

An aerial photograph of the Bromley Central High Street area in London. The image shows a dense urban environment with a mix of residential and commercial buildings. A prominent feature is a large, multi-story building with a complex, angular roofline and a central courtyard. To the right, there is a large, circular structure, possibly a roundabout or a large public space. The surrounding area includes smaller residential blocks, parking lots, and green spaces. A white rectangular overlay is positioned in the center of the image, containing text.

# **Bromley Central High Street**

Stage 3 Design Progress  
Studio Egret West

10 March 2016



# 1. Kingston Market Visit

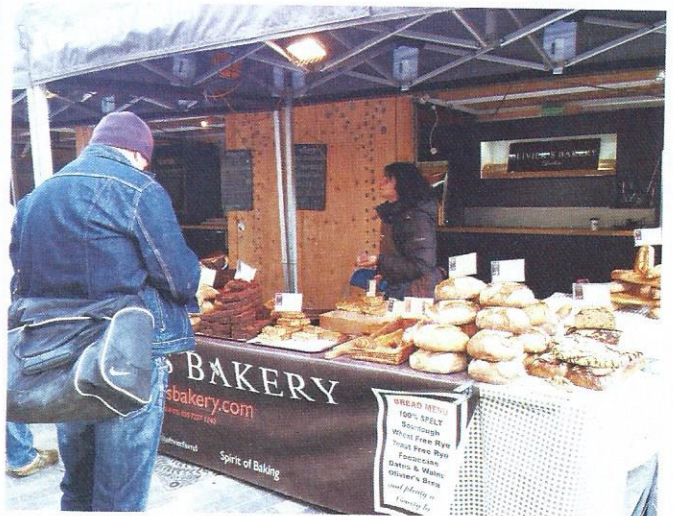
SEW visited the Kingston Market aiming to observe the market retail activities and pavilion design there, which are known to be successful locally. We made some observations and findings that can be beneficial to Bromley Central High Street, both in terms of its design development as well as its market identity.



Pro 1: Active and vibrant market square, especially busy during lunch hours (even in weekdays). Very well connected with neighbouring retail stores and pedestrian streets.



Pro 2: Successful fruit market stalls as well as very busy local food stalls and cafes during lunch hours.



Pro 3: Successful organic and healthy local food stalls that help shaping market square identity.

## Findings:

1. Fresh fruit and local food & beverage supply stalls are very popular to compensate the lack of fresh food markets in close proximity.
2. Retail strategy for market should include zoning locataion for different types of retailers as they connect to different parts of the high street
3. Seatings and tables are very popular during lunch hours through the week.
4. Avoid overly complicated paving design, and avoid using kerbs on street edges in case of trip hazzards.



# 1. Kingston Market Visit



**Con 1:** Chaotic sales and service spill out areas are found both front and back of the pavilions due to lack of enclosed space.



**Con 2:** Lack of organized seatings around food stalls, either space is occupied by sales extension or current tables and chairs are blocking pedestrian flow.



**Con 3:** Lack of common seating area, many visitors are sitting around square while eating.



**Con 4:** Pavilion doors are often too heavy for retailers to open, and are sometimes unstable in strong wind. Timber panels are weathering fast and occasional water leakage occurs due to heavy rain.

## Findings:

1. Pavilions in Kingston market appear to be not spacious enough for both BOH and display areas.
2. Seating zones should be considered and implemented into the overall layout of market street to avoid future spill out chaos.
3. Weather proof materials and waterproofing technique should be implemented.
4. Better door design should be considered to withstand heavy windload.



