

## **RENEWAL AND RECREATION POLICY DEVELOPMENT AND SCRUTINY COMMITTEE**

Minutes of the meeting held at 7.00 pm on 7 March 2017

### **Present:**

Councillor Michael Rutherford (Chairman)  
Councillor Julian Benington (Vice-Chairman)  
Councillors Vanessa Allen, Douglas Auld,  
Alexa Michael, Michael Tickner and Stephen Wells

### **Also Present:**

Councillor Peter Morgan

### **62 APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTE MEMBERS**

Apologies for absence were received from Councillor Peter Dean, Councillor David Jefferys and the Bromley Youth Co-optee, Andrew Wolckenhaar.

### **63 DECLARATIONS OF INTEREST**

The standard declarations of Members were noted as previously reported at the R&R PDS meeting held on 5 July 2016.

As a resident of Downe Village, Councillor Benington declared a non-pecuniary interest in Item 5 – Broadband Infrastructure Investment, as paragraph 3.2 of the report referred to the funding of £49,702, awarded to Downe Village Residents' Association in May 2016 for a similar broadband scheme.

### **64 MINUTES OF THE RENEWAL AND RECREATION PDS MEETING HELD ON 26 JANUARY 2017**

#### Minute 49 - Contracts Register Update 2016/17

The first sentence of the penultimate paragraph was amended to read:-  
'*Tenders for the main library contract* were due back by 15 February 2017 following which, a special meeting of the R&R PDS Committee would be convened to scrutinise responses.

#### Minute 48 – Renewal and Recreation PDS Committee Work Programme (April 2017)

The fourth paragraph was amended to read:- 'A special meeting of the Committee would also be scheduled to consider the latest round of tendering for *the main library contract*.'

It was reported that the tender period for the library contract had now expired and a special meeting of the R&R PDS Committee would be convened once submissions had been analysed.

**RESOLVED that subject to the amendments outlined above, the Minutes of the meeting held on 26 January 2017 be confirmed and signed as a correct record.**

**65 PROPOSED PUBLIC REALM PROJECT AND MARKET REORGANISATION FOR BROMLEY HIGH STREET**

**Report DRR17/005**

Members considered the options outlined for the relocation and reorganisation of Bromley Market, its future format and funding for the proposed scheme, including additional temporary staffing resources to manage the market transition project.

The Head of Renewal gave a presentation to Members which included information on the following:-

- The Design Concept of 2014;
- Stage 1 – Consultation and Site Analysis Report and the establishment of design principles;
- The design development of six character areas;
- Stage 2 – Developed Design concepts;
- Stage 3 – Developed Design concepts – further design changes including modular examples of Market Square kiosks and relocation of the market; modular examples of street furniture and the paving pattern for Market Street;
- Churchill Square and the High Street Garden including visual examples of planters, lighting and integrated seating;
- CGIs of pop-up kiosks and the High Street Garden; and
- Bromley Town Centre Scheme costs.

A full copy of this presentation is attached as Annex A to these Minutes.

With regard to Churchill Gardens (Opportunity Site G within Bromley's Area Action Plan), Members were advised that the Units 102-106 High Street (Halifax Building Society and 'The Works' retail shop) are included in the next phase of redevelopment of Opportunity Site G. It was a key design objective to improve the link between the High Street and the Church House Gardens. The rest of the next phase of Opportunity Site G would be developed behind the High Street.

Upgraded water and electricity points would be installed for the proposed Market Square kiosks. Each modular unit would have openings on three sides and would stand back-to-back against each other. The detailed design

of the kiosks would be brought back for Member consideration following consultation with potential tenants, future market operators and other stakeholders. The modular style of kiosk selected would allow a variety of finishes to be applied subject to operators and design preferences. It was anticipated that larger spaces would be allocated between stalls as opposed to the way they were currently set out.

Powerpoints would be installed at the new multi-purpose events space in Churchill Square and could also be linked to the enhanced public square proposed as part of the next phase of development on Site G (Churchill Gardens).

Subject to Council approval, Phase 1 of the improvement works would be implemented from July 2017 until November 2017. The extent of the works completed in the first phase would be subject to the requirement to close down works for the Christmas trading period in November. The work programme envisaged this would be down as far as the Marks & Spencer frontage. The next Phase would then take place from January 2018 until November 2018 during which time the market would be relocated.

In regard to the proposed enhanced cleaning and maintenance work, it was reported that a further four hours cleaning would be undertaken each day in addition to the regular cleaning schedule; this would include the Bromley North Village area. Members were advised that the specialist equipment referred to in Option 2 (page 20) would not be capable of removing chewing gum. The Head of Renewal agreed to look into the possibility of purchasing an alternative machine to accomplish both high quality cleaning and the removal of gum.

There was strong public support for 'greening-up' the High Street. Planters were designed with integrated seating which had a potential life span of 25-years. The largest planter would measure approximately 9.7 metres in width and the minimum distance between the trunk of any planted tree and its canopy would be at least 2m so as not to obstruct the view looking up towards Market Square.

Whilst Members welcomed the establishment of the High Street Garden, there was concern that young trees may be damaged or vandalised. The Head of Renewal confirmed that semi-mature robust trees would be planted and the protection of these trees would be discussed with the responsible contractor. Watering and maintenance was also a concern raised by Members. It was reported that officers had worked with landscape and maintenance company 'idverde' who had advised on the appropriate depth of the planters and the species of tree to be planted. The contractor/installer would take full responsibility during the first year for all maintenance and watering. In addition a supplementary annual maintenance schedule has been costed and included as part of the revenue growth item.

Development of the commercial units would take place during the second phase of the scheme. It was confirmed that these would not be placed directly outside any shops belonging to The Glades shopping centre.

Having looked at the four options available, Members were divided in their preferred choice of kiosk design and were informed that adaptations concerning style, material and colour could be made. Further discussions concerning the kiosks would take place and be reported for consideration in July.

In regard to recommendations 4.1 and 4.2 of the report, Members agreed to defer making a decision on the allocation of £720k of the total £3.564m Growth Fund monies requested until the outcome of the detailed design and final costs for the market kiosks become available in July.

Members were advised that no in-house resources were available to provide the necessary co-ordination for the transition of the market to the proposed new format. The assessment of options for generating profit would need to be undertaken so it was important that an appropriate project officer was employed for a temporary period of 12 months to provide the necessary work.

Referring to recommendation 2.3, The Head of Renewal reported that the first tranche of S106 payments from the Langley Park development, covering affordable homes, had been invoiced to the developer as development was considered to have commenced. Future payments of £4m for economic initiatives to cover the loss of employment space will be time linked to the commencement of development, with the first payment of £2m due in two years.

