

CENTRAL CITY SECTION OF DOBRICH

Explanatory Note

DESIGN STRATEGY:

Revitalise the city centre of Dobrich by enhancing its authentic character through:

- Preserving and celebrating its rich cultural, historic and landscape heritage
- Introducing sustainable design solutions
- Implementing inclusive design strategy

HARD LANDSCAPE STRATEGY:

PAVEMENT:

High quality clay paving to plazas such as pl. „Tsar Boris III” and General Kolev Monument to be renovated: Existing clay pavement to be conserved and reused to conserve the landscape character of the historic landmarks.

Low quality slippery pavement within Zone A along bul. „25-ti Setemvri” to be renovated and replaced with porous anti-freezing pavement system. Any surplus high quality clay pavement to be reused for feature pavement patterns (Refer to Illustrative masterplan of Zone B for proposed paving pattern.)

This approach will provide a well balanced sustainable solution which addresses the environmental and social aspect issues of flooding and accessibility (with regard to tackling rainfall excess water and freezing during the winter months.)

Preserving and reusing the high quality clay pavement characteristic of the central city section of Dobrich, with the replacement of lower quality pavement with porous anti-slippery surface also ensures a reasonable resource would be spent on one aspect of the project.

COMMERCIAL UNITS STRATEGY:

All commercial units within the extent of Zone A would be redesigned to meet equal standards for appearance and materiality, to create a unified aesthetically pleasing vision of this type of use of buildings across the city centre.

This can include but would not be limited to:

- Using the same material, colour or both to the facades of the buildings
- Using the same font for all labels/ boards or any other advertisement materials or tools displayed on the facades or within the property boundary
- Removing/ reducing the use or the size and the brightness of the advertising materials
- Separating the pavilions' external seating areas for customers from the public space through planters

STREET FURNITURE STRATEGY:

Seating to be installed to the higher ends of the planters along the streets within Zone A and traditional design benches to be relocated to the plazas and to the monuments..

New tree grills to be fixed to the existing and proposed trees within hard landscape. To be introduced where missing and renovated where present. (Refer to materials palette for precedent images).

Tree protection to be secured in the form of tree guards to the trees within areas identified as suffering from anti-social behaviours or vandalism to prevent people from hanging objects and injuring the trunks of trees.

New automatic bollards would be installed where pedestrian areas meet roads to eliminate health and safety hazards and to allow for emergency entrance.

Lighting posts and wayfinding signage would be renovated with suitable products to meet inclusive design criteria. (Refer to materials palette).

SOFT LANDSCAPE STRATEGY:

PLANTING:

Trees of unsuitable species suffering at this geographic area, such as ash trees would be replaced with acers, birches or tulip trees. This applies to non-designated trees (excluding ancient and potential ancient trees).

The specification would be of 2m clear stem for new deciduous trees to provide visibility for vehicle users and pedestrians. This would also discourage anti-social behaviour in areas of poor landscape maintenance where vegetation is overgrown.

Where practicable, planters would be filled with robust evergreen shrubs, herbaceous plants and rain garden species - to eliminate or reduce opportunities for people to vandalise/ use the planters for installing or hanging advertising materials, or use the planters for any other purpose different from recreation. (Refer to materials palette for list of plant species for each plant group.)

Because rain gardens would be a major element of the soft landscape strategy for Zone A, attached is the below definition and information on rain gardens as published by the Royal Horticultural Society: *„A rain garden offers the opportunity to manage rainwater runoff from hard surfaces after downpours by planting an attractive, low maintenance, wildlife-friendly space.*

Put simply, a rain garden is a shallow area of ground or dip which receives run-off from roofs and other hard surfaces. It is planted with plants that can stand waterlogging for up to 48 hours at a time. More drought-tolerant plants are used towards the edges. Storm water fills the depression and then drains.

Benefits of rain gardens:

- *Low maintenance garden – no watering once plants have established*
- *Can absorb up to 30% more water than a lawn*
- *Offers opportunities to plant a wide range of perennials*
- *Reduces erosion by slowing heavy rainfall*
- *Increased planting attracts insects and birds*

The design approach to Zone B is based on the strategies set within the concept design of Zone A. The main issues that are solved by the design of Zone B are:

- enhancing the authenticity and sense of place through the **wheat inspired paving pattern**
- proposing **timber cladding to COOP-s and commercial units** to improve the quality and appearance of these buildings
- improving the **layout of the parking space by the COOP-s** with the introduction of new green areas and new trees
- accentuating **entrances and squares through feature pavement and planting** (e.g. Old Dobrich)
- **redesign of pl. „Svoboda”** to simplify and increase the green areas while offering attractive landscape design
- **improving accessibility to pl. „Vazrazhdane”** through the incorporation of ramps
- introducing **strips of rain gardens and tree grilled trees** to the southern section of **bul. „25-ti Septemvri”**
- proposing a **cycle path route** to optimise the circulation of pedestrians and cyclists
- proposing a **redesigned planter with cacti composition to the end of bul. „25-ti Septemvri”** to create a reference to the past of City park "St. George"

For costings refer to additional file - Indicative Feasibility Costing.