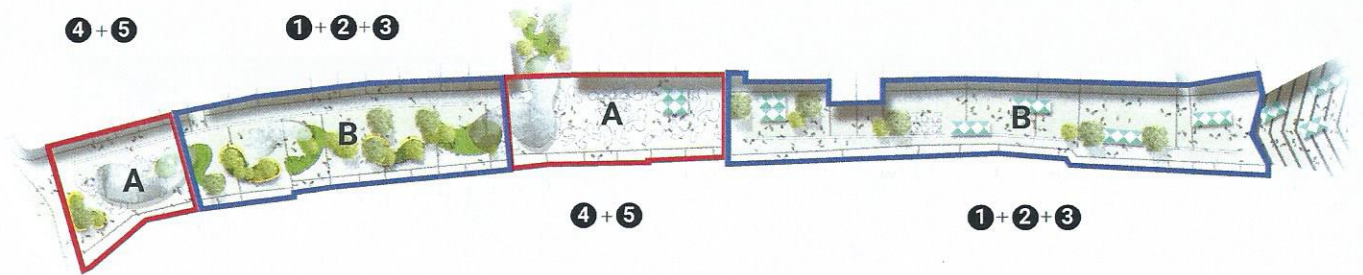
## 2. Design Research

### Paving Material Palette

Concept of Bromley high street paving design derives from a series of gradation of pixelated granite units. For continuity we intend to carry through a similar palette of materials as used for Market Square and East Street.

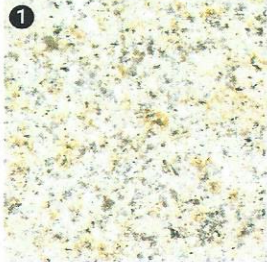


Current East Street paving

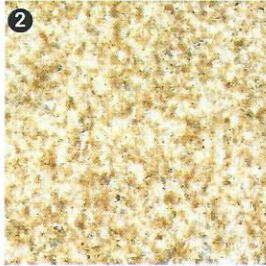


Zone A - Public event plaza  
Zone B - Market street

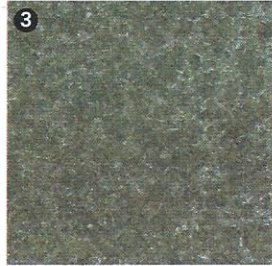
### Granite (Market Street)



Yellow Rock Granite  
Flamed/ Bush-hammered finishing  
80mm/ 60mm thick



Barleycorne Granite  
Flamed/ Bush-hammered finishing  
80mm/ 60mm thick



Crystal Black Granite Setts  
Natural/ Sandblasted finishing  
100mm/ 80mm thick

### Casted Paving (Event Plazas)



Resin Bound Aggregate



Cast Concrete Paving

### Stainless Steel Feature



Stainless Steel Slot Drain

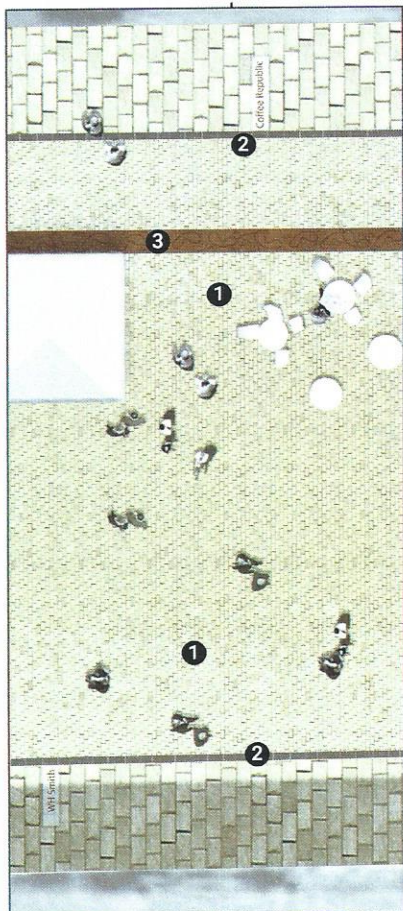
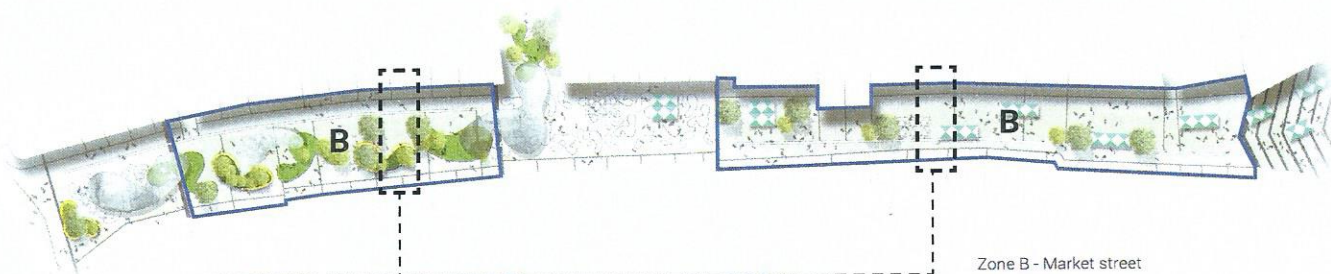