The first two sentences of paragraph 5.11 were amended to read:- 'Members are asked to note that both the market kiosks and the larger commercial units would be rateable and therefore additional Business Rates of around £10k per annum would be payable on these, based on the Kingston Market. These costs would be recovered from the kiosk occupants or paid directly by occupiers.

Members were informed that further work was needed around the shaping and context of the proposed market relocation, together with appropriate legislation and this was something the Bromley BID would be consulted upon. Officers would also work with BID Members to minimise any disruption between Marks & Spencer and Elmfield Square during the work period July to November 2017. Members of the BID were in attendance at the meeting and reported no negative feedback on the proposals so far.

In regard to the future operation of the market, Members supported the preferred option (c) (paragraphs 3.17 to 3.22) and were advised that once established, new management arrangements for the market would be sought and would include consultations with the Bromley BID.

It had come to Councillor Benington's attention that there were proposals to erect a number of 3m x 1.7m electronic advertising boards in the area and he put forward a motion that the Executive be recommended to reconsider and review this proposal in 2019 when all the scheduled work had been completed. This motion was seconded by Councillor Tickner. Members considered that erecting advertising boards along the High Street, north of Elmfield Road and on Market Square, would have a negative effect on the town centre, especially since the Council had invested in improving the visual impact of the area. They therefore expressed opposition to the proposals.

**RESOLVED that Members of the Executive be recommended to:-**

- 1) approve the Detailed Design and programme for the Bromley Town Centre Public Realm Improvement Scheme, comprising the ground plane works extending from Market Square to the Elmfield Road junction costed at £2.844m;**
- 2) agree that a total of £2.844m be allocated from the Growth Fund and added to the Capital Programme to undertake the implementation of the scheme, subject to Full Council approval.**
- 3) agree that a decision to allocate £720k from the Growth Fund to the Capital Programme be deferred until the outcome of the detailed design and final costs for the market kiosks are submitted for approval in July 2017;**
- 4) agree that should the S106 funding of £4m be received from the Langley Court development, the scheme be funded by these monies and the total cost of £3.564m be returned to the Growth Fund;**
- 5) approve annual growth of up to £60k to cover the enhanced cleaning and maintenance costs from April 2018, subject to the level of income generated from the commercial kiosks;**
- 6) review the options for the future operation of the market set out in paragraph 3.15 and agree the preferred option (c), to approve the relocation, reorganisation and relaunch of Bromley Town Centre market as outlined in paragraphs 3.17 to 3.22;**
- 7) approve the taking of all necessary steps to relicence the market and street trading arrangements under the Food Act as recommended in paragraph 3.21 and Section 7;**
- 8) approve the allocation of £40k from the Growth Fund to meet the cost of employing a temporary project officer for a period of 12 months to provide the necessary co-ordination for the transition of the market to the proposed new format; and**

- 9) **plans to install a number of 3m x 1.7m electronic advertising boards be reconsidered and reviewed in 2019 when the High Street and Market Square reorganisation is complete.**

**66 BROADBAND INFRASTRUCTURE INVESTMENT**

**Report DRR17/017**

Members considered a proposal received from Cudham Village Residents' Association for Growth Fund funding towards the provision of upfront Broadband infrastructure as set out in paragraph 3.3 of the report.

Members considered the request to be reasonable and **RESOLVED that Members of the Executive be recommended to approve funding of £15k from the Growth Fund to support the community initiative detailed in paragraph 3.3 of the report and agree that the Executive Director of Environment and Community Service be delegated authority to release the final funding with the agreement of the Portfolio Holder for Renewal and Recreation and the Director of Corporate Services.**

**67 LOCAL GOVERNMENT ACT 1972 AS AMENDED BY THE LOCAL GOVERNMENT (ACCESS TO INFORMATION) (VARIATION) ORDER 2006, AND THE FREEDOM OF INFORMATION ACT 2000**

**RESOLVED that the Press and public be excluded during consideration of the item of business listed below as it was likely in view of the nature of the business to be transacted or the nature of the proceedings that if members of the Press and public were present there would be disclosure to them of exempt information.**

**68 EXEMPT MINUTES OF THE RENEWAL AND RECREATION PDS MEETING HELD ON 26 JANUARY 2017**

**RESOLVED that the Exempt Minutes of the meeting held on 26 January 2017 be confirmed and signed as a correct record.**

The meeting ended at 8.05 pm

Chairman

# Bromley High Street Improvements – Phase 2

Renewal & Recreation PDS

07 March 2017

# Concept Design 2014

Presented to R&R PDS in November 2014, established the principle of:

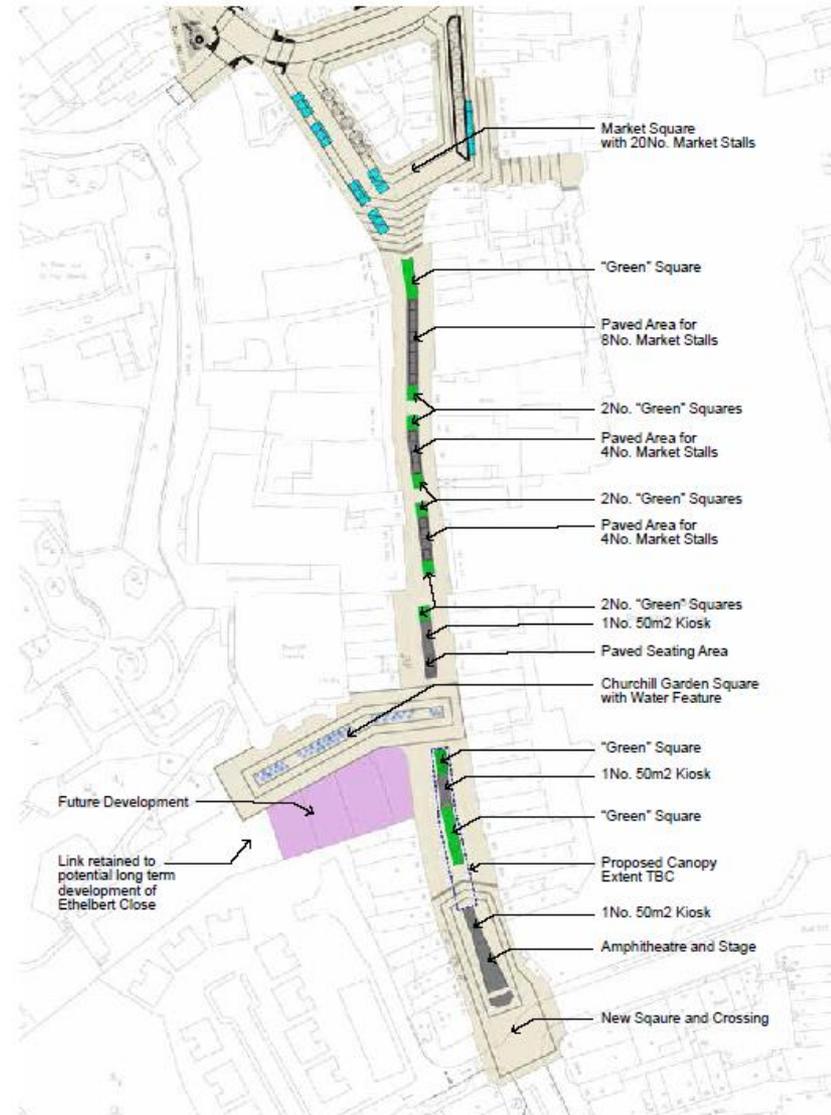
- Extending BNV design & Material treatment
- Creation of distinctive spaces/Green Squares
- New covered areas and new seating
- New commercial space in the High Street.
- Moving the market

