

Decision Maker: Renewal and Recreation Portfolio Holder for Pre-decision Scrutiny by the Renewal and Recreation PDS Committee

Date: 27th March 2012

Decision Type: Non-Urgent Executive Non-Key

Title: **BROMLEY NORTH VILLAGE – PUBLIC REALM IMPROVEMENTS OUTLINE DESIGN**

Contact Officer: Kevin Munnely, Head of Renewal
Tel: 020 8313 4582 E-mail: kevin.munnely@bromley.gov.uk

Chief Officer: Marc Hume, Director Renewal & Recreation

Ward: Bromley Town Centre

1. REASON FOR THE REPORT

This report seeks to update Members on progress in developing the Bromley North Village Public Realm Improvement Project and the seeks the Portfolio Holder's approval for the Outline Design and authority to move forward on to the detailed engineering design stage prior to submission to the Transport for London (TfL) approval process.

2. RECOMMENDATIONS

- 2.1 The Portfolio Holder agrees that the Outline Design of the Public Realm Improvement plans and agrees that these can be used as the basis for the detail design stage prior to submission to Transport for London.

Corporate Policy

1. Policy Status: New policy. Bromley Town centre Area Action Plan Policy A1 Bromley North Village Improvement Area.
 2. BBB Priority: Vibrant Thriving Town Centres.
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Financial

1. Cost of proposal: Estimated cost £6.667m
 2. Ongoing costs: N/A.
 3. Budget head/performance centre: LBB Approved Capital Programme 2011/12 to 2013/14
 4. Total current budget for this head: £6.667m made up of £1.5m capital receipts, £3.3m provisional sum from TfL, £37.5k from private sector funding and £1.829m from the Outer London Fund the Outer London Fund
 5. Source of funding: TfL Area Based funding/LBB Capital programme/GLA Outer London Fund/Private sector funding
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Staff

1. Number of staff (current and additional): 6
 2. If from existing staff resources, number of staff hours: TBC
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Legal

1. Legal Requirement: Non-statutory - Government guidance.
 2. Call-in: Call-in is applicable
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Customer Impact

1. Estimated number of users/beneficiaries (current and projected): Bromley Town
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Ward Councillor Views

1. Have Ward Councillors been asked for comments? No.
2. Summary of Ward Councillors comments: NA

3. COMMENTARY

Background

- 3.1 The concept of a 'Bromley North Village' (BNV) quarter was developed within the Bromley Town Centre Area Action Plan (BAAP) through the designation of the Bromley North Village Improvement Area. The R&R PDS Committee at their meeting on 29th June 2010 supported the Renewal Strategy for Bromley North Village, which was centred around the development of a specialist entertainment quarter, providing a range of leisure options and a specialist retail and business offer.
- 3.2 Transport for London indicated in their 2011/12 Local Implementation Plan settlement that the BNV Step 1 bid has been successful and 300k has been allocated to LBB for Step 2 detailed design and development work. Urban Designers Studio Egret West were commissioned to undertake the Outline Design stages for the project and the detailed engineering designs are to be undertaken by the Council's Highway Term contractors, Conways, who would also be responsible for construction and delivery.

Consultation Feedback on the Outline Design

- 3.3 A period of public consultation ran from 31st October until 23rd December 2011, a total of 8 weeks. The period was extended because of the lead-in to Christmas to ensure people had adequate time to consider the proposals. The objective of the consultation was to get the comments of those people who live, work and would use the area and, where necessary change the designs to reflect their wishes and needs.

Average Score

The feedback form allowed respondents the opportunity to score the designs from 1 (hate it) to 10 (love it) with a score of 5 being neutral.

Of the 42 forms received, 40 scores were provided. None of the free-form representations included a score.

The **average score** was **7.09 out of 10**.

Four people gave the scheme the maximum score of 10. One person gave the scheme 1 and one other person gave a score of 2. The modal score was 7, which was given on ten occasions.

- 3.4 In terms of volume of comments, the top five themes or categories were:

- The yellow paving - 36 comments
- Trees/planting – 28 comments
- Paving designs (not specifically about the yellow paving) – 27 comments
- Shared surface – 24 comments
- Lighting – 21 comments

Yellow Paving

The vast majority of the comments about the yellow paving were negative. Most of the comments were on aesthetic grounds.

Trees/planting

The vast majority of the comments about trees were in favour of their addition. However, the planters that were suggested for the High Street were not liked. There were some concerns about the positioning of trees for security reasons to ensure that they do not block

the view of historic buildings. There was one request for the high Street to be made one-way to accommodate trees straight in the ground and one comment requesting that the existing planters in Market square are retained.

Paving Designs

These were comments that did not specifically mention the yellow pavers, although it is possible that the intention of some of the comments may have specifically been about them. Even so, there was a mixed set of comments, some positive, some negative. There were some suggestions about alternative designs and comments asking technical questions (such as the size of the setts)

Shared Surface

There was a mixture of positive and negative comments about shared surfaces in either East Street or Market Square. Generally speaking people were in favour of the East Street shared surface but had some concerns if it were extended to Market Square. The vast majority of the negative comments were received from stakeholders involved with mobility impairment.

Lighting

The majority of comments about the proposed lamp standards were negative – the majority of those that expressed a preference wanted to see a heritage light instead. Comments about the brick lights were generally positive, although those stakeholders from a heritage/conservation organisation were against them.