Stainless Steel Edge Paving Connection



## 2. Design Research

### Paving Strategy Precedents



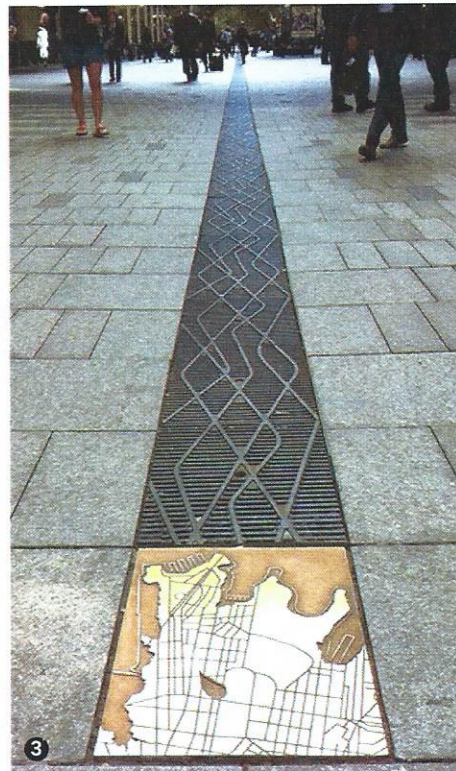
Enlarged paving plan - Market street



Precedent 1:  
Pixellation and transition of 2 types of granite colors to create overall pattern



Precedent 2:  
Interface of 2 types of paving size/ colors and finishing to create transition pattern