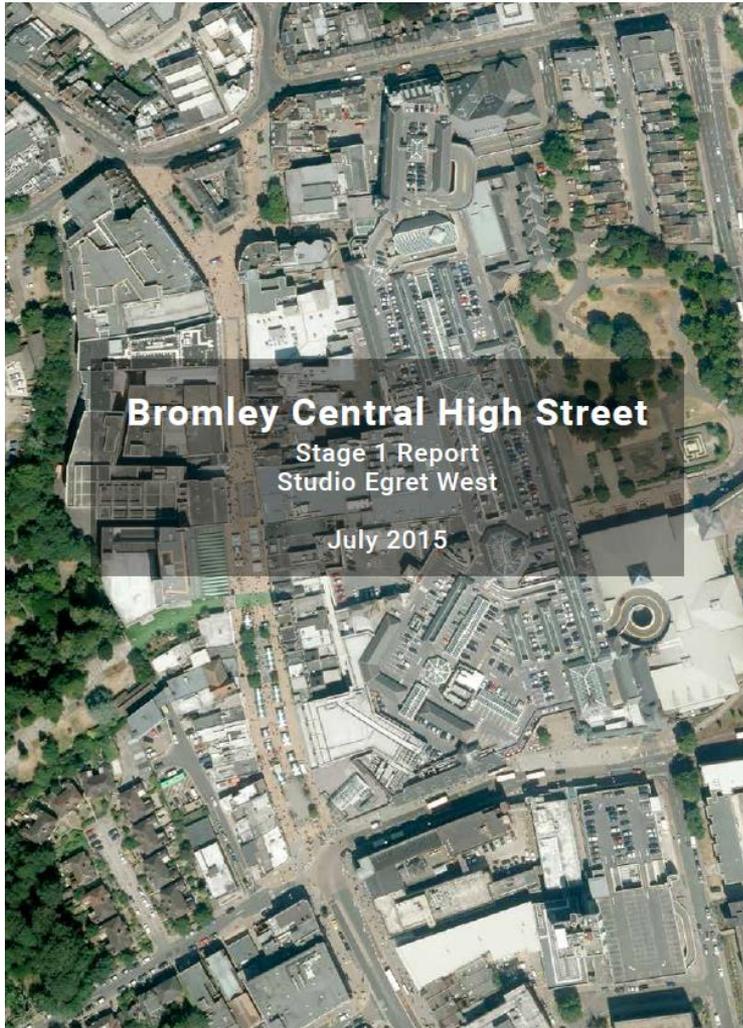
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**BROMLEY  
HIGH STREET**

Initial Concept  
07.03.14

## PROPOSED PLAN





# Stage 1 Consultation and Site Analysis Report

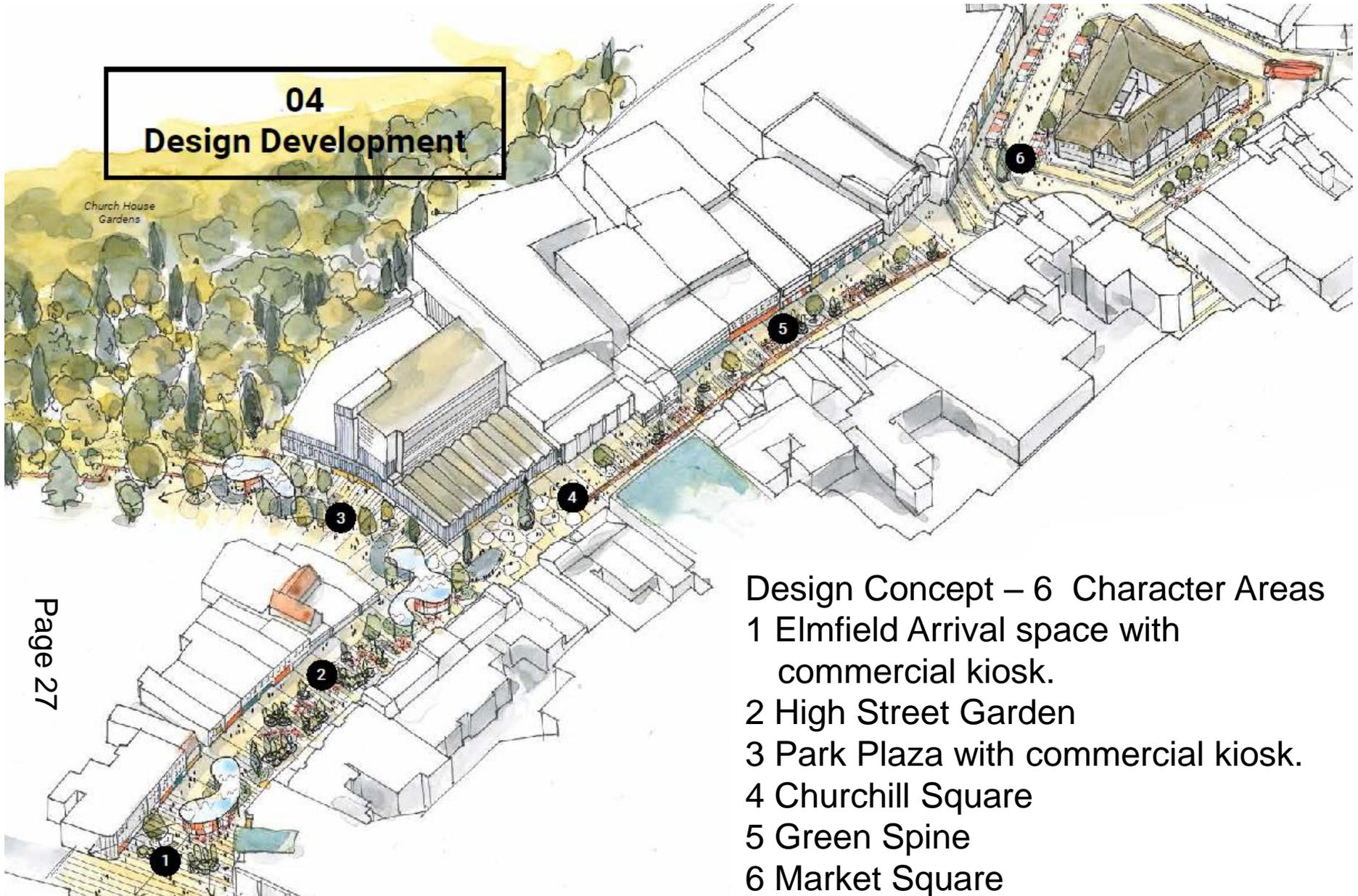
Consultation with public and local businesses after which the following design principles were established:

