

**Decision Maker:** Executive

**Date:** 2 December 2015

**Decision Type:** Non-Urgent Executive Key

**Title:** **BROMLEY TOWN CENTRE PUBLIC REALM IMPROVEMENTS  
DETAILED DESIGN**

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**Chief Officer:** Director of Regeneration & Transformation

**Ward:** Bromley Town;

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1. Reason for report

- 1.1 The details of this report were previously included in the Town Centre Development Programme Update report which was scrutinized by the Renewal & Recreation Policy Development and Scrutiny Committee on the 27<sup>th</sup> October 2015. Endorsement of the outline design for the next phase of the Bromley Town Centre Public Realm Improvements scheme and approval of funding for the detailed design stage is now sought from Members of the Executive.

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2. **RECOMMENDATION(S)**

- 2.1. **That Members of the Executive endorse the Outline Designs for the next phase of the Bromley Town Centre Public Realm Improvement scheme and agree that £270k is allocated from the Investment Fund to undertake the detailed design phase.**
- 2.2 **That Members of the Executive are requested to note that, subject to approval of 2.1 above, the overall scheme cost is currently estimated at £3.8m and will also require revenue funding (see 5.3)**
- 2.3 **On completion of the detailed design a full project plan with costings will be prepared and reported back to the Executive for consideration.**

### Corporate Policy

1. Policy Status: Existing Policy:
  2. BBB Priority: Quality Environment Safer Bromley Vibrant, Thriving Town Centres:
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### Financial

1. Cost of proposal: £ 287k
  2. Ongoing costs: N/A
  3. Budget head/performance centre: Investment Fund
  4. Total current budget for this head: £ 9.195m
  5. Source of funding: Investment Fund
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### Staff

1. Number of staff (current and additional): 4ftes
  2. If from existing staff resources, number of staff hours: N/A
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### Legal

1. Legal Requirement: Statutory Requirement:
  2. Call-in: Applicable:
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### Customer Impact

1. Estimated number of users/beneficiaries (current and projected): Borough Wide
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### Ward Councillor Views

1. Have Ward Councillors been asked for comments? Yes
2. Summary of Ward Councillors comments: Included in body of the report.

### 3. COMMENTARY

- 3.1 The Council is committed to improving the quality of the retail offer in Bromley to ensure that it continues to meet the needs of its aspirational catchment and effectively competes with neighbouring centres. To support this commitment the Executive approved on 26th November 2014 a revised development strategy for Bromley Town Centre and approved funding for a number of specific initiatives. These included:
- **Retail Expansion.** The Council continues to work with the management of INTU (The Glades) shopping centre in exploring options for further retail expansion of the estate.
  - **INTU (Glades) Mall Refresh Programme.** The first phase of the Mall refit has been completed. Planning permission for the remodelling of the Burlington Arcade and new roof top cinema was granted on 18th July 2014 but has yet to be implemented. Work on the Pavilion Terrace restaurant cluster is ongoing.
  - **High Street Improvements.**
- 3.2 Following the successful completion of the Bromley North Village Improvement works the revised strategy also proposed extending these improvement works south into the remainder of the pedestrianised High Street. The aims of the improvements were to improve the quality of the high street experience and the creation of distinctive spaces or squares, some of which could be covered.
- 3.3 Studio Egret West (SEW) the Urban Design team responsible for the Bromley North Village scheme were commissioned to take forward the initial design ideas and work these up to RIBA Workstage C. The design team initially prepared a series of concept design options which formed the basis of a series of public consultation events which took place in June and July 2015. These included a manned display in Market Square and a drop in session for stakeholders. The emerging plans were broadly welcomed and the Stage 1 report including a summary of the public consultation comments is attached as Appendix 1.
- 3.4 Following the positive feedback received in Stage 1 the design team sought to develop a coherent design that met the emerging design principles. The outline designs, attached as Appendix 2, are based on the following design principles which have been developed in consultation with stakeholders:
- Introduce a hierarchy of public spaces where people can dwell.
  - Green the High Street.
  - Create shelter within the High Street for year round enjoyment.
  - Create better links to Bromley's greenspace.
  - Encourage street activity & enhance pedestrian experience.
- 3.5 A key feature of the emerging design is the reordering of spaces in the High Street to create a new public square in the southern pedestrianised area, which could contain semi-permanent kiosks which would act as anchors to the new square. It is also proposed that the existing market is reorganised and relocated along the High Street, with a significant proportion occupying space in Market Square. Bromley Town Centre ward councillors have been consulted on the emerging design and they have endorsed the design approach being developed. The need to integrate the public realm design with a future redevelopment of Site G was also highlighted.

- 3.6 The design team have worked with a construction cost consultant to produce a preliminary budget cost plan. The estimated cost of the improvement works to 'ground plain' including lighting options has been estimated at £3m. Preliminary cost estimates for the proposed kiosks are still being assessed and a provisional budget estimate of £800k has been included. It is proposed that the detailed design of the scheme, up to construction and tendering drawings, is undertaken by the Council's term contractor F M Conway, as is proposed with the improvements in Beckenham. SEW would continue to provide design oversight and lead on the detailing of the Kiosk design and special features. It is estimated that the cost of the detailed design will be £247k. Provision of £40k is recommended for the commissioning of additional survey work, which experience in implementing the Bromley North Village works has shown is advisable.
- 3.7 It should be noted that this scheme will require both revenue and capital funding. The full cost of the scheme (currently estimated to be £3.8m) will be reported back to Members following completion of the detailed design.

#### **4.0 POLICY IMPLICATIONS**

- 4.1 Work delivering the Town Centres Draft Development Programme is entirely consistent with Policy Objectives set out in Building A Better Bromley 2014 and Renewal & Recreation Portfolio Plan 2014/15. The work of the Renewal Group links to the Building a Better Bromley priorities by working towards the provision of Vibrant and Thriving Town Centres.

#### **5.0 FINANCIAL IMPLICATIONS**

- 5.1 At the 26th November 2014 Executive meeting, a sum of £135k was set aside from the Investment Fund for Bromley Town Centre to meet the estimated feasibility cost of the proposed Bromley Town Centre redevelopment programme. £50k of this allocation was set aside for undertaking the outline design. While the actual contract value for this work is expected to be £33k, the unspent balance of £17k can be used to part fund the further design work required.
- 5.2 It is estimated that the cost of the detailed design work and additional survey work will be £287k. Approval is sought for an allocation of £270k from the Investment fund to carry out these works, with £17k being funded from the residual balance from the outline design allocation as detailed above. The Investment Fund currently has an unallocated balance of £9.195m.
- 5.3 The overall scheme cost is estimated to be £3.8m and it should be noted that this scheme will also require revenue funding. Details of both the capital and revenue costs will be included in the fully costed project plan that will be reported back to Members for consideration.

#### **6.0 LEGAL IMPLICATIONS**

- 6.1 None for the purposes of this report.

#### **7.0 PERSONNEL IMPLICATIONS**

- 7.1 None for the purposes of this report.

<b>Non-Applicable Sections:</b>	N/a
Background Documents: (Access via Contact Officer)	Stage 1 & 2 Outline Design Reports