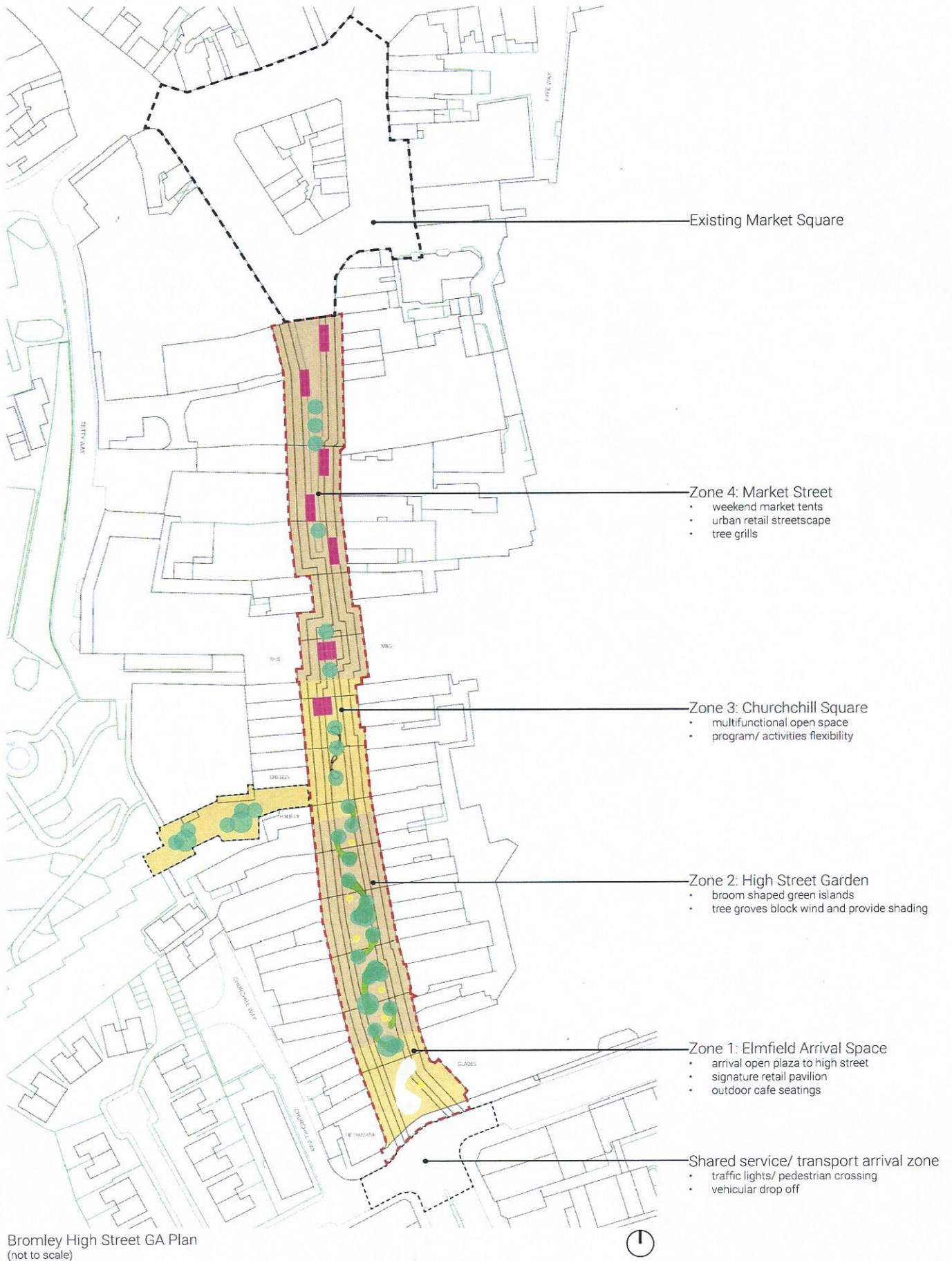


Precedent 3:  
Steel/ Bronze signage bands representing Bromley identity will be implemented as a connecting element.