1. Introduce a hierarchy of public space where people can dwell.
2. Green the High Street.
3. Create shelter within the high street for year round enjoyment.
4. Create better links to Bromley's greenspace
5. Encourage street activity and enhance pedestrian experience.

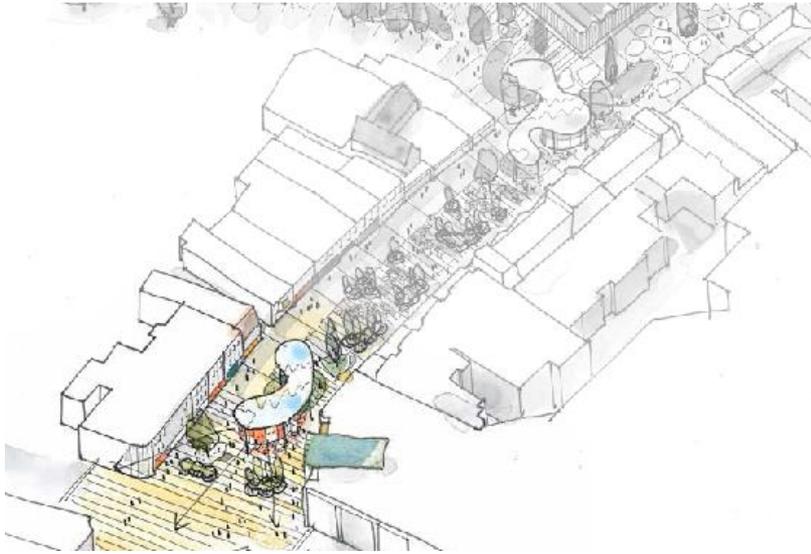


## 04 Design Development

Church House  
Gardens



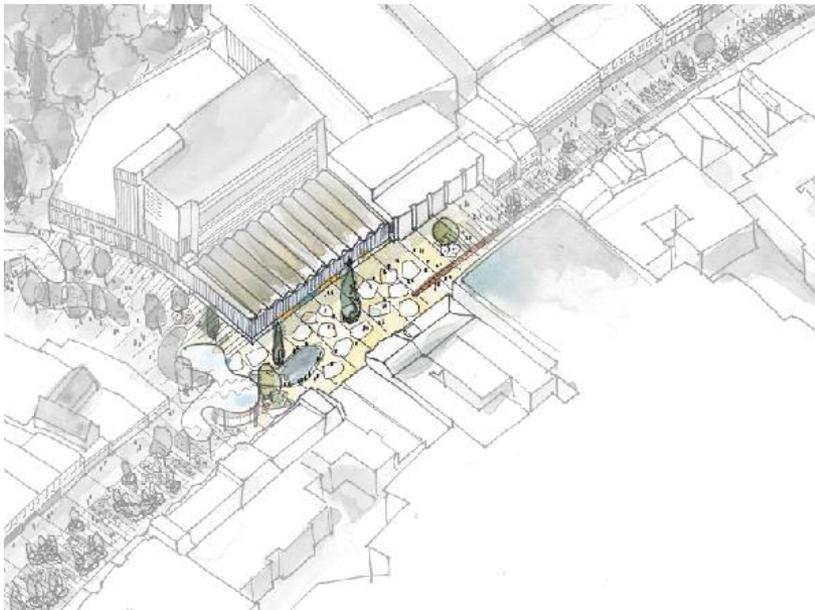
- Design Concept – 6 Character Areas
- 1 Elmfield Arrival space with commercial kiosk.
  - 2 High Street Garden
  - 3 Park Plaza with commercial kiosk.
  - 4 Churchill Square
  - 5 Green Spine
  - 6 Market Square



