

BOROUGH COUNCIL OF WELLINGBOROUGH	AGENDA ITEM
Development Committee	2nd September 2009
Report of Corporate Director	
Public Realm Materials Palette for Town Centre Redevelopment	

1 Purpose of Report

- 1.1 To inform Members of the responses received following publication of the draft Materials Palette and to request the Committee to recommend to the Council that it adopts the document.
- 1.2 Adoption and implementation of the Materials Palette will contribute towards the Council's corporate objectives of promoting high quality growth and enhancing the environment.

2 Executive Summary

The Materials Palette will contribute towards the regeneration of the town centre through the implementation of a consistent and appropriate palette that achieves a cohesive and attractive street scene using functional but aesthetically pleasing paving materials and street furniture. Public consultation on the draft Materials Palette has now taken place and responses are included in Appendix 1.

3 Proposed Action:

- 3.1 The Committee is invited to RESOLVE that the Town Centre Public Realm Materials Palette, as set out in the draft document accompanying this report (Appendix 2), be adopted.**

4 Background

- 4.1 The Materials Palette follows on from recommendations in the Public Realm Strategy to adopt a consistent and appropriate palette in order to achieve a cohesive and attractive street scene. It provides more detailed design guidance on the materials to be used in the design of street surfaces (eg footpaths and roads), street furniture (eg lights, seats, bins and directional signs) and traffic signs. In order to reduce the amount of clutter arising from road signs, the guide also suggests that a Controlled Parking Zone could be introduced around the historic core of the town centre.
- 4.2 Suggestions for phasing of public realm project works up to 2021 are set out

and it is intended that this will complement the phased approach to development sites set out in the Area Action Plan.

4.3 Management and maintenance are particularly important aspect of a public realm strategy and the document suggests key considerations in this respect, viz:

- Selection of equipment for accessibility to servicing and cleaning processes. Metalwork in particular to be designed to accommodate easy cleaning and repainting.
- Withstanding of vehicle weights on shared surfaces.
- Flexibility in tree grille design to permit tree replacement without disturbing the surrounding paving.
- Street lighting to comply with the relevant standards and consideration given to long-term maintenance using common components.

4.4 Members received a report at the 29.4.09 meeting which set the emerging Materials Palette in the context of the Town Centre Project Programme. The Committee resolved to delegate approval of the consultation document to the Corporate Director in consultation with the Chairman of the Development Committee. Public consultation on the Materials Palette took place from 3rd July 2009 to 31st July 2009 inclusive. This included 'drop-in' sessions on 9th and 10th July 2009 at the Tithe Barn. In addition, a presentation, to which all Members were invited, was held on 7th June 2009. Members were invited at that meeting to submit any concerns or comments in writing. The presentation and 'drop-in' sessions were also attended by MGWSP (agents acting for the highway authority) as part of the consultation that they have been engaged in on proposals for the public realm/bus priority scheme along Sheep St and Silver St.

5 Discussion

5.1 Comments from Third Parties and responses thereto are set out in the attached Appendix 1.

5.2 The Public Realm Materials Palette is attached to this report at Appendix 2. Further consultation has been undertaken with Members on 12th August 2009 to refine the choice and style of the materials to be appropriate for the specified character areas.

5.3 Detailed designs for the GAF funded Public Realm projects need to be progressed and are dependent on the adoption of this Materials Palette therefore it is recommended that the Committee approves the document to guide the design and costing for projects within the Town Centre.

6 Legal Powers

6.1 Local Government Acts 1972 and 2000 and Planning and Compulsory Purchase Act 2004.

7 Financial and Value For Money Implications

- 7.1 Significant funds will be needed to achieve the project outcomes and the financial cost planning section of the RAG report accompanying the earlier committee report of 29.4.09 was intended to assist Members' understanding of funding resources issues.
- 7.2 Any funding requirements not already within existing budgets will be highlighted and if approved will be developed to bid for these additional resources.

8 Risk Analysis

Nature of risk	Consequences if realised	Likelihood of occurrence	Control measures
Town Centre regeneration programme does not progress as desired	The investment and redevelopment of town centre sites does not occur leaving the town vulnerable to further economic decline and stagnation.	Medium to High	Implement the recommendations from the Town Centre Health check and Implementation Plan and review the risk implications and project progress through the monthly RAG reports at Development Committee.

9 Implications for Resources

- 9.1 Significant internal and external resources needed throughout the plan delivery process. A better planned and costed delivery programme will enable greater potential to access and lever in additional external funding.

10 Implications for Stronger and Safer Communities

- 10.1 Major contribution to community cohesion, and community safety matters and the objectives within the local area agreement.

11 Implications for Equalities

- 11.1 Major obligation within the design and evaluation of projects to assess the impact of proposals both in terms of project management and on different

groups in Wellingborough.

12 Author and Contact Officer

Alex Stevenson - Design and Conservation Officer.

13 Consultees

Town Centre Project Managers
James Wilson – Corporate Director

14 Background Papers

14.1 None unpublished.