Proposed Design Alterations

3.5 The overall consultation response to date has been overwhelming positive and there has been broad support for the overall design of the scheme and the particular design treatments for the three main character areas. The design team have also responded to the consultation feedback to make a number of changes to the scheme design. A set of revised plans are attached as Appendix 1 and a full colour set is available for viewing in the Members' room. The main changes include:

- Switching the accent yellow composite material to York Stone. It is considered that the proposed mixture of natural granites and York Stone is a more sympathetic treatment and responds well to the setting of Listed Buildings and enhances the appearance of the Conservation Area. This change in materials has led to a decision to rationalise the patterning of the design in the Market Square, where it is now proposed to use only the natural granites and de-linate the areas inside of the of the banding using different sized setts.
- One of the concerns raised in relation to the Outline Design was that it failed to fully interpret and reveal the historic townscape of BNV. It is now proposed to integrate into the design of the public realm wayfinding panels that will identify the heritage trail, which has been undated as part of the Outer London Fund Round one bid. Attempts are also underway to secure the purchase of the townscape tableau, which if it can be purchased, could form the starting point of the trail.
- It is now proposed to incorporate the Broom design in an emblematic form in the design of the seating areas outside of the Partridge Public House and The Old Post Office.
- There has been review of the proposed lighting columns and discussing are underway with stakeholders over a suitable alternative, which is more sympathetic to

the appearance of the Conservation Area. It is considered that the final choice of design of both the lamp columns and planter for High Street North can be dealt with as part of the detail design approval.

- The lighting up of key buildings is recognised as a great way to reveal the quality of the architectural heritage of BNV. It is proposed to contact the owners of the key Listed Buildings in the BNV area, which happen to be the Old Coaching Inns, to rationalise and co-ordinate their current up lighting arrangements.

Next Steps

- 3.6 Once the Outline Designs have been approved by the Portfolio Holder, The Council's term contractor will undertake the detailed design. This is the process whereby the outline designs are turned into implementation diagrams including levels, drainage, exact locations of all elements of the scheme, etc. Some minor changes may be expected as a result of this procedure. The detailed design process will also finalise the scheme costs. It is expected to take 3 to 4 months to complete. There are also a number of internal Transport for London approvals that will need to be secured before the detailed design is approved. This included approval of a business case that needs to demonstrate value for money. Following the TfL internal approvals the design team are required to provide one final presentation to TfL in order to obtain full scheme approval and unlock the TfL proportion of funding. It is anticipated that TfL final approval will be received after September 2012. However, before implementation can start there are two final steps; the materials need to be ordered and this typically takes up to 3 months due to the quantities involved; and TfL will need to undertake a public consultation regarding the proposed bus route changes.
- 3.7 To avoid causing disruption to businesses during the Christmas trading period it is anticipated that the majority of the works will commence after Christmas 2012 (i.e. start in January 2013). There may be some minor elements (e.g. Naval Walk) that could start beforehand without causing major disruption. Businesses in the area will be given the option of a quick implementation period with significant disruption or a longer implementation period but with lesser disruption.

4. POLICY IMPLICATIONS

- 4.1 The development of the Renewal Strategy and Improvement Plan are entirely consistent with Policy Objectives set out in Building A Better Bromley 2011 and Renewal & Recreation Portfolio Plan 2010/11.

5. FINANCIAL IMPLICATIONS

- 5.1 The 2011/12 Local Implementation Plan settlement from TfL makes provision for £300k to cover the estimated costs of the outline and detailed design stages of the BNV public realm improvement scheme. To date £70k of this budget has been defrayed on the Outline Design stage. The remaining funding will cover the cost of undertaking the detailed design stage, which will be undertaken by the Council's Highway Term Contractors in accordance with their term rates and an agreed cost plan. There is no Council funding allocated for the detailed design stage of this project.
- 5.2 The Executive on 2nd February 2011 as part of the Capital Programme Review approved a capital scheme for Bromley North Village public realm improvements (£1.5m Council contribution after assumed Transport for London funding of £3.3m). TfL have yet to formally confirm the 2013/14 LIP settlement at this moment in time, although the sum of £1.5m has been provisionally set aside by TfL for the scheme.

- 5.3 A successful Outer London Round 2 bid for Bromley Town Centre has secured funding to extend the scheme into Market Square and the area beyond totalling £1.829m over 2012/13 and 2013/14. As part of this process, partner organisations and businesses have agreed to provide cash match funding up to £37,500. It is now proposed to treat this scheme as a Bromley Town Centre wide scheme as opposed to being restricted only to the Bromley North area.
- 5.4 A summary of the available capital funding for the Bromley Town Centre wide scheme is as follows: -

Bromley Town Centre Public Realm Improvement Project

	2011/12 £m	2012/13 £m	2013/14 £m	Total £m
LBB Capital receipts	0.000	1.500	0.000	1.500
OLF 2 capital resources	0.000	1.444	0.385	1.829
Confirmed TfL LIP funding	0.300	1.500	0.000	1.800
Provisional TfL LIP funding	0.000	0.000	1.500	1.500
Private sector match funding	0.000	0.019	0.019	0.038
Total provisional capital funding	0.300	4.463	1.904	6.667

6. LEGAL IMPLICATIONS

None for the purpose of this update report.

PERSONNEL IMPLICATIONS

- 7.1 The precise resource allocation will form part of the development of the Project Initiation Document.

Non-Applicable Sections:	LEGAL IMPLICATIONS, PERSONNEL IMPLICATIONS
Background Documents: (Access via Contact Officer)	Mayor' Great Spaces Initiative Scheme, Bromley Town Centre Area Action Plan - Submission Version