Elmfield Arrival Space



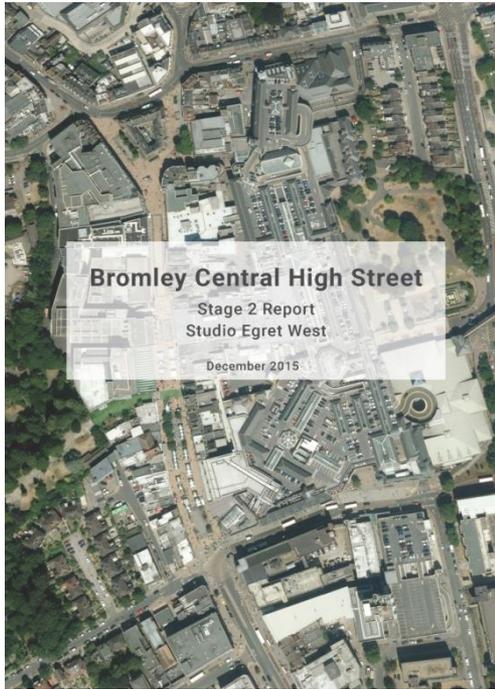
High Street Garden



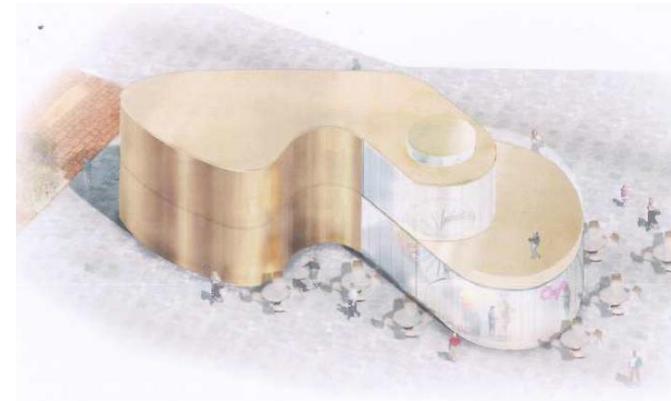
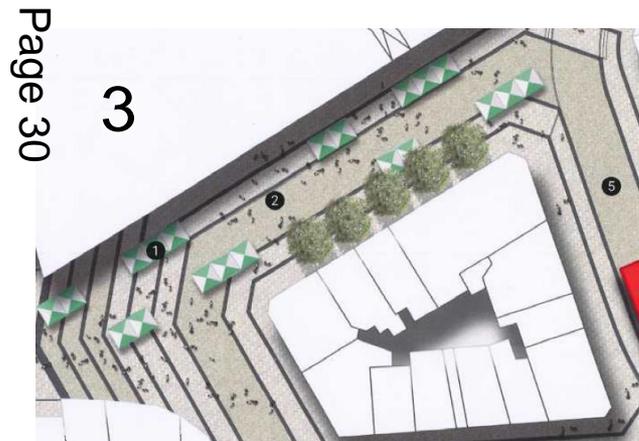
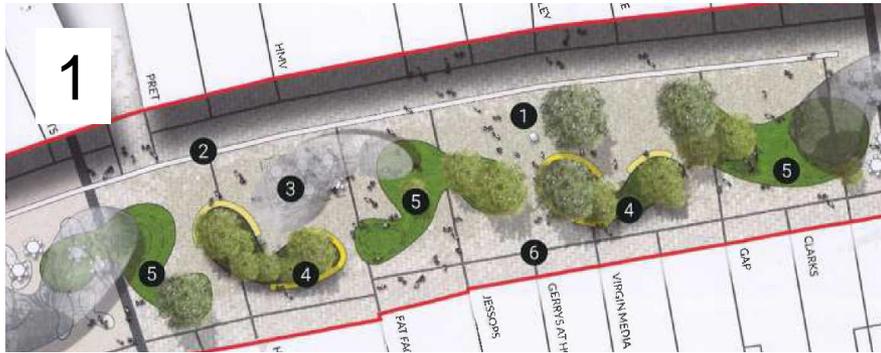
Churchill Square



Market Square



Stage 2 Concept Design - endorsed at the Executive 2<sup>nd</sup> December 2015.



### Developed Design concepts:

1. Garden space comprising Broom shaped planters.
2. The market relocated north with stalls spaced out.
3. Market Square 'activated' with market stalls.
4. Mirrored Canopies/commercial units 'bookending' the lower half of the High Street.



# Stage 3 Developed Design

Design changes further to Stage 2:

- Market kiosks on Market Square.
- Pop-up market stalls located on the west side of the High Street.
- Commercial units reduced in size and separated from mirrored canopies.

Further design changes in response to recommendations by members in October 2016.

- Smaller planters.
- Relocated commercial units.



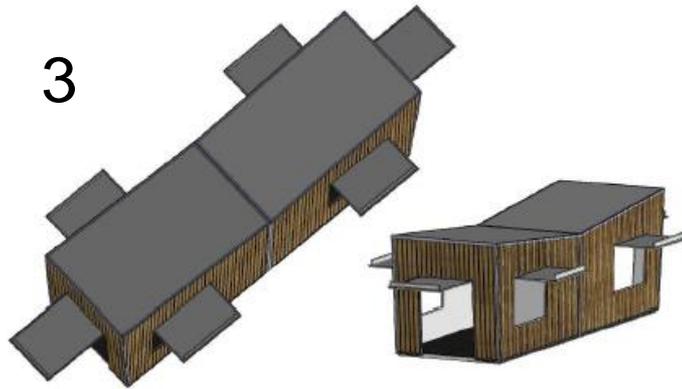
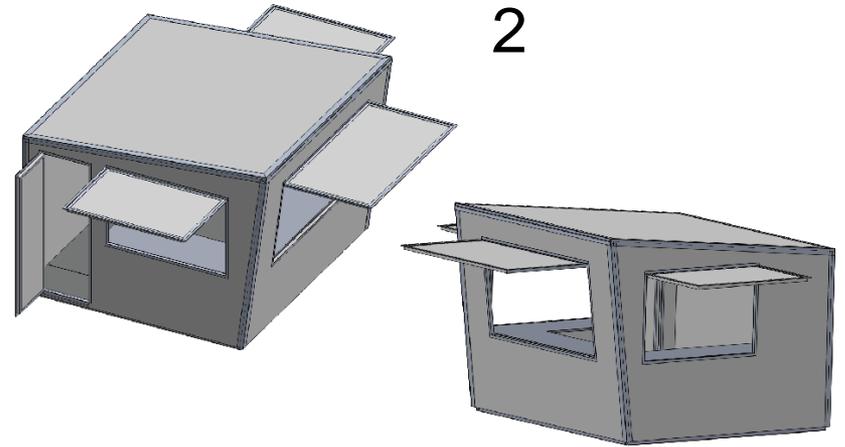
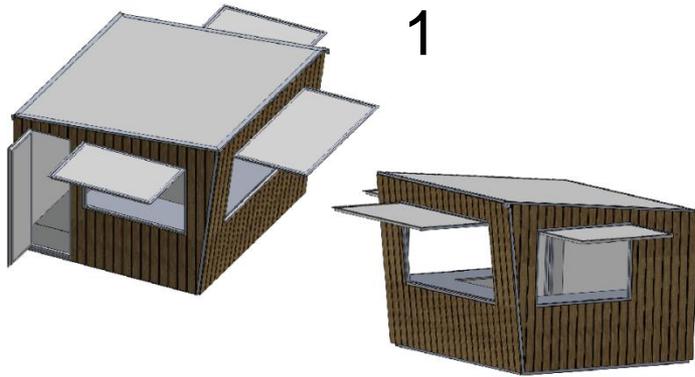
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coffee & tea  
sandwich  
snack

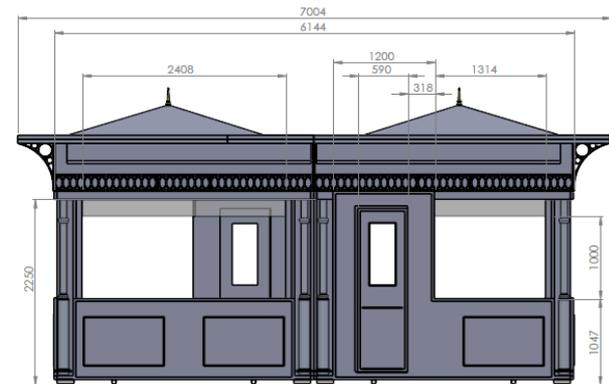
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# Market Square Kiosks

