 Purpose

The purpose of this document is to summarise options in terms of budget and finish for the new public realm area outside of Colne Market Hall.

2.0 Introduction

At the request of the Executive PBC Engineering department designed and costed a public realm scheme for the front of Colne Market Hall using 'Kellen'. 'Kellen' is an innovative concrete paving project which is 'capped' with a natural stone aggregate to achieve a natural stone effect.

It has recently been used in Pendle as part of the UKSPF funded public realm works in Brierfield. Following a meeting on site with the Colne Market Hall Architect and the Contractor, the PBC Engineering department developed detailed costings for a 'Kellen' scheme at just under £150,000. Against this, further options have been considered. A lower cost coloured asphalt finish and a more expensive traditional 'Yorkstone'. These have been given budget estimates of £130,000 and £200,000 respectively.

The scheme will include for dealing with the level changes at the front of the market hall, provided for level access, steps and retaining walls as appropriate. The extent of works will be from the rear of the pavements to Market Place and Market Street (approximate line of site hoarding) back to the market hall itself and will also the immediate surroundings of the Market Cross. It does not include the main area between the Market Cross and Parliament Street in front of the Car Park.

The detailed design for the scheme will be agreed with the newly selected operator for Colne Market Hall, to ensure that it is a flexible space suitable for outdoor markets, events and outdoor eating and drinking as appropriate. The scheme will include for fixing points for market stalls and for power and water.

An allowance of £6000 has been included for two ornamental trees in moveable planters, although it is understood that funding from Colne Town Council and/or Colne BID may assist with these items and possibly other street furniture. Discussions are to be progressed with LCC regarding potential financial support for this scheme, and wider public realm investments.

For operational reasons, primarily around staining and cleaning of the area, the operator has expressed a preference for the 'Kellen' option. The 'Kellen' option will also be the easiest to replace in the event of point damage. Patching of asphalt can look untidy and Yorkstone replacement will be more expensive on an ongoing basis.

A simplified CGI illustration to give an impression of each option, together with precedent photographs are shown in the next sections.

3.0 Simplified Illustrations of Options

3.1 Coloured Asphalt Approximate Budget £130,000

Coloured asphalt is a versatile and practical material that finds applications in a wide range of settings and offers an affordable and flexible option for public realm.



Images show
buff coloured asphalt
at Woodlands Spa,
Crow Wood,
Burnley.



3.2 'Kellen' Approximate Budget £150,000

Kellen is a new generation of paving products that combine the efficiency and integrity of recyclable concrete paving with cement-bonded top layered natural stone aggregate available in several textures, finishes and colours.



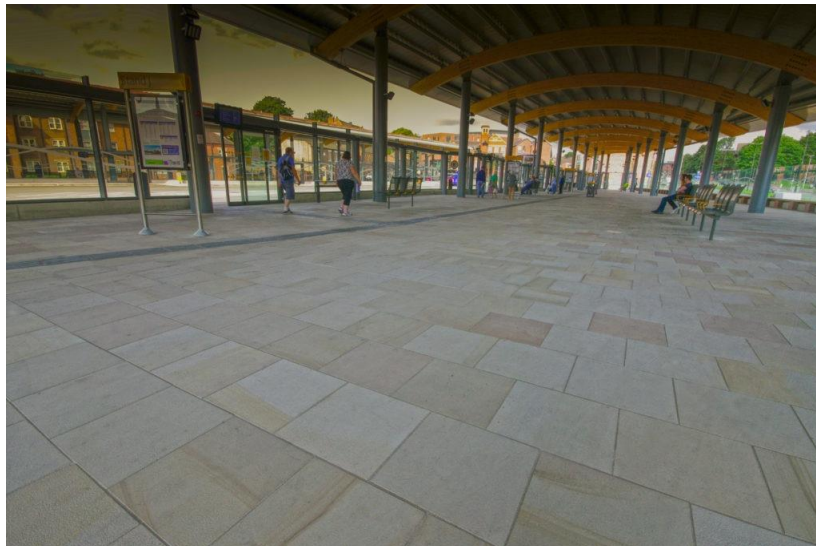
Image shows
Kellen pavements
being laid in the
UKSPF funded
public realm scheme
in Brierfield



3.3 Holcombe Natural Stone

Approximate Budget £200,000

Holcombe is a trade name for sandstone paving. Sandstone is the geological term that covers the well-known and much specified 'Yorkstone'. Yorkstone has traditionally been used for paving for over two centuries.



Images show
Holcombe
Natural Stone
in unidentified
public realm settings