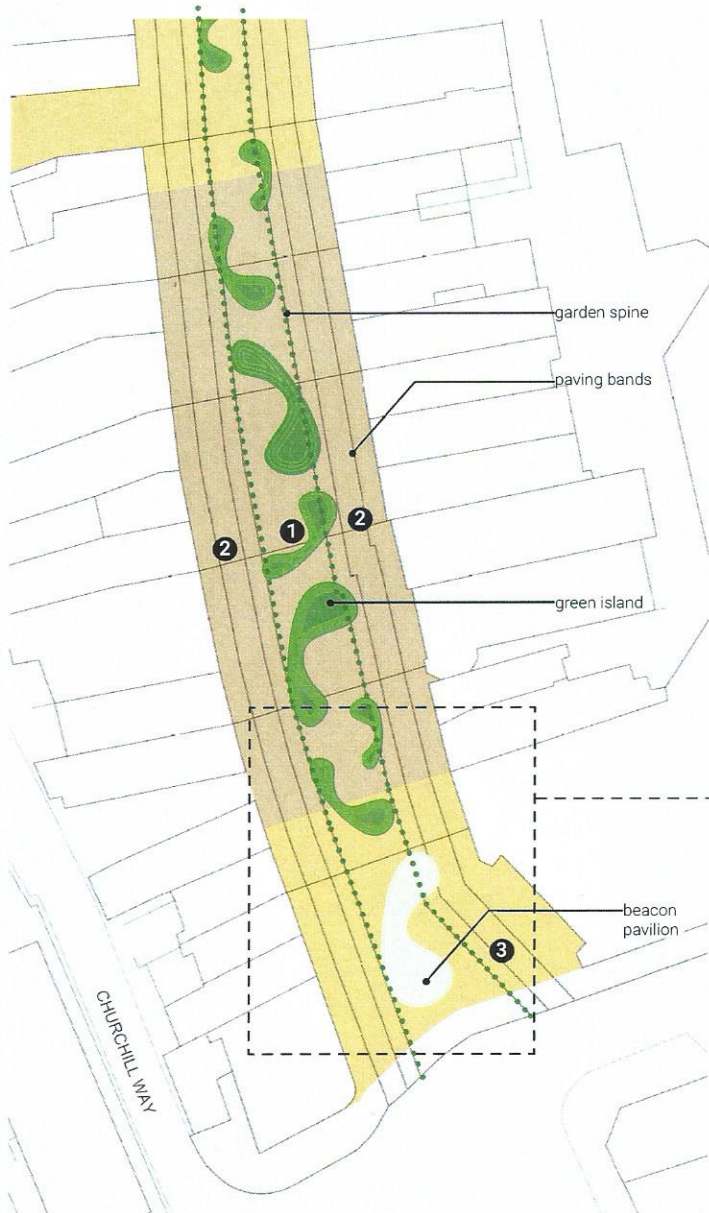
### 3. Design Modification

High Street GA Update

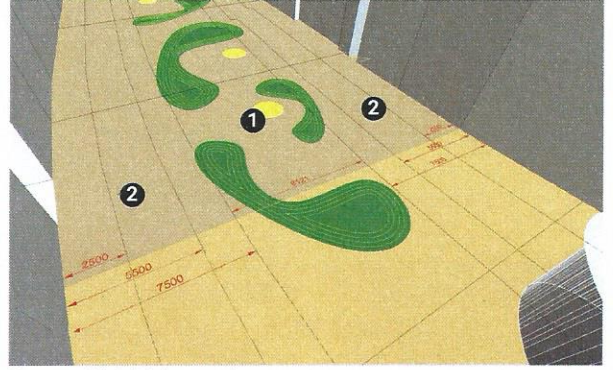


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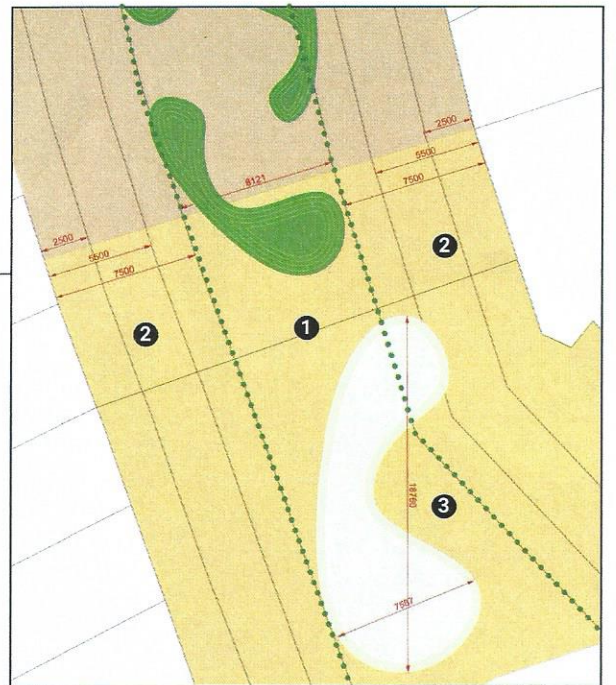
High Street GA Update



Elmfield square & High street garden GA (not to scale)



Street width birdseye view



Enlarged plan

- ① Central garden green spine (8-10m wide)
- ② Proposed utility/ EVA lanes (7-7.5m wide)
- ③ Elmfield arrival plaza (pavilion approx. 7.5x19m)



# 4. Spatial Experience

High Street Perspectives