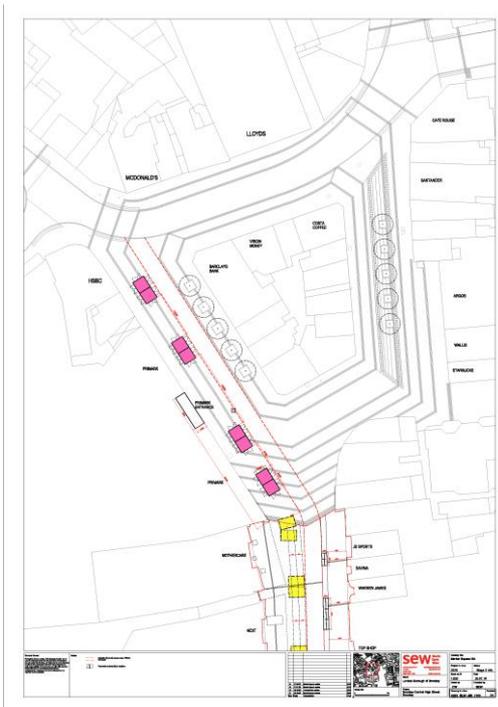


4



- 1 Timber clad 3m x 3m kiosk
- 2 Mirrored steel 3m x 3m kiosk
- 3 Back to back arrangement.
- 4 Traditional 3m x 3m kiosk

# Market Street

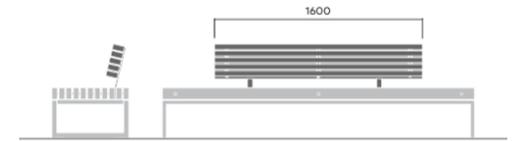


## Relocated market.

- Market stalls on western side of the high street to enable an emergency access path and seating on the eastern sunny side.
- Stalls predominantly 'back to back' to avoid 'backs' to shops.



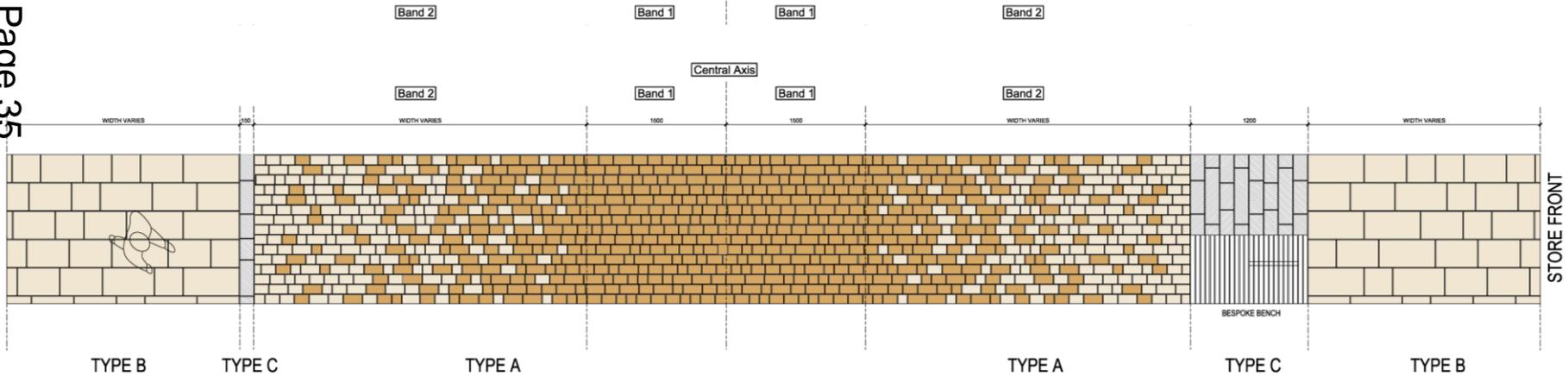
Modular street furniture and paving pattern for market street.



## VESTRE, MODULAR PORTO BENCH

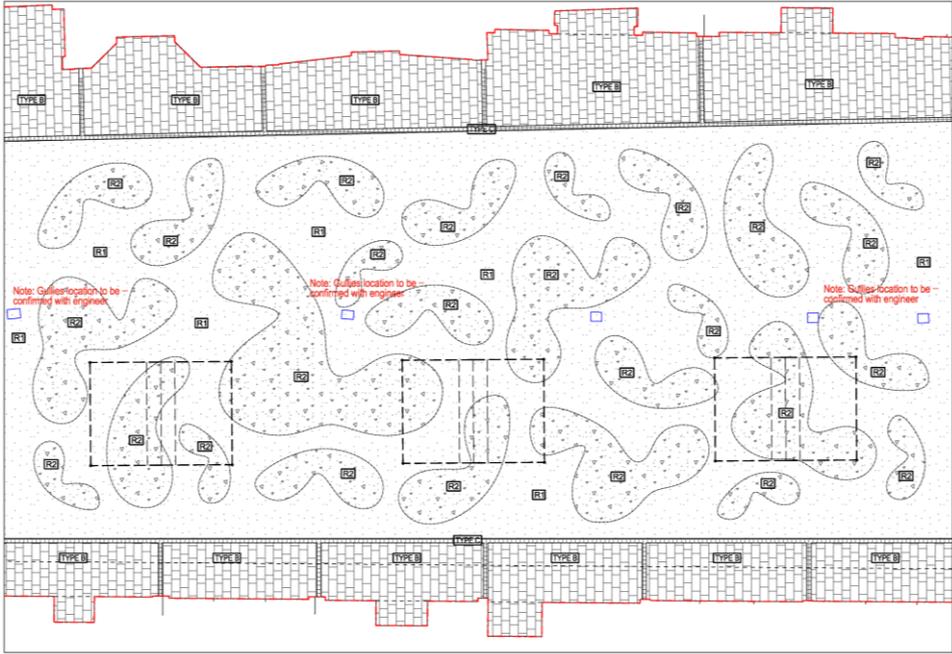
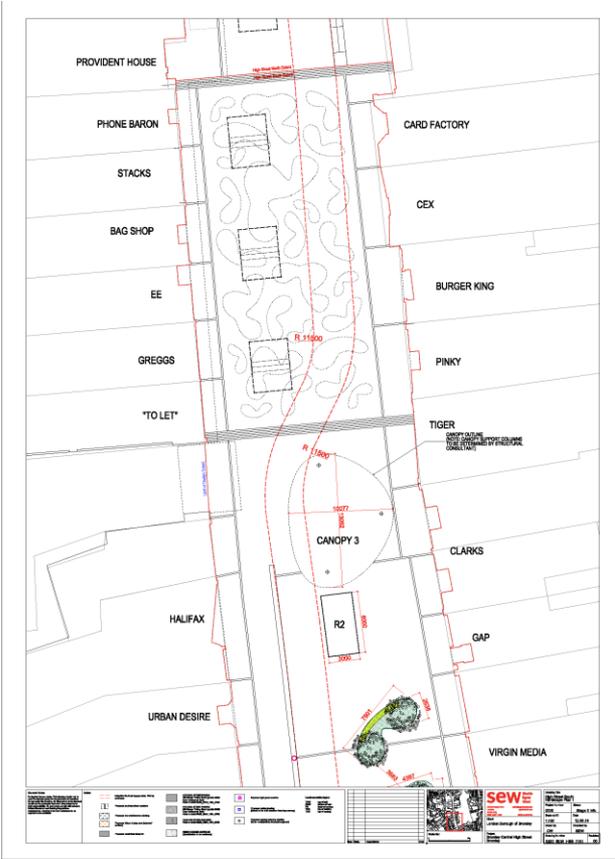
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STORE FRONT



