

DECISION ITEM

REPORT OF	MEETING	DATE	ITEM NO
DEVELOPMENT SERVICES DIRECTORATE	OPERATIONAL MANAGEMENT COMMITTEE	14 JANUARY 2020	7
WOOD STREET CAR PARK REGENERATION			

PUBLIC ITEM

This item is for consideration in the public part of the meeting.

SUMMARY

The Regeneration Programme for St. Annes, most recently set out in the 2020 Vision document, includes on-going commitment to be delivered through a series of public realm projects for the upgrading of physical environment of the town centre streets and public spaces. Following the delivery of the St. Andrews Road South project it was agreed by the Planning Committee that the next phase to be delivered would be the easterly end of Wood Street which incorporates the car park.

The Council's Regeneration Team have developed plans for improvement of the street scene in this area to be funded from S106 contributions. Alongside this project will include improvements to the car park. the Operational Management Committee are requested to approve £20,000 from the Car Park Improvement capital scheme for 2019/20 to fund the car park related work.

RECOMMENDATION

The Committee is requested:

1. To approve the expenditure of £20,000 from the approved scheme for car park improvements that is within the Capital Programme for 2019/20 for works to Wood Street Car Park, as described within this report, that will complement the broader Wood Street Regeneration project.

SUMMARY OF PREVIOUS DECISIONS

Operational Management Committee, 10 September 2019:

The Committee were provided with an up to date position of the Capital Programme as at 31st July 2019.

CORPORATE PRIORITIES

Spending your money in the most efficient way to achieve excellent services (Value for Money)	✓
Delivering the services that customers expect of an excellent council (Clean and Green)	✓
Working with all partners (Vibrant Economy)	✓
To make sure Fylde continues to be one of the most desirable places to live (A Great Place to Live)	✓
Promoting Fylde as a great destination to visit (A Great Place to Visit)	✓

REPORT

Background

1. Fylde Council's Regeneration team has led on the regeneration of St Annes through physical interventions of public realm enhancements and building refurbishment. A significant proportion of funding has been secured through capital grants and recently developer contributions by way of Section 106 Agreements. An agreed Regeneration Framework linked residential and other relevant approvals to the enhancement of the town centre to promote economic sustainability. This model has also been used in Lytham, Kirkham and other smaller centres.
2. St. Annes has been divided into a series of zones, each one being the subject of an individual scheme for improvement. Large areas of the centre have been regenerated but some remain to be refurbished to the standard of public realm already completed. Wood Street is the next area for improvement with the North East part, focussed around the public car park, being the first area for enhancement.

Wood Street Car Park Current Condition

3. The car park, located to the front of a line of retail units, was created in the mid 1980's. The surface is constructed of brick paving with hard landscaping of brick planters and integrated seating areas dividing the parking bays into three sections. Access is from Park Road with a one-way route through to the exit on St Andrew's Road South. There are 13 standard (fee paying) parking bays, 5 disabled bays and one very underused motorcycle parking bay. The recommended minimum number of disabled bays for this car park is 3.
4. The car park is in reasonable condition however some elements are dated with the original planters and street furniture not to the standard now expected when compared to the regenerated areas of St Annes. In one area the brick paving surface and kerbing have become displaced by tree roots causing potential trip hazards. The planters have been repaired on several occasions in recent years to replace displaced coping bricks and stones with some sections needing to be rebuilt.

Scheme Details

5. The Council's regeneration team propose to refurbish and enhance the northern side of Wood Street (east end) which includes the car park. This section of Wood Street contains several specialist retail and commercial uses, so the upgrade will be of benefit, creating an enhanced quality of place. The total proposed scheme, which is shown in Appendix 1 includes the project to improve Wood Street Car Park and the wider surrounding area with the following features:
 - New paving to the commercial frontage from St. Andrews Road South to Park Road. This will enhance the setting and appearance of the buildings.
 - New paving to the footway to the outer edge of the car park adjoining the carriageway which will likewise enhance the car park and overall appearance of the street.
 - Relaying of part of the paving to ensure its longevity and that it aligns better aiding manoeuvring
 - Use of York stone paving at either ends of the scheme to integrate the scheme into those undertaken previously. Materials will be of the St. Annes 'palate'.
 - The removal of 4 mature trees causing damage to the pavement to be replaced by 5 semi mature specimens spaced along the whole frontage in artistically designed paving with speciality root system barriers to ensure longevity, structural stability and minimising long term pavement damage.
 - York stone paving sections along the outer pavement frontage to subdivide the length of the block paving surfacing.
 - Up lighting of the trees.
 - Enhanced shrub planting to add character to the street and soften the impact of parked cars.
 - Using the opportunity to undertake small scale refurbishments to Wood Street (central section), which was one of the first regeneration schemes to be completed.

6. The proposed scheme will include renewing part of the car park surface where the parking bays are located and will remove the current planters which split the parking into three sections. New planters will be introduced which will divide the parking into 4 sections. The plans have 14 standard bays and 4 disabled bays. The payment machine will be moved to a more central position with additional space provided for customers, so they are not stood in the main driving route through the car park. The angles of the parking bays will be adjusted so that they are more in compliance with current standards. The proposed new root system barriers for the trees will help protect the car park surface from future displacement thereby limiting trip hazard risk and maintenance costs.

Funding

7. The quantified cost of both schemes is £204,000. The majority will be funded from a S106 contribution from the Heyhouses mixed use scheme managed by the Council's Regeneration team. The Operational Management Committee are requested to approve £20,000 from the Car Park Improvement capital budget for 2019/20 towards the total cost of the improvements to the car park and associated landscaping.

Value for Money and Procurement

8. The Council's Regeneration team will procure the work through the commissioning framework at Lancashire County Council ensuring value for money within the budget available. The cost effectiveness of this procurement path has previously been considered by the Council in the context of other public realm schemes including St. Annes, Ansdell and Kirkham. It is proposed to maintain this method of working for this scheme. This arrangement provides assurances in respect to best value for procuring materials, equipment and construction for specialist public realm projects.
9. This partnership approach with Lancashire County Council has proven to be excellent value for money and enabled the successful delivery of public realm specialist projects. The process enables accurate costings for public realm schemes with guarantees about timing and financial monitoring during construction.

Viable Alternatives

10. Although Wood Street Car Park is mostly in a reasonable condition, the regeneration scheme provides an opportunity to improve the standard of this area in a cost-effective way. If the car park-related scheme was not to be provided, then the wider area would be improved with the car park remaining in a serviceable though dated-looking condition.

Conclusion

11. It is recommended that the Operational Management Committee approve the expenditure of £20,000 for improvement work to Wood Street Car Park that complements the Council's Regeneration Team's Wood Street regeneration project.

IMPLICATIONS	
Finance	The approved Capital Programme includes provision for car park improvements in the sum of £30,000 per annum. The works as proposed within this report would be funded from that existing approved resource.
Legal	None
Community Safety	None
Human Rights and Equalities	None
Sustainability and Environmental Impact	The scheme will include improved tree root management which should ensure the trees are able to grow to maturity without needing to be cut as a result of the displacement of car park/footpath surface and the creation of associated trip hazards.

Health & Safety and Risk Management	The scheme will resolve current trip hazards and limit future potential for trip hazards to be created.
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BACKGROUND PAPERS		
Name of document	Date	Where available for inspection
LSA 2020 Vision	2010	Town Hall and web site www.fylde.gov.uk

Attached documents

Appendix 1 – Proposed design of Wood Street Regeneration Project