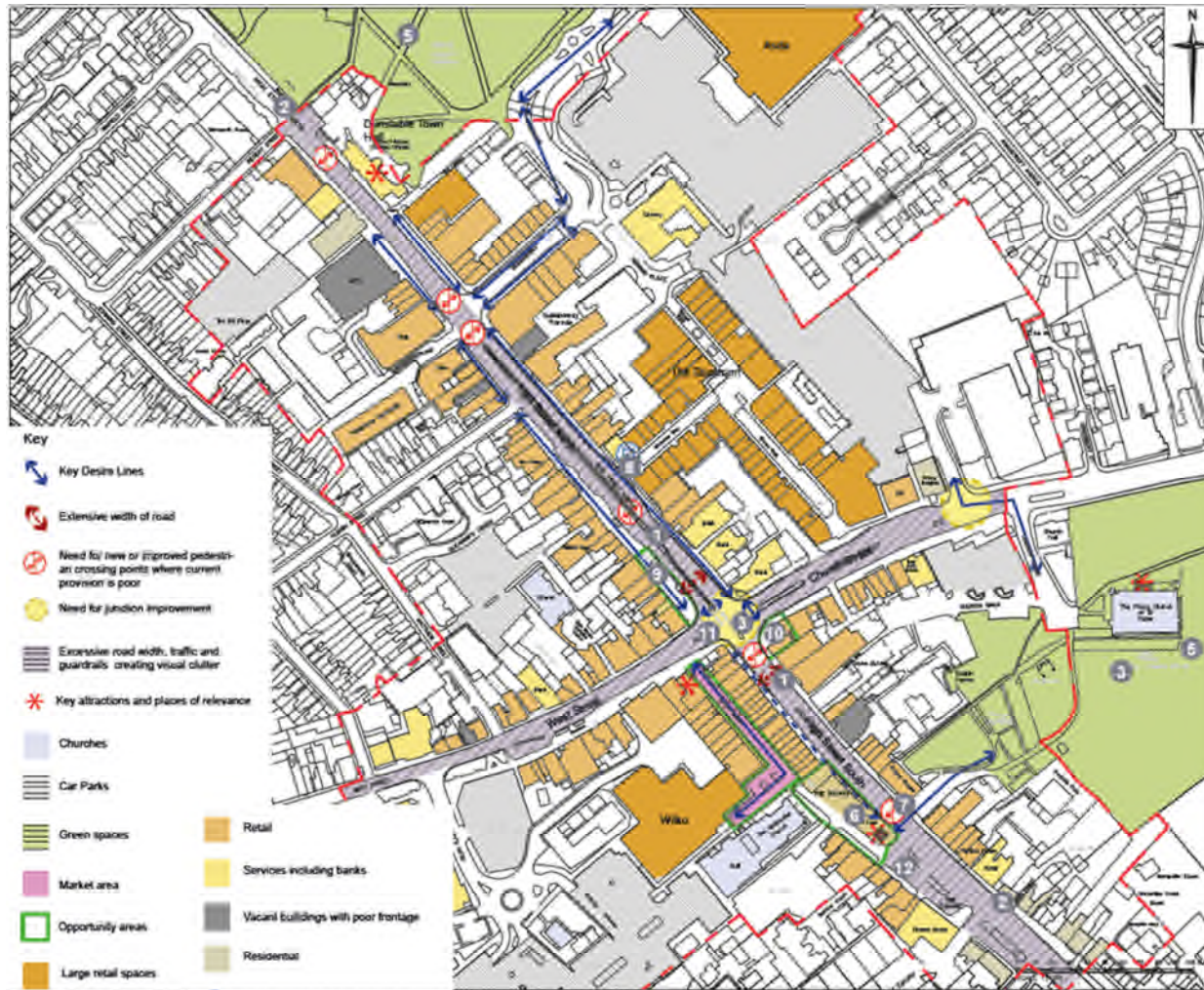


## Appendix A – Study Area with conceptual opportunities (Executive report – Dunstable High St)



**EXISTING SITE ISSUES & OPPORTUNITIES**

- The existing road creates **significant severance** in the High Street due to high traffic volumes, width, guardrails and lack of suitable crossing facilities;
- Lack of gateway treatment**;
- The crossroads is a **traffic dominated junction** with poor quality pedestrian crossings;
- There are significant **desire lines** along the High Street. However, there is **poor legibility** and signage;
- Grove House Gardens, Priory Gardens and Priory Church are **key attractors** in the area but are **not immediately recognised** from the High Street;
- The Square** is a key public node but currently has **low footfall** and is not well connected with Priory Gardens;
- There is an opportunity to provide a Toucan Crossing to link with **Priory Gardens**;
- There is an opportunity to **improve bus facilities** along the High Street, especially near the Quadrant;
- There is an opportunity to improve the public node near the junction to make it a **key feature** on the High Street;
- There is an opportunity to create a **new public node** at the junction with landscape features and mural on the blank wall;
- Opportunity to enhance the **pedestrian priority** at the crossroads;
- Opportunity to improve the **urban setting of the market** and the Square area.