STORE FRONT

# Churchill Square



01 Enlarged Churchill Plaza paving plan

**Annotations**

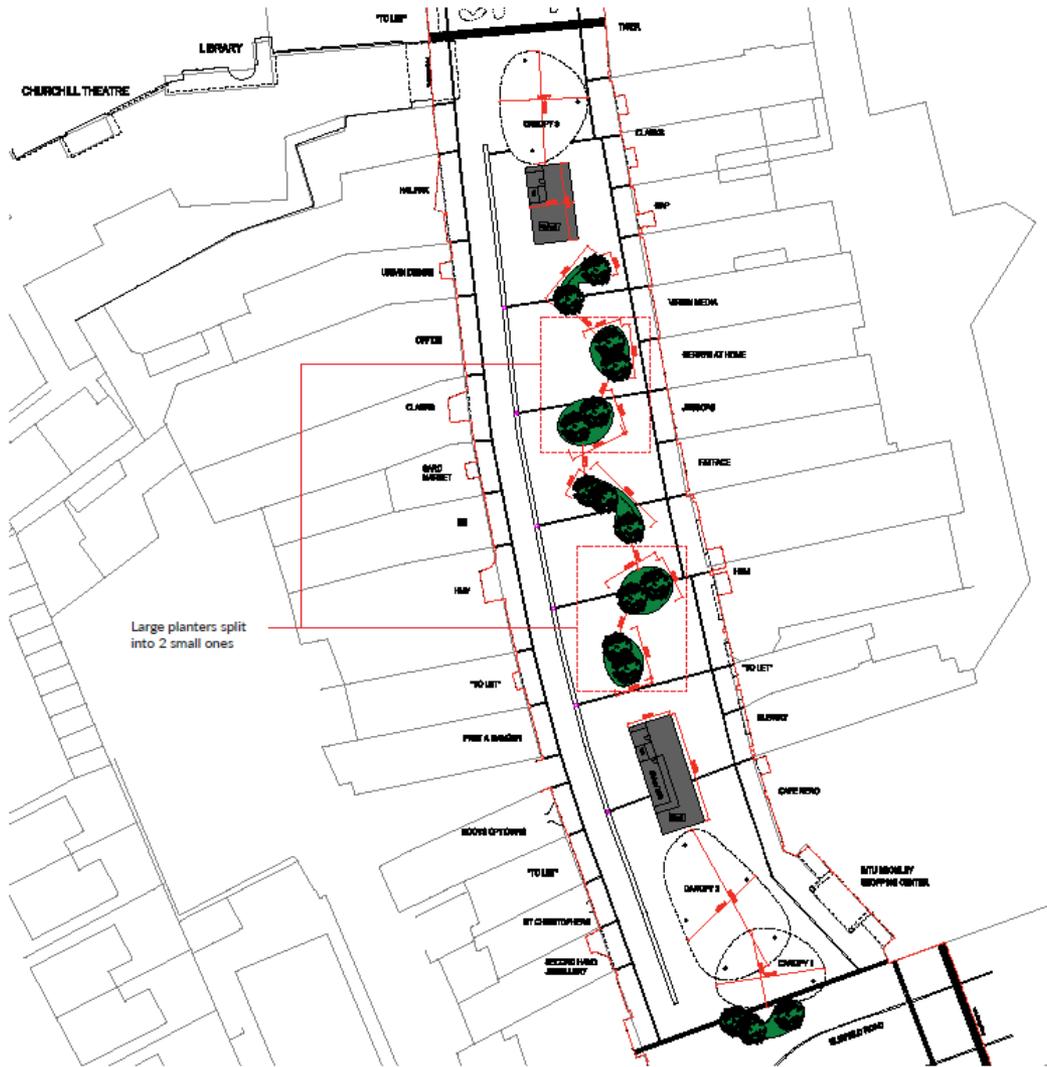
- R1 Resin Bond surface, 2-5mm gold in buff resin (or equivalent colours)
- R2 Resin Bond surface, 2-5mm silver grey in grey resin (or equivalent colours)
- Type B 300x300mm, 300x450mm & 300x500mm "Sareycom" granite G672 bush hammered finish.
- Type C Cartageway paving, "crystal black" flamed finish flush kerb.

New multi-purpose events space, with Bloom flower petals design in contrasting resin bound gravel.

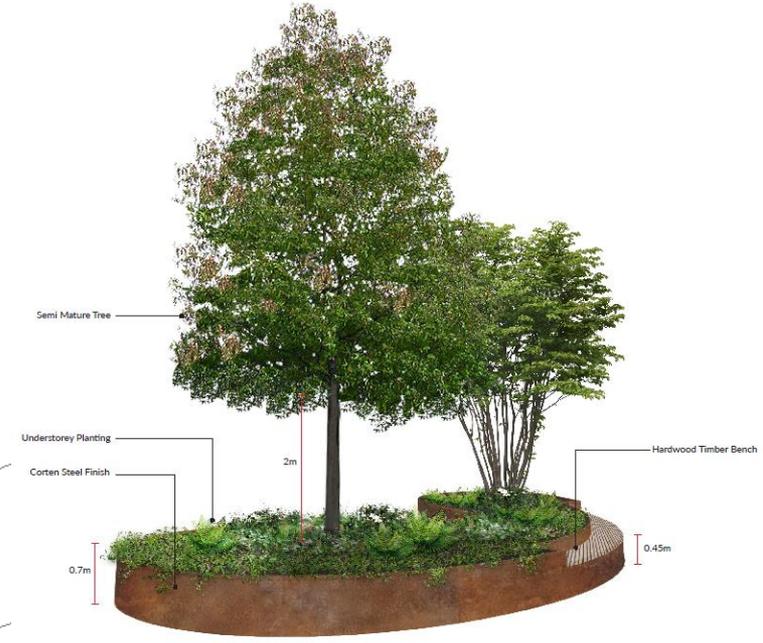
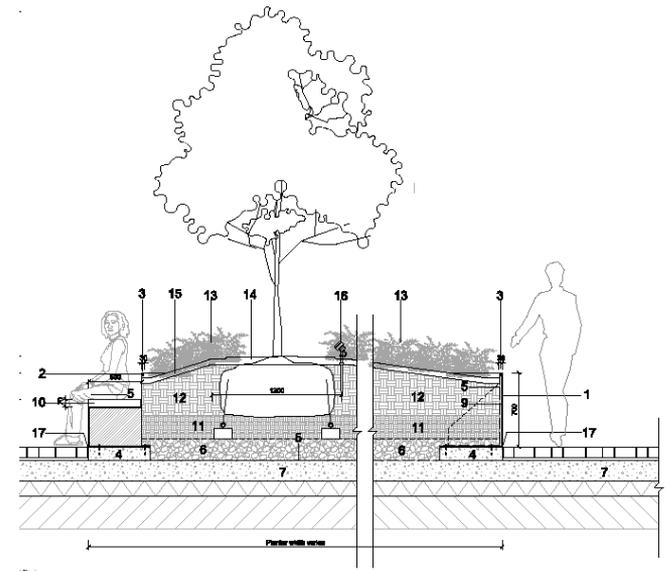




# High Street Garden



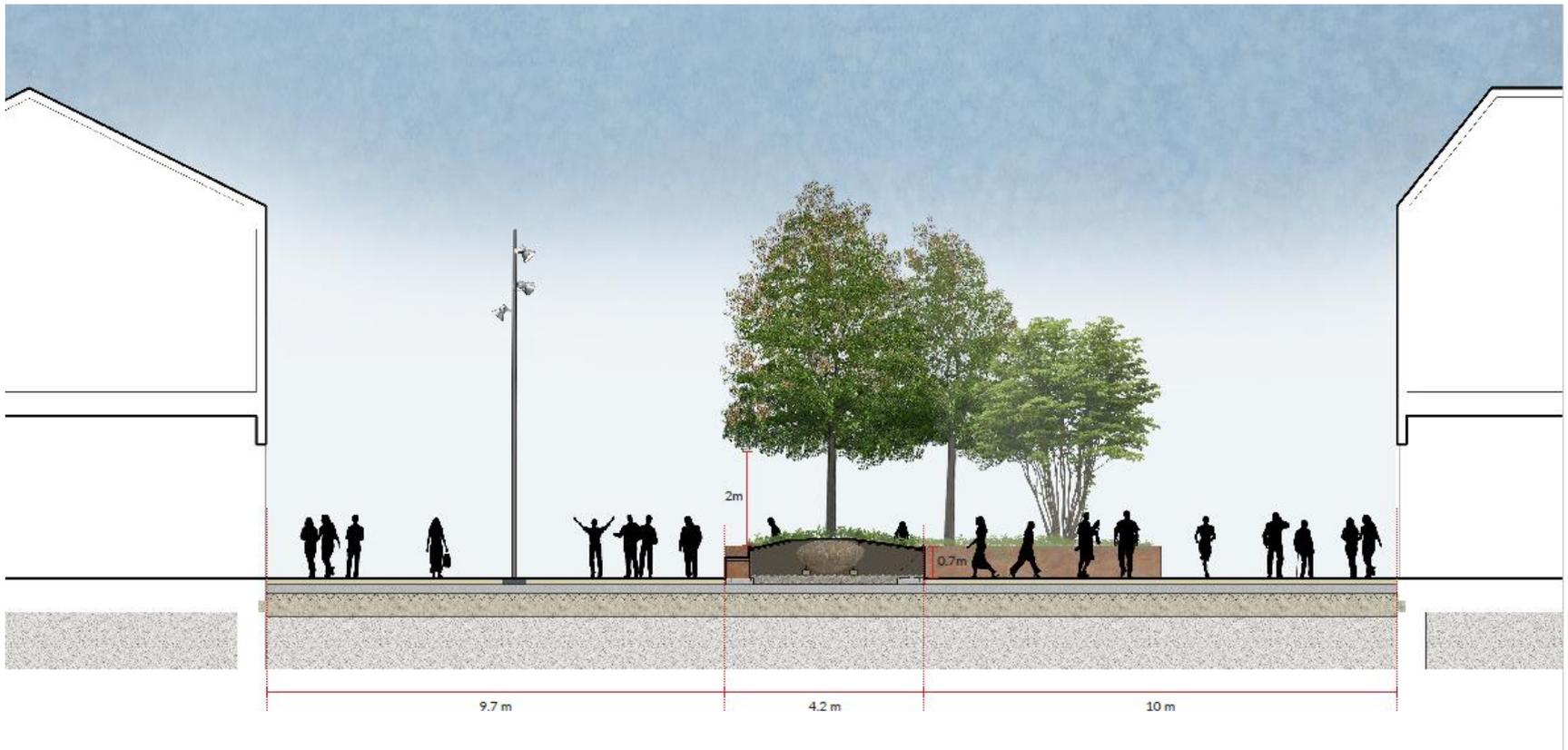
Large planters split into 2 small ones





# Section through High Street looking north

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# High Street planter elevation looking east

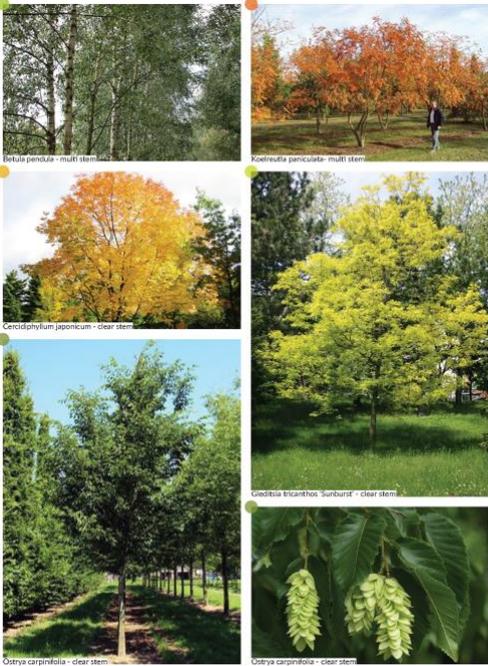




# Similar Planters @ Kings Cross



# Planting, lighting and integrated seating



<b>Bromley Town Centre Scheme Costs</b>	<b>£</b>	<b>£</b>
<b>Public Realm Works</b>		
Site Clearance	50,000	
Drainage	171,000	
Earthworks	190,280	
Carriageway works	119,500	
Paved Areas	991,000	
Street furniture	361,920	
Street lighting	317,800	
<b>Total for Public Realm Works</b>		<b>2,201,500</b>
<b>Market Development</b>		
Market infrastructure	108,500	
Pop up stalls (21)	21,000	
Semi-permanent kiosks (8)	699,300	
<b>Total for Market Development</b>		<b>828,800</b>
Cleaning machine		55,000
Contingency (10%)		308,530
Management & Supervision		170,000
<b>Total Scheme Costs</b>		<b>3,563